



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

June 1, 2015

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register of 5/30/2015

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

X. CONSENT AGENDA

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

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

CONSENT APPROVAL OF BIDS

- A. Defibrillator - Fire Dept.
- B. Computer Replacement Program

CONSENT LEGAL

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

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver-St. Edna Bingo Raffle

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. PC#15-001 - Christina Court Subdivision - 1306 & 1310 E. Olive St.
Preliminary Plat of Subdivision
- B. Northwest Crossings - 1421/1501 W. Shure Dr. - PC#15-007
Preliminary Plat of Subdivision

XIII. LEGAL

- A. An Ordinance Approving an Amendment to Planned Unit Development Ordinance Numbers 88-060 and 14-002, Granting a Preliminary Plat of Subdivision and Certain Variations from Chapter 28 of the Arlington Heights Municipal Code
(Northwest Crossings, 1501 and 1422 West Shure Drive)

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

XVI. REPORT OF THE VILLAGE MANAGER

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33

S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793
(Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Warrant Register of 5/30/2015

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register of 5/30/2015

Type

Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

**WARRANT REGISTER FOR
CHECK DATE: 5 - 30 - 2015**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$240,215.62
211	Motor Fuel Tax Fund	\$5,312.15
227	Foreign Fire Ins Tax Fund	\$1,586.87
231	Criminal Investigation Fd	\$6,688.00
235	Municipal Parkg Opr Fund	\$190,899.66
401	Capital Projects Fund	\$45,359.57
426	Flood Control V Fund	\$11,543.15
505	Water and Sewer Fund	\$67,544.58
511	Solid Waste Fund SWANCC	\$110,094.81
515	Arts,Entert & Events Fund	\$24,441.11
611	General Liability Ins Fnd	\$6,122.60
615	Workers Compensation Ins	\$28,512.53
621	Fleet Operations Fund	\$46,249.32
625	Technology Fund	\$37,419.62
715	Guaranty Deposits Fund	\$2,800.00
721	Escrow Deposits Fund	\$240.37
TOTAL ALL FUNDS		\$825,029.96

Check Date: 2015 - 5 - 30

Date: Tuesday, May 26, 2015
Page 1**WARRANT REGISTER - GM0002**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
192796	715-0000-220.93-00	ANTHONY JAMES BUILDERS	REFUND BOND	\$200.00	\$200.00
192803	235-0000-435.65-03	KEN BALINSKI	REFUND PARKING PERMIT	\$30.00	\$30.00
192818	721-0000-221.11-09	CHRISTOPHER B BURKE LTD	SOMERSET COURT MAINT	\$240.37	\$240.37
192830	715-0000-220.93-00	DHI CAMBRIDGE AVE	REFUND BOND	\$200.00	\$200.00
192831	715-0000-220.93-00	DHI CAMBRIDGE HOMES	REFUND BOND	\$350.00	\$350.00
192834	715-0000-220.93-00	DURABLE PAVING CO	REFUND BOND	\$200.00	\$200.00
192843	715-0000-220.93-00	GAMBINO LANDSCAPING	REFUND BOND	\$200.00	\$200.00
192864	715-0000-220.93-00	JRC DESIGN BUILD INC	REFUND BOND	\$650.00	\$650.00
192869	715-0000-220.93-00	KIMBERLY DE JONCKHEERE	REFUND BOND	\$200.00	\$200.00
192870	101-0000-140.52-00	KONICA MINOLTA BUSINESS USA	METER USAGE	\$710.90	\$710.90
192893	101-0000-489.90-00	OLEJNICZAK, RICHARD	REFUND WATER FEE	\$1,061.75	\$1,061.75
192903	715-0000-220.93-00	RICHARD LYTLE	REFUND BOND	\$200.00	\$200.00
192905	715-0000-220.93-00	S & H PAVING INC	REFUND BOND	\$200.00	\$200.00
192912	715-0000-220.93-00	SOPHIA BLOETHE	REFUND BOND	\$200.00	\$200.00
192920	715-0000-220.93-00	STEVEN MCMANAMAN	REFUND BOND	\$200.00	\$200.00
801463	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	TRANSIT BENEFIT PROGRAM	\$623.50	\$623.50
Total Division:				\$5,466.52	
Total Department:				\$5,466.52	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
192784	515-0201-525.40-55	ACUTRAK SOLUTIONS	SOUNDS OF SUMMER	\$14,906.41	\$14,906.41
192816	515-0201-525.40-55	CENTERFOLD INC	SOUNDS OF SUMMER	\$1,000.00	\$1,000.00
192848	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	BRICEPAC	\$300.00	\$325.00
			EB ANNUAL PARTNERSHIP	\$25.00	
192865	515-0201-525.40-55	JUST MUSIC CHICAGO	SOUNDS OF SUMMER	\$1,500.00	\$1,500.00
192934	101-0201-502.21-65	VERIZON WIRELESS	INV 3243998814	\$100.00	\$100.00
Total Division:				\$17,831.41	
Total Department:				\$17,831.41	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
192842	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$6,336.48	\$6,336.48
	615-0301-552.42-80		CLAIMS - W/C	\$21,726.20	\$21,726.20
192848	101-0301-503.22-03	HARRIS TRUST & SAVINGS BANK	NATL PUBLIC EMPLOYER	\$160.00	\$160.00
	615-0301-552.20-50		JIMMY JOHN'S #748	\$23.85	\$23.85
192856	615-0301-552.19-30	IL DEPT OF EMPLOYMENT SECURITY	1ST QUARTER 2015	\$426.00	\$426.00
Total Division:				\$28,672.53	
Total Department:				\$28,672.53	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
192821	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$1,706.25	\$1,706.25
192848	101-0401-503.22-03	HARRIS TRUST & SAVINGS BANK	IICLE ONLINE	\$289.58	\$880.41
			IICLE ONLINE	\$681.41	
			IICLE ONLINE	(\$90.58)	
192926	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$278.30	\$278.30
Total Division:				\$2,864.96	
Total Department:				\$2,864.96	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
192795	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	AMBULANCE BILLING FEES	\$6,634.94	\$6,634.94
192838	101-0501-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$32.39	\$32.39
192842	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	\$6,122.60	\$6,122.60
192848	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	ILLINOIS CPASOCIETY	\$300.00	\$300.00
	101-0501-503.22-03		DD/BR #341408	\$20.93	\$20.93
	101-0501-503.30-01		CR CONSUMERREPORTS.OR	\$30.00	\$30.00
192892	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$235.19	\$434.76
			OFFICE SUPPLIES	\$135.77	
			OFFICE SUPPLIES	\$63.80	
192928	101-0501-503.21-65	TKB ASSOCIATES INC	COMPUTERS,DP & WORD PROC.	\$5,653.00	\$5,653.00
Total Division:				\$19,228.62	
Total Department:				\$19,228.62	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
192786	625-0601-553.21-65	ADVENT SYSTEMS INC	COMPUTERS,DP & WORD PROC.	\$3,080.00	\$3,080.00
192812	401-0601-572.50-15	CARTEGRAPH	COMPUTERS,DP & WORD PROC.	\$26,420.00	\$26,420.00
192815	625-0601-572.50-10	CDW GOVERNMENT INC	FIBER CABLE	\$53.54	\$559.52
			APC REPLACEMENT BATTERY	\$505.98	
192848	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	HELP/SYSTEMS LLC	\$1,870.00	\$3,320.85
			SOFTMART	\$1,234.24	
			IDU INSIGHT PUBLIC SEC	\$216.61	
	625-0601-572.50-10		AMAZON MKTPLACE PMTS	\$37.29	\$5,741.31
			AMAZON MKTPLACE PMTS	\$68.34	
			CRUCIAL.COM	\$154.95	
			AMAZON.COM	\$56.99	
			AMAZON MKTPLACE PMTS	\$950.00	
			AMAZON MKTPLACE PMTS	\$46.56	
			AMAZON MKTPLACE PMTS	\$87.96	
			AMAZON MKTPLACE PMTS	\$49.12	
			AMAZON MKTPLACE PMTS	\$381.65	
			IDU INSIGHT PUBLIC SEC	\$3,648.50	
			AMAZON.COM	\$259.95	
192859	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	EQUIPMENT MAINTENANCE	\$298.00	\$473.00
			EQUIPMENT MAINTENANCE	\$175.00	
192880	625-0601-553.21-02	MERIDIAN IT INC	COMPUTERS,DP & WORD PROC.	\$7,743.75	\$7,743.75
192914	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	PRINTERS	\$409.28	\$1,075.68
			REPLACEMENT PRINTERS	\$666.40	
192922	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$15,106.00	\$15,106.00
Total Division:				\$63,520.11	
Total Department:				\$63,520.11	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 7 GIS					
Division: 1					
192811	625-0701-553.33-05	CANON SOLUTIONS AMERICA	SUPPLIES	\$20.00	\$20.00
192848	625-0701-553.22-03	HARRIS TRUST & SAVINGS BANK	ILGISA	\$50.00	\$50.00
	625-0701-553.30-05		AMAZON MKTPLACE PMTS	\$59.47	\$59.47
	625-0701-553.33-05		UPDRAFTPLUS.COM	\$95.00	\$95.00
192933	625-0701-553.21-65	VERIZON WIRELESS	INV 9745502616	\$95.04	\$95.04
Total Division:				\$319.51	
Total Department:				\$319.51	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 1					
192879	101-1001-502.22-02	MEET CHICAGO NORTHWEST	Annual Investment 2016	\$61,900.00	\$61,900.00
Total Division:				\$61,900.00	
Division: 19					
192848	101-1019-502.40-55	HARRIS TRUST & SAVINGS BANK	ADMIT ONE PRODUCTS	\$100.93	\$100.93
Total Division:				\$100.93	
Total Department:				\$62,000.93	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 20 Special Events					
Division: 5					
192848	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	IN WIRELESS MIC BELTS	\$316.00	\$666.00
			FULL COMPASS	\$350.00	
Total Division:				\$666.00	
Total Department:				\$666.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
192791	401-3001-572.50-15	ALL TRAFFIC SOLUTIONS	POLICE EQUIPMENT & SUPPLY	\$7,855.00	\$7,980.00
			SHIPPING/DELIVERY SERVICE	\$125.00	
192801	101-3001-511.21-65	ARMOR SYSTEMS	SCOFFLAW PROGRAM	\$285.96	\$285.96
192808	101-3001-511.22-03	BUTLER MICHAEL	TUITION REIMBURSEMENT	\$1,500.00	\$1,500.00
192809	101-3001-511.22-03	BZDUSEK JOHN JR	TRAINING	\$15.00	\$15.00
192824	101-3001-511.22-03	CONIGLIO ROBERT	TRAINING	\$149.68	\$149.68
192828	101-3001-511.22-03	THOMAS CROON	TRAINING	\$15.00	\$15.00
192844	101-3001-511.22-03	DOUGLAS GLANZ	TRAINING	\$15.00	\$30.00
			TRAINING	\$15.00	
192845	101-3001-511.21-65	GOLF ROSE PET LODGE	IMPOUNDING FEE	\$5.00	\$118.00
			IMPOUNDING FEE	\$98.00	
			IMPOUNDING FEE	\$15.00	
192848	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL WIUILETSB	\$225.00	\$225.00
	101-3001-511.33-05		GRAND FRAME INC.	\$448.06	\$526.04
			JEWEL #3422	\$77.98	
	101-3001-511.33-25		SPEED BUMPS AND HUM	\$1,601.11	\$1,838.21
			GLENDALE PARADE STORE	\$237.10	
192853	101-3001-511.22-03	HERNANDEZ MIGUEL	LAW ENFORCEMENT MEMORIAL	\$203.08	\$203.08
192857	101-3001-511.22-02	IL POLICE ACCREDITATION COALITION	DUES	\$50.00	\$50.00
192860	235-3001-532.22-10	INDEPENDENT FORMS SERVICES INC	SERVICE PRINTING	\$5,863.27	\$7,333.84
			SERVICE PRINTING	\$1,343.42	
			SHIPPING/DELIVERY SERVICE	\$127.15	
192863	101-3001-511.30-35	JG UNIFORMS	CLOTHING	\$160.00	\$669.00
			CLOTHING	\$192.00	
			CLOTHING	\$317.00	
192866	101-3001-511.30-35	KALE/ASR	CLOTHING	\$22.50	\$28.50
			CLOTHING	\$6.00	
192868	101-3001-511.22-03	KEHM JAMES	LAW ENFORCEMENT MEMORIAL	\$149.68	\$149.68
192870	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	MAINTENANCE AGREEMENT	\$310.46	\$405.14
			MAINTENANCE AGREEMENT	\$94.68	
192871	101-3001-511.21-65	LAW OFFICE OF JOAN VASQUEZ	ADJUDICATION HEARING FEE	\$843.75	\$843.75

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
192877	101-3001-511.21-65	MC DONALDS CORPORATION	FOOD SERVICE	\$114.95	\$114.95
192881	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	CREDIT HISTORY REPORTS	\$216.00	\$216.00
192885	401-3001-572.50-15	MPC COMMUNICATIONS & LIGHTING INC	VEH EQUIPMENT REPLACEMENT	\$2,574.50	\$2,574.50
192888	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	MORGUE TRANSPORT	\$375.00	\$375.00
192892	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$1,761.97	\$1,958.07
			OFFICE SUPPLIES	\$100.95	
			OFFICE SUPPLIES	\$57.05	
			OFFICE SUPPLIES	\$38.10	
192897	101-3001-511.22-03	PIOTR POREBSKI	LAW ENFORCEMENT MEMORIAL	\$50.00	\$50.00
192901	101-3001-511.30-35	RAY O'HERRON	CLOTHING	\$112.00	\$112.00
192916	101-3001-511.22-03	SPERANDO, RICHARD	TRAINING	\$45.00	\$45.00
192917	101-3001-511.22-03	SPOERRY PATRICK	TRAINING	\$15.00	\$30.00
			TRAINING	\$15.00	
192925	101-3001-511.21-65	THOMSON REUTERS	WEB ANALYTICS SOFTWARE	\$303.14	\$303.14
192937	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	\$54.38	\$54.38
192940	101-3001-511.21-65	YAHOO	PROCESSING FEE	\$40.00	\$40.00
Total Division:				\$28,238.92	
Division: 3					
192872	231-3003-511.40-11	LEADS ON LINE LLC	SERVICE PACKAGE RENEWAL	\$6,688.00	\$6,688.00
Total Division:				\$6,688.00	
Total Department:				\$34,926.92	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
192788	101-3501-512.30-35	AIR ONE EQUIPMENT	SHOES AND BOOTS	\$155.00	\$155.00
192805	101-3501-512.33-50	BOUND TREE MEDICAL LLC	EMERGENCY MEDICAL SUPPLY	\$214.28	\$452.93
			EMERGENCY MEDICAL SUPPLY	\$207.25	
			EMERGENCY MEDICAL SUPPLY	\$31.40	
192854	101-3501-512.33-05	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	\$50.22	\$50.22
192866	101-3501-512.30-35	KALE/ASR	CLOTHING	\$84.95	\$441.10
			CLOTHING	\$114.00	
			CLOTHING	\$176.15	
			CLOTHING	\$66.00	
192910	101-3501-512.30-35	SHERWIN ACE HARDWARE	BAGS	\$154.97	\$154.97
Total Division:				\$1,254.22	
Total Department:				\$1,254.22	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
192848	227-3701-512.22-03	HARRIS TRUST & SAVINGS BANK	COMFORT SUITES CITY	\$629.42	\$1,586.87
			COMFORT SUITES CITY	\$957.45	
Total Division:				\$1,586.87	
Total Department:				\$1,586.87	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
192841	101-4001-521.40-40	FRANCE PUBLICATIONS INC	ADVERTISING	\$3,800.00	\$3,800.00
192848	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	ITUNES.COM/BILL	\$0.99	\$0.99
	101-4001-521.40-40		ARLINGTONHCC	\$15.00	\$881.76
			ARLINGTONHCC	(\$5.00)	
			TRADESHOWPLUS.COM	\$769.76	
			TRADESHOWPLUS.COM	\$102.00	
192894	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$99.90	\$267.30
			ADVERTISING	\$167.40	
192935	101-4001-521.40-41	VISUAL EDGE CREATIVE SERVICES	ADVERTISING	\$1,400.00	\$1,400.00
Total Division:				\$6,350.05	
Total Department:				\$6,350.05	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building & Health Service					
Division: 1					
192847	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	PLAN REVIEWS	\$495.00	\$495.00
192848	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-CALL CTR 51	\$20.00	\$20.00
	101-4501-523.30-05		STAPLES	\$147.98	\$147.98
192924	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	PLAN REVIEWS	\$114.00	\$646.00
			RE-INSPECTION ELEVATORS	\$228.00	
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$114.00	
Total Division:				\$1,308.98	
Division: 2					
192790	101-4502-523.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING	\$412.50	\$3,181.50
			COUNSELING	\$292.50	
			COUNSELING	\$292.50	
			COUNSELING	\$208.00	
			COUNSELING	\$624.00	
			COUNSELING	\$416.00	
			COUNSELING	\$624.00	
			COUNSELING	\$312.00	
192837	101-4502-523.20-25	ERIC GORDON & ASSOCIATES	COUNSELING	\$750.00	\$750.00
192848	101-4502-523.22-03	HARRIS TRUST & SAVINGS BANK	NRA TRADE SHOW	\$99.00	\$99.00
192867	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$130.00	\$130.00
192919	101-4502-523.33-10	STERRENBURG MARY	IMMUNIZATION SUPPLIES	\$62.44	\$62.44
Total Division:				\$4,222.94	
Division: 3					

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
192792	101-4503-523.22-40	AMERICAN CHARGE SERVICE	TAXI PROGRAM	\$9.00	\$9.00
192802	101-4503-523.31-65	AWARD CONCEPTS INC	SUPPLIES	\$39.75	\$39.75
192806	101-4503-523.21-65	BREAKING GROUNDS IN DRUMMING	DRUMMING CIRCLE PROGRAM	\$280.00	\$280.00
192813	101-4503-523.31-65	CATHOLIC CHARITIES CATERING	COFFEE SERVICE	\$28.50	\$28.50
192848	101-4503-523.21-02	HARRIS TRUST & SAVINGS BANK	MUELLER POOLDARTS.COM	\$212.20	\$212.20
	101-4503-523.31-65		SAMSClub #8198	\$170.76	\$198.66
			AMERICAN CUSTOM PUBLIS	\$27.90	
192927	101-4503-523.22-40	THREE O THREE TAXI FLASH CAB	SENIOR PROGRAM	\$54.00	\$54.00
Total Division:				\$822.11	
Total Department:				\$6,354.03	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
192814	426-5001-571.50-25	CDM SMITH INC	SERVICE PROFESSIONAL	\$11,543.15	\$11,543.15
192820	401-5001-571.50-30	CIVILTECH ENGINEERING INC	SERVICE CONSULTING	\$892.76	\$892.76
192832	401-5001-571.20-05	DOUGLAS G FELDER PC	SERVICE PROFESSIONAL	\$880.00	\$980.00
			SERVICE PROFESSIONAL	\$100.00	
192848	101-5001-524.33-05	HARRIS TRUST & SAVINGS BANK	TRAFFIC SAFETY STORE	\$871.98	\$871.98
192876	101-5001-524.22-03	MASSARELLI JAMES	APWA CONGRESS	\$300.00	\$300.00
192921	101-5001-524.21-65	SUBURBAN LABORATORIES INC	WATER TESTING	\$180.00	\$180.00
192939	101-5001-524.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	\$85.00	\$85.00
Total Division:				\$14,852.89	
Total Department:				\$14,852.89	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
192785	101-7101-531.31-65	ADDISON BUILDING MATERIAL CO	SUPPLIES	\$64.56	\$64.56
192787	101-7101-531.21-11	AFTERMATH	BUILDING MAINTENANCE	\$105.00	\$105.00
192789	101-7101-531.31-65	ALEXANDER EQUIPMENT CO INC	SUPPLIES	\$200.70	\$200.70
192793	101-7101-531.21-11	AMERICAN DOOR & DOCK	BUILDING MAINTENANCE	\$2,524.51	\$2,524.51
	401-7101-571.50-20		EQUIPMENT MAINTENANCE	\$186.30	\$6,512.31
			EQUIPMENT MAINTENANCE	\$584.75	
			EQUIPMENT MAINTENANCE	\$1,126.80	
			EQUIPMENT MAINTENANCE	\$217.35	
			EQUIPMENT MAINTENANCE	\$1,579.35	
			BUILDING MAINTENANCE	\$1,176.52	
			BUILDING MAINTENANCE	\$717.85	
			BUILDING MAINTENANCE	\$248.40	
			BUILDING MAINTENANCE	\$550.79	
			BUILDING MAINTENANCE	\$124.20	
192794	101-7101-531.21-11	ANDERSON PEST CONTROL	MONTHLY SERVICE	\$99.00	\$99.00
192797	101-7101-531.22-03	APWA	REGISTRATION FEE	\$210.00	\$210.00
192798	101-7101-531.22-03	APWA CHICAGO METRO CHAPTER	EVENT REGISTRATION	\$120.00	\$210.00
			APWA EXPO REGISTRATION	\$90.00	
192807	101-7101-531.33-05	BRONNER'S COMMERCIAL DISPLAY	DECORATIONS	\$29,970.00	\$29,970.00
192810	101-7101-531.21-36	C C CARTAGE INC	LOWBOY MOVE	\$278.61	\$278.61
192819	101-7101-531.30-35	CINTAS CORP	CLOTHING	\$35.21	\$35.21
192823	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$2,630.00	\$2,630.00
192825	211-7101-571.50-40	COOK COUNTY HIGHWAY DEPT	TRAFFIC SIGNALS MAINT	\$5,312.15	\$5,312.15
192826	101-7101-531.21-11	COYNE TEXTILE SERVICES	BUILDING MAINTENANCE	\$17.10	\$126.90
			BUILDING MAINTENANCE	\$14.08	
			BUILDING MAINTENANCE	\$27.44	
			BUILDING MAINTENANCE	\$68.28	
192827	101-7101-531.22-02	CRAWFORD BRIAN	CDL REIMBURSEMENT	\$50.00	\$50.00
192835	101-7101-531.21-02	DYNAMIC HEATING & PIPING CO	EQUIPMENT MAINTENANCE	\$785.00	\$1,467.00
			EQUIPMENT MAINTENANCE	\$682.00	
192839	101-7101-531.21-15	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$2,154.00	\$4,308.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
192839	101-7101-531.21-15	FLECKS LANDSCAPING	GRASS CUTTING	\$2,154.00	\$4,308.00
192846	101-7101-531.31-65	GRAINGER W W INC	SUPPLIES	\$8.00	\$8.00
192848	101-7101-531.31-55	HARRIS TRUST & SAVINGS BANK	RURALKING.COM	\$1,638.73	\$1,638.73
	101-7101-531.31-90		HOMEDEPOT.COM	\$217.45	\$217.45
192849	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	\$2,487.78	\$6,633.71
			EQUIPMENT MAINTENANCE	\$1,078.80	
			EQUIPMENT MAINTENANCE	\$353.09	
			EQUIPMENT MAINTENANCE	\$360.85	
			EQUIPMENT MAINTENANCE	\$502.00	
			EQUIPMENT MAINTENANCE	\$1,851.19	
	101-7101-531.21-11		EQUIPMENT MAINTENANCE	\$3,457.14	\$3,457.14
	101-7101-531.31-55		BUILDING SUPPLIES	\$392.15	\$392.15
192850	101-7101-531.31-90	HEALY ASPHALT COMPANY	HOT MIX ASPHALT	\$378.18	\$378.18
192852	101-7101-531.31-55	HENNING BROTHERS INC	SUPPLIES	\$176.88	\$176.88
192855	101-7101-531.20-05	HR DIRECT INC	RENEWAL	\$69.99	\$69.99
192861	101-7101-531.21-11	INTL EXTERMINATORS INC	MONTHLY SERVICE	\$147.00	\$324.00
			MONTHLY SERVICE	\$177.00	
192862	235-7101-571.50-25	J GILL & COMPANY	SERVICE BLDG CONSTRUCT	\$179,491.50	\$179,491.50
192875	101-7101-531.30-39	MANSFIELD OIL COMPANY	FUEL,OIL,GREASE, & LUBES	\$15,975.06	\$15,975.06
192882	101-7101-531.31-55	MICHAEL JOSEPH & ASSOCIATES	BUILDING SUPPLIES	\$1,795.00	\$1,795.00
192887	101-7101-531.31-65	NATL CAP & SET SCREW CO	SUPPLIES	\$37.98	\$37.98
192891	101-7101-531.31-65	NUTOYS LEISURE PRODUCTS	SUPPLIES	\$1,205.00	\$1,205.00
192896	101-7101-531.31-40	PESCHES FLOWER SHOP	AGRICULTURAL SUPPLIES	(\$223.84)	\$255.84
			AGRICULTURAL SUPPLIES	\$255.84	
			POTTING SOIL	\$223.84	
192898	101-7101-531.20-05	PRECISE MRM LLC	PILOT FEE/GPS	\$150.00	\$150.00
192899	101-7101-531.21-02	PRO SAFETY INC	EQUIPMENT MAINTENANCE	\$1,086.25	\$1,086.25
	101-7101-531.33-05		SUPPLIES	\$150.00	\$210.00
			SUPPLIES	\$60.00	
192900	101-7101-531.30-35	PRO STAR	CLOTHING	\$560.58	\$560.58
192902	101-7101-531.30-35	RED WING SHOE STORE	CLOTHING	\$166.45	\$358.13
			CLOTHING	\$191.68	
192904	101-7101-531.31-65	RUSSO'S POWER EQUIPMENT INC	SUPPLIES	\$17.00	\$17.00
192906	101-7101-531.30-35	SAF T GUARD INTL INC	SAFETY SHIRTS	\$2,705.15	\$2,705.15
192908	101-7101-531.21-15	SANDY'S LAWN AND TREE CARE	SERVICE MISCELLANEOUS	\$1,480.00	\$1,480.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
192909	101-7101-531.21-15	SCHROEDER ASPHALT	SERVICE CONSTRUCTION	\$14,477.05	\$14,477.05
192913	101-7101-531.21-11	SOUTH INTERSTATE STONE INC	SERVICE BLDG MAINT	\$9,800.00	\$9,800.00
192915	101-7101-531.30-39	SPEEDWAY/SUPER AMERICA	FUEL	\$9.60	\$9.60
192918	101-7101-531.31-55	STEINER ELECTRIC	SUPPLIES	\$45.73	\$45.73
192929	101-7101-531.21-01	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SUPPLIES	\$9,386.00	\$9,386.00
192930	101-7101-531.31-45	UNITED LABORATORIES	JANITORIAL SUPPLIES	\$1,774.37	\$1,774.37
192938	101-7101-531.30-35	WALMAN OPTICAL	SAFETY GLASSES	\$74.37	\$74.37
192942	101-7101-531.20-05	RYAN ZIMMERMAN	WEATHER BY REQUEST	\$1,080.00	\$1,080.00
801461	101-7101-531.22-70	AT & T	847797132104	\$70.94	\$10,392.29
			847259612404	\$70.70	
			847392086604	\$100.51	
			847Z97278404	\$646.51	
			847439786804	\$141.40	
			847R16051904	\$1,987.23	
			847253343804	\$169.45	
			847398933604	\$301.92	
			847253312004	\$6,399.12	
			847577579504	\$400.28	
			847577545304	\$104.23	
801462	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	3183115007	\$23.15	\$2,241.38
			3183115007	\$12.81	
			4286290000	\$584.23	
			4321662000	\$1,621.19	
801464	101-7101-531.21-50	NICOR	1942600008	\$86.57	\$2,824.20
			53278600001	\$1,279.81	
			94830700004	\$597.04	
			38096400007	\$860.78	
Total Division:				\$324,832.66	
Total Department:				\$324,832.66	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
192800	505-7201-561.31-65	ARLINGTON POWER EQUIPMENT	SUPPLIES	\$60.93	\$60.93
192810	505-7201-561.21-36	C C CARTAGE INC	TRUCK RENTAL	\$429.12	\$429.12
	505-7201-561.21-62		DUMPING CHARGES	\$118.00	\$118.00
192822	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1257044037	\$1,046.29	\$1,046.29
192836	505-7201-561.50-15	EAST JORDAN USA INC	EQUIPMENT - PUMPS	\$7,620.00	\$7,620.00
192848	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$27.99	\$94.23
			JIMMY JOHN'S	\$66.24	
192851	505-7201-561.31-05	HELLER LUMBER CO	6 PANEL DOOR	\$260.00	\$260.00
192873	505-7201-561.31-65	LEAHY WOLF CO	SUPPLIES	\$1,095.00	\$1,095.00
192878	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	MONTHLY WATER SAMPLES	\$870.00	\$870.00
192883	505-7201-561.31-85	MID AMERICA WATER	TOOLS	\$888.00	\$888.00
192886	505-7201-561.22-03	JEFF MUSINSKI	TRAINING	\$1,763.00	\$1,763.00
192887	505-7201-561.31-02	NATL CAP & SET SCREW CO	SUPPLIES	\$924.00	\$924.00
192899	505-7201-561.30-35	PRO SAFETY INC	CLOTHING	\$781.20	\$781.20
	505-7201-561.33-05		SUPPLIES	\$210.00	\$210.00
192902	505-7201-561.30-35	RED WING SHOE STORE	SAFETY SHOES	\$151.20	\$270.19
			SAFETY SHOES	\$118.99	
192906	505-7201-561.30-35	SAF T GUARD INTL INC	SAFETY SHIRTS	\$1,159.35	\$1,159.35
192908	505-7201-561.21-65	SANDY'S LAWN AND TREE CARE	SERVICE CONSULTING	\$2,500.00	\$5,000.00
			SERVICE CONSULTING	\$2,500.00	
192909	505-7201-561.21-30	SCHROEDER ASPHALT	SERVICE CONSTRUCTION	\$39,514.70	\$39,514.70
192911	505-7201-561.22-03	SCOTT SHIRLEY	AWWA CONFERENCE	\$1,665.00	\$2,460.00
			AWWA CONFERENCE REG FEE	\$795.00	
192932	505-7201-561.31-85	USA BLUEBOOK	SUPPLIES	\$226.18	\$226.18
192936	505-7201-561.21-62	VORTEX ENVIRONMENTAL INC	ASBESTOS INSPECTION	\$650.00	\$650.00
192941	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	SUPPLIES	\$610.00	\$610.00
801461	505-7201-561.22-70	AT & T	847437468504	\$60.30	\$210.02
			847253017404	\$79.02	
			847437201504	\$70.70	
801462	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	3973144001	\$202.47	\$781.23
			1284169036	\$148.35	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801462	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1104021044	\$84.95	\$781.23
			0645171017	\$47.03	
			0087155164	\$298.43	
801464	505-7201-561.21-50	NICOR	76830700001	\$149.26	\$398.79
			42567835683	\$25.46	
			90920700003	\$75.03	
			05850400002	\$63.36	
			58544400003	\$85.68	
801465	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1-109311	\$104.35	\$104.35
Total Division:				\$67,544.58	
Total Department:				\$67,544.58	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
192783	235-7301-532.31-65	ACTIVE ELECTRICAL SUPPLY CO	PARKING GARAGE LIGHTING	\$343.60	\$343.60
801462	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	4643715006	\$21.42	\$21.42
Total Division:				\$365.02	
Division: 3					
801461	235-7303-532.21-50	AT & T	847253097804	\$153.24	\$2,206.88
			847632002804	\$2,053.64	
801464	235-7303-532.21-50	NICOR	12690400002	\$24.66	\$24.66
Total Division:				\$2,231.54	
Division: 4					
192931	235-7304-532.21-02	US FIRE PROTECTION INC	EQUIPMENT MAINTENANCE	\$1,447.76	\$1,447.76
Total Division:				\$1,447.76	
Total Department:				\$4,044.32	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 74 Solid Waste Disposl SWANCC					
Division: 1					
901063	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES JUNE 2015	\$110,094.81	\$110,094.81
Total Division:				\$110,094.81	
Total Department:				\$110,094.81	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
192799	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEHICLE REPAIR/PARTS	\$847.17	\$847.17
192804	621-7501-551.31-51	BATTERIES PLUS	BATTERIES	\$235.43	\$157.04
			BATTERIES	(\$235.43)	
			BATTERIES	\$157.04	
192817	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$67.44	\$67.44
192819	621-7501-551.30-35	CINTAS CORP	CLOTHING	\$35.21	\$35.21
192833	621-7501-551.31-51	DOUGLAS TRUCK PARTS INC	VEH MAINTENANCE SUPPLY	\$187.25	\$187.25
192840	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	\$41.96	\$41.96
192858	621-7501-551.21-07	IL SECRETARY OF STATE	VEH REGISTRATION	\$101.00	\$101.00
192874	621-7501-551.31-51	LEE AUTO PARTS	VEH MAINTENANCE SUPPLY	\$23.13	\$74.12
			VEH MAINTENANCE SUPPLY	\$50.99	
192884	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	\$227.91	\$337.77
			VEH MAINTENANCE SUPPLY	\$109.86	
192887	621-7501-551.31-65	NATL CAP & SET SCREW CO	SUPPLIES	\$31.21	\$31.21
192889	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	\$654.60	\$654.60
192890	621-7501-551.31-51	NORTHWEST TRUCKS INC	VEH MAINTENANCE SUPPLY	(\$137.50)	\$33.86
			VEH MAINTENANCE SUPPLY	\$171.36	
192895	621-7501-551.31-51	PATLIN INC	SUPPLIES	\$114.04	\$114.04
	621-7501-551.31-65		SUPPLIES	(\$44.85)	\$45.33
			SUPPLIES	\$39.96	
			SUPPLIES	\$50.22	
192907	621-7501-551.22-03	RAYMOND SALISBURY	TRAINING	\$176.00	\$176.00
192923	621-7501-551.21-07	TEREX SERVICES	SERVICE VEHICLE PARTS	\$10,144.92	\$10,144.92
Total Division:				\$13,048.92	
Total Department:				\$13,048.92	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 3					
192829	621-9003-572.50-05	CURRIE MOTORS	CHEVROLET TAHOE	\$33,200.40	\$33,200.40
Total Division:				\$33,200.40	
Total Department:				\$33,200.40	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	99	Non Operating			
Division:	1				
1986	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE MAY 2015	\$6,368.70	\$6,368.70
Total Division:				\$6,368.70	
Total Department:				\$6,368.70	
TOTAL ALL FUNDS:				\$825,029.96	



Item: Defibrillator - Fire Dept.

Department: Fire

BACKGROUND

Physio-Control, Inc., a subsidiary of Medtronic, is the manufacturer and single-source provider for the Fire Department's defibrillators. This vendor has a proven track record for the quality of its equipment and support, and using one manufacturer provides standardization and ensures compatibility with existing equipment. Medtronic's defibrillators are in total compliance with the standards required by Northwest Community Hospital's Emergency Medical System.

The ability to perform a 12-lead electrocardiogram in the field provides the opportunity for earlier diagnosis and therefore faster intervention during acute cardiac problems. Northwest Community Hospital requires that all system providers use 12-lead defibrillators. We are requesting approval to purchase a new 12-lead Lifepak 15 heart monitor/defibrillator to replace an older Lifepak 12. The reasonable life span of these defibrillators is eight years; we keep our units for nine years. The Lifepak 15 defibrillator has all of the features mandated by the Northwest Community Hospital Emergency Medical System including 12-lead capability, capnography, and the ability to monitor oxygen saturation. In addition, this model also incorporates some innovative features such as the ability to monitor carbon monoxide and methemoglobin. The Lifepak 15 includes a metronome to guide CPR compressions and ventilations and provides an option to escalate energy when needed. The Lifepak 15 is powered by Lithium-ion battery technology.

The total price of the new defibrillator and support equipment is \$47,963. With a discount of \$8,942 as well as a credit of \$5,000 for trading in a Lifepak 12 defibrillator, our final cost is \$34,021.

RECOMMENDATION

It is recommended that the Village Board waive formal bidding procedures and authorize the purchase of a Lifepak 15 defibrillator from Physio-Control, Inc. for \$34,021. The vendor has been determined to be responsible and meets specifications.

Bid Section

Item:	N/A
Bid Opening Date:	N/A - Requesting bid waiver
Account Numbers:	401-3501-572.50-15 EQ9502
Total Budget for Specific Item:	\$36,000
Bid Amount:	\$34,021



Item: Computer Replacement Program

Department: Finance/I.T.

BACKGROUND

The current FY15B ending 12/31/15 Equipment Replacement Program fund provides for the annual replacement of Village Computer equipment. The I.T. Division has selected Dell computers for standardizing desktop PC's, which makes the installation process uniform and cuts repair costs and replacement parts.

Bids for the following item were duly advertised and publicly opened for the purchase of 37 computers. The bids are as follows:

<u>VENDOR</u>	<u>TOTAL PRICE</u>
Dell Marketing LP	\$18,778.98
OM Office Supply Inc.	\$19,055.00
SHI Computers	\$20,426.22
Wynndalco Enterprises	\$20,643.00
GHA Technologies	\$20,643.00
Saitech Inc.	\$21,027.84
Converged Networks	\$26,551.20

RECOMMENDATION

It is recommended that the Village Board authorize the purchase of 37 Dell Computers for a cost of \$18,778.98 from Dell Marketing Inc. of Round Rock, TX. Dell Marketing has been a vendor to the Village in the past and has been determined to be a responsible vendor.

Bid Section

Item:	Computers (37 each)
Bid Opening Date:	May 28, 2015
Account Numbers:	626-0601-572-5010 EQ9708
Total Budget for Specific Item:	\$25,000
Bid Amount:	\$18,778.98



Item: Ordinance - Chapter 13 - Class "A" liquor license

Department:

An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Surrender of two Class "A" liquor licenses)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Chapter 13 - Class "A" liquor license	Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

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

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
A	\$3,800.00	28

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

AYES:

NAYS:

PASSED AND APPROVED this 1st day of June, 2015.

Village President

ATTEST:

Village Clerk



Item: Bond Waiver - St Edna's Bingo

Department: Building & Health Services

BACKGROUND

St. Edna Church is requesting a waiver on the bond requirement for their upcoming raffle held in conjunction with their bingo event on June 27, 2015. Raffle tickets will be sold at St. Edna's the night of the event from 6:00pm to 9:30pm.

RECOMMENDATION

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Request

Type

Correspondence

St. Edna Church

2525 N. Arlington Heights Road
Arlington Heights, IL 60004-2598
(847) 398-3362 Fax (847) 394-5226

May 26, 2015

To the Village Board of Arlington Heights:

St. Edna Church will hold a raffle in conjunction with an evening of bingo on June 27, 2015. We request a raffle bond waiver for this event, since we are a church and not-for-profit organization.

Thanking you in advance,

A handwritten signature in cursive script that reads "Patricia K. Freeman".

Patricia K. Freeman
Business Manager



Item: Christina Court Subdivision - 1306 & 1310 E. Olive St. - PC#15-001

Department: Planning & Community Development

BACKGROUND

Preliminary Plat of Subdivision to re-subdivide two parcels, into thirteen single-family lots and one lot for detention.

A variation from Chapter 29, Section 29-307f, which prohibits double frontage lots to allow Lots 9 - 14 (both inclusive) and the detention outlot to be double frontage lots.

RECOMMENDATION

A public hearing was held by the Plan Commission on May 13, 2015 where Commissioner Dawson moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees approval of PC# 15-001, a Preliminary Plat of Subdivision to re-subdivide two parcels into 13 single family lots and one lot for detention; a Variation from Chapter 29, Section 29-307F, which prohibits double frontage lots to allow Lots 9 through 14 (both inclusive) and the detention outlot to be double frontage lots.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff report dated May 7, 2015:

1. Approval of the Final Plat of Subdivision.
2. Lot 1 shall not have access to East Olive Street.
3. Lots 9 through 13 (both inclusive) shall not have access to Williams Way.
4. Prior to Final Plat of Subdivision approval and pursuant to Contribution Ordinance #91-031, (Parcel 03-20-401-015, 1306 E. Olive) the Petitioner shall pay a contribution of \$9,500 for the connection to the storm sewer on Olive Street.

5. Prior to Final Plat of Subdivision approval and pursuant to Contribution Ordinance #91-031 (Parcel 03-20-401-016, 1310 E. Olive) the Petitioner shall pay a contribution of \$9,500 for the connection to the storm sewer on Olive Street.

6. Prior to Final Plat of Subdivision, the Petitioner shall be required to pay for the improvements in cash escrow for their share of improvements to Olive Street based on their engineer's estimate to be provided.

7. Additional landscaping must be incorporated along the retention wall on the north side of Lots 8 and 9 and the west side of Lot 8.

8. School, park, and library contributions will be required prior to the issuance of a building permit for each new lot.

9. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations and policies.

Roll Call Vote: Commissioner Cherwin, Dawson, Drost, Ennes, Green Jensen, Sigalos, Warskow and Chairman Lorenzini voted in favor. The motion carried.

Commissioner Drost commented to reiterate the point of maybe some of the residents contacting Mr. Krogstad or the appropriate individual in the developer's organization to see what they can do to save some of those trees, to also try to maintain that wildlife preserve aspect of their community to the extent that it makes sense for both parties.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
PC Staff Report	Report
Location Map	Exhibits
PC Minutes 5/13/15	Minutes
DC Motion 3/31/15	Correspondence
DC Minutes 3/31/15	Minutes
Justification	Correspondence

Preliminary Plat of Subdivision - Plat of Survey - Engineering & Other Plans	Exhibits
Tree Preservation Plan - Landscape Plan	Exhibits
Exhibits	Exhibits
Floor Plans	Exhibits
Elevations	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Petitioner Response to Department Comments - Round 2	Correspondence
Petitioner Response to Plan Commission Question	Correspondence
PC Timeline Tracker	Correspondence
Resident Comment - Glassman	Correspondence
Resident Letter - Hill	Correspondence
Resident Comment - Glassman 5/14/15	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: May 13, 2015
Date Prepared: May 7, 2015
Project Title: Christina Court Subdivision
Address: 1306 and 1310 E. Olive Street

BACKGROUND INFORMATION

Petitioner: Jon Isherwood
 K. Hovnanian Homes
Address: 1804 N. Naper Boulevard, Suite 200
 Naperville, IL 60563

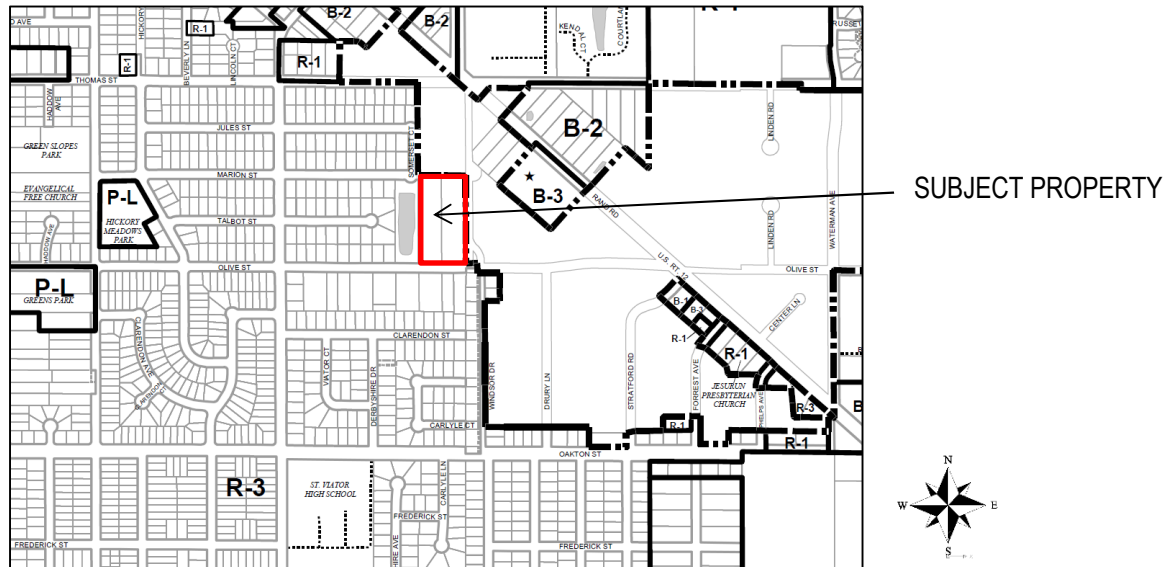
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to re-subdivide two parcels, into thirteen single family lots and one lot for detention.

Variations Identified:

- Chapter 29, Section 29-307f, which prohibits double frontage lots to allow Lots 9 – 14 (both inclusive) and the detention outlot to be double frontage lots.

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-2A General Commercial District (Direct access to major arterial streets) - Prospect Heights	Commercial (Aldi)	<i>Prospect Heights</i>
South	R-3, One Family Residential	Single Family Homes	Single Family Detached
East	R-1, Single Family Residential - Prospect Heights	Single Family Homes & Vacant	<i>Prospect Heights</i>
West	R-3, One Family Residential	Vacant	Single Family Detached

Project Summary

The properties are commonly known as 1306 and 1310 E. Olive Street and consist of two parcels zoned R-3, One Family Dwelling District. The properties are improved with residences on each lot. The site is approximately 207,755 square feet (4.77 acres) in area and located on the north side of Olive Street. To the east is Williams Way in the City of Prospect Heights (which is Windsor Way in Arlington Heights south of Olive St). The property is approximately 330.14 feet wide (along Olive Street) by 629.58 feet deep adjacent to Williams Way.

The proposed action, if approved, would allow the Petitioner to subdivide the property into thirteen single family lots and an outlot for detention. Details for the thirteen lots are provided below.

As required by the Village's Subdivision Ordinance, a Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. Staff evaluated the relationship between the proposed lots and the applicable Zoning and Subdivision regulations.

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width (FT)		Front Yard setback (FT)	Side yard setback (FT)	Rear yard setback	Corner side yard setback
Required:								
Typical R-3 Lot	Corner	Interior	Corner	Interior	25 FT or block average	10% of lot width (7 FT minimum)	30 FT	10 % of lot width or block average
	9,900	8,750	90	70				
Lot 1	12,590		94.37		25.9 (Block Average)	9.4	30	NA
Lot 2		10,050		75	25	7.5	30	NA
Lot 3		10,050		75	25	7.5	30	NA
Lot 4		10,050		75	25	7.5	30	NA
Lot 5		10,050		75	25	7.5	30	NA
Lot 6		10,050		75	25	7.5	30	NA
Lot 7		9,582.35		75	25	7.5	30	NA
Lot 8		12,345.41		85.84	25	8.6	30	NA
Lot 9		11,963.61		85	25	8.5	30	NA
Lot 10		10,858.25		87	25	8.7	30	NA
Lot 11		11,051.06		85	25	8.5	30	NA
Lot 12		11,053.17		85	25	8.5	30	NA
Lot 13		11,055.28		85	25	8.5	30	NA
Outlot (corner)	26,303.85		130.14		NA	NA	NA	NA

Additionally, Section 29-307, Residential Lot Standards, within the Subdivision Control Regulations spells out the required minimum lot area and lot widths for residential lots. Lots which contain an area of 10,000 square feet but less than 15,000 square feet must have a lot width of 75 feet. Lots which contain an area of 20,000 square feet but less than 30,000 square feet must have a lot width of 100 feet. All lots meet the minimum required lot widths and areas as required by the Zoning and Subdivision codes.

Zoning and Comprehensive Plan

The Comprehensive Plan designates this property as Single-Family Detached. The proposed subdivision is consistent with the Comprehensive Plan. As shown in Table 1, the proposed subdivision, including the detention outlot exceeds the minimum lot size standards outlined in the R-3 district.

The average lot width for lots on the south side of Marion Street (6 lots, within Sebastian's Resub) is 82 feet and the average lot area is 10,905 square feet. The average lot width for lots on the Talbot Street (11 lots, cul-de-sac, within Sebastian's

Resub) is 86.18 feet and the average lot area is 12,569 square feet. The average lot width for lots on the north side of Olive Street (10 lots, Between Williams Way and Dryden Avenue exclusive of the property in question and the vacant lot immediately to the east) is 78.5 feet and the average lot size is 10,393.24 square feet. The lots on the south side of Olive St. (11 lots) are larger lots averaging 121 feet in width and 31,360 square feet in area.

When compared to the surrounding properties, the proposed lots are comparable both in width and area to lots on the north side of Olive Street (see Table 2) and the lots on the south side of Marion Street.

Table 2: Lot Comparison with Surrounding Properties

Ave. Lot Size on south side of Olive St. (Between Windsor Dr. and Dryden Ave.)		Ave. Lot Size on north side of Olive St. (Between Williams Way & Dryden Ave. exclusive of the PIQ and the vacant lot immediately to the east)	
Width	Area	Width	Area
121 FT	31,360 SF	78.5 FT	10,393.24 SF
Ave. Lot Size on south side of Marion Street. (Sebastian's Resub)		Ave. Lot Size for lots on Talbot Street (Sebastian's Resub)	
Width	Area	Width	Area
82 feet	10,905 SF	86.18 FT	12,569 SF

The Staff Development Committee supports the Petitioner's request for the following reason: i) the proposed lots comply with the Village's Zoning Ordinance and Subdivision Regulations, ii) the proposed lots are comparable in size to the surrounding properties; of the 38 lots in the immediate area that were analyzed, 11 lots on the south side of Olive Street are larger than the proposed lots. The larger neighborhood is zoned R-3 and iii) the proposed request is consistent with the Village's Comprehensive Plan, which designates the subject site as Single Family Detached.

Lots 9 – 13 (both inclusive) and the detention outlot are double frontage lots. Per the Zoning Ordinance, double frontage lots are defined as lots which have frontage on two non-intersecting streets as distinguished from a corner lot. Per Chapter 29, Subdivision Control Ordinance, double frontage lots are not permitted except where lots abut upon an arterial street.

Therefore, the following variation has been identified:

- Chapter 29, Section 29-307f, which prohibits double frontage lots to allow Lots 9 – 14 (both inclusive) and the detention outlot to be double frontage lots.

The petitioner has submitted a response to the variation listed above based upon the following criteria:

- **1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
- **2. The plight of the owner is due to unique circumstances.**
- **3. The variation, if granted, will not alter the essential character of the locality.**

According to the applicant, the adjacent development was developed with the right-of-way (Williams Way) located along the common property line without taking account for the manner in which the Subject Property might be most efficiently developed. The applicant also states that Williams Way, which is under Prospect Heights jurisdiction utilizes a substandard design with no sidewalk or curb-and-gutter type improvements which are expected in a new high-end residential subdivision. According to the petitioner utilizing the Prospect Heights right-of-way would devalue the lots located in Arlington Heights. The petitioner has stated that there are a number of double frontage lots that currently exist in the Village of Arlington Heights. Staff does not object to this variation request.

Plat and Subdivision Committee

On August 27, 2014, the Plat and Sub Committee met to discuss the project. Some of the Committee members expressed a concern with the double frontage lots. The Committee asked that the developer look at a concept to front lots on Williams

Way. The developer explored this concept; however, due to jurisdictional issues, utility connections, curb cuts, this concept was not viable. The Committee also felt that the size of the homes may be too large for the lots proposed. The developer addressed this concern by reducing the proposed home sizes from 3,500-4,700 square feet to 3,500-4,000 square feet. The subcommittee felt that the petitioner should move forward through the process, but look at different lot configurations and address the issues raised.

It should be noted that no variations for maximum floor area ratio, building coverage, impervious surface coverage are being requested as part of this subdivision. Restrictions on the maximum allowable size of the home are not recommended as it is difficult to enforce unique conditions on projects. It should be noted that in 2003, the Village amended Chapter 28, Zoning Regulations to reduce the maximum allowable Floor Area Ratio (FAR) in the R-3 district.

Site Related Issues

Christina Court

Per Chapter 29, Subdivision Control Regulations, Section 29-304, cul-de-sacs must be provided with a turn-around having an outside roadway diameter density of at least 80 feet and a right-of-way diameter of at least 100 feet. The developer had originally proposed a cul-de-sac with a 80 foot back of curb to back of curb diameter and a 100 foot right-of-way width. However, this requirement conflicts with the 2009 International Fire Code which requires the cul-de-sac pavement shall be a minimum of 96 feet. Because of the discrepancy between the two requirements, staff discussed with the developer the following two alternatives:

1. Requiring a 88 foot back of curb to back of curb diameter for the cul-de-sac with additional right-of-way to accommodate a 5 foot parkway and sidewalk; or
2. Requiring a 80 foot back of curb to back of curb diameter for the cul-de-sac with sprinkler systems for specified homes (Lots 7, 8, 9, and 10 - homes serviced by the cul-de-sac head)

The petitioner has provided a plan that delineates a 88 foot back of curb to back of curb diameter for Christina Court with the right-of-way width at 100 feet. This includes a 5 foot parkway and a 5 foot sidewalk. Within the cul-de-sac bulb (Lots 7-10, both inclusive), the sidewalk is placed within a 5 foot sidewalk easement. This configuration is acceptable to staff.

Improvements to Olive Street

The petitioner is responsible for improvements to that half of the Olive Street right-of-way that fronts along the property in question. The existing cross section for Olive Street is a rural cross section without curb and gutter or sidewalks. The petitioner would be required to contribute the cost of the required improvements; however the improvements are not required to be constructed at this time. The developer would be required to pay for their fair share of the improvements in cash escrow based on their engineer's estimate to be provided at Final Plat.

Site Engineering

The developer had previously proposed a concept plan with 3 detention basins. Because the ownership of detention basins is transferred to the Village, it was indicated to the developer that a single detention basin was preferred. The site is relatively flat, and the detention basin as proposed is at a relatively low area on the site. There is an existing detention basin immediately to the west of this property. However, based on the High Water Level (HWL) for that basin, it is not feasible to expand that basin onto the property in question.

The developer had originally proposed 14 single-family lots with one outlot for detention. However, staff had concerns with the slope of the detention basin, which required a retaining wall with a fence on top. Since the ownership of the detention basin would transfer to the Village, the retaining wall and fence would add to the Village's maintenance expenses and is not as natural and aesthetically pleasing. To address staff concerns, the developer eliminated one single-family lot and expanded the basin north. Because of the lesser slope proposed for the detention basin, the design no longer includes a retaining wall and fence, providing a more natural slope and lowering the maintenance costs for the Village, also improving the aesthetics as the basin will be more natural.

There is a 10 foot Public Utility and Drainage Easement (PUDE) along the north side of lots 8 and 9 and a 20 foot PUDE along the west side property line. Because of the change in grade, a retention wall is required across the north side of Lots 8 and 9

and the west side of Lot 8 and a portion of Lot 7. The wall along the west side of Lot 8 and a portion of Lot 7 remains within the public easement, however the petitioner has indicated that the wall is to be privately maintained by the homeowner;

Fence along Williams Way

As stated earlier, Lots 9-13 (both inclusive) and the detention outlot are double frontage lots with frontage on Christina Court and Williams Way. At this time, the petitioner is proposing to install landscaping along the east property line along Williams Way. However if a property owner chooses to install a fence at a later date, it is recommended that the fence be installed on the inside of the landscaping. This will enhance the streetscape along Williams Way.

Sidewalk Connection

The Village was contacted by a resident about the possibility of considering a public sidewalk between the Christina Court subdivision and the Somerset Courts subdivision along the path of the water main between Lots 7 & 8. The petitioners were asked to evaluate the feasibility of including the sidewalk. They have indicated that 1) due to the grade transition between the subdivisions; the sidewalk have to bisect the retaining wall and will require the steps which would limit its functionality; 2) a public sidewalk within a rear and side yard of a lot was not desirable; and 3) the addition of the sidewalk would introduce a substantial impervious area and likely trigger a variation for the lot from the maximum allowable impervious surface coverage in the R-3 district.

It should be noted that constructing a new sidewalk with stairs, but no alternate accessible route in the immediate proximity to the stairs would be an American with Disabilities Act (ADA) violation. Since it appears that an accessible route cannot be included, installing the sidewalk connection will be a violation of the ADA and is not recommended.

Traffic & Parking Related Issues

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the petitioner is only proposing a 13-lot development, a formal traffic study by a certified Traffic Engineer is not required.

Landscape and Tree Preservation related issues

With respect to tree preservation, the Petitioner has provided a tree survey for the site. The survey identifies a total of 1,370 trees on the site. According to the aforementioned survey, the subject site has a total of 22 different species of trees in various conditions and sizes. Of the 1,370 trees on site, the tree survey identifies 84 trees (6.1%) as being in fair, good or excellent condition. The remaining 1,286 trees are identified as being in poor, very poor or dead condition. The petitioner has indicated that they will be removing all trees on site.

During the review process, staff had directed the petitioner to explore opportunities for preserving trees especially along the perimeter of the site (east, west and north property line of the subdivision). The petitioner indicated that the majority of the site has not been maintained for an extensive period of time and the trees are low quality volunteer species that have grown up in an unmaintained area. The applicant had stated that due to the engineering constraints of the site, the trees cannot be protected using standard practices and do not warrant any extraordinary means of protection. Staff agrees that due to the grading required for the site, it will not be possible to save the existing trees on site. The petitioner had originally proposed to install 62 trees on the site. Staff asked that a further 34 trees be incorporated into the landscape plan to mitigate the loss of the trees on-site. 42 additional trees have been incorporated into the landscape plan for a total of 104 trees proposed to be installed on the site. These are a mix of deciduous shade trees, evergreen trees, deciduous trees and ornamental trees. The trees range from 2.5 inches -4 inches in diameter (deciduous trees) and 10 feet in height (evergreen and ornamental trees).

Staff also asked that the petitioner provide additional landscaping along the perimeter of the detention basin, incorporating a mix of shade trees, shrubs and perennials. The petitioner has added additional planting on all sides of the detention basin. Landscaping is proposed on the north side of Lots 8 and 9 and the west side of Lots 8 and (a portion of Lot 7) along the retention wall. Additional landscaping must be incorporated on the north side of Lots 8 and 9 and the west side of Lot 8, so that there is continuous landscape screen along the retention wall.

Staff has received comments from residents who have expressed concerns with tree removal on site.

Building Related Issues

On March 31, 2015, the Design Commission met to review the general architectural designs and exterior material packages for the Christina Court Subdivision. The Design Commission approved the general architectural designs and material packages with the requirement that the petitioner seek final design review approval for each individual home through the administrative approval process. The Design Commission approval included several recommendations regarding the individual designs including a strong recommendation that more trees be added on each property. However, it should be noted that the Design Commission did not review the revised landscape plan. A copy of the minutes is attached.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of a Preliminary Plat of Subdivision to subdivide the existing zoning lots into thirteen single-family residential lots and one outlot for detention. This approval shall be subject to the following conditions:

1. Approval of the Final Plat of Subdivision.
2. Lot 1 shall not have access to East Olive Street.
3. Lots 9-13 (both inclusive) shall not have access to Williams Way.
4. Prior to Final Plat of Subdivision approval and pursuant to Contribution Ordinance #91-031, (Parcel 03-20-401-015, 1306 E. Olive) the Petitioner shall pay a contribution of \$9,500.00 for the connection to the storm sewer on Olive Street.
5. Prior to Final Plat of Subdivision approval and pursuant to Contribution Ordinance #91-031 (Parcel 03-20-401-016, 1310 E. Olive) the Petitioner shall pay a contribution of \$9,500.00 for the connection to the storm sewer on Olive Street.
6. Prior to Final Plat of Subdivision, the petitioner shall be required to pay for the improvements in cash escrow for their share of improvements to Olive Street based on their engineer's estimate to be provided.
7. Additional landscaping must be incorporated along the retention wall - on the north side of Lots 8 and 9 and the west side of Lot 8.
8. Any fences along Williams Way will be installed on the inside (west side) of the landscaping.
9. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot.
10. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

_____, May 7, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads



Christina Court Subdivision
1306 & 1310 E. Olive Street
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
April 2015

APPROVED

PLAN

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

COMMISSION

RE: CHRISTINA COURT SUBDIVISION-1306/1310 E. OLIVE ST. - PC#15-001

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
13th day of May, 2015, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

LATIKA BHIDE, Development Planner

APPROVED

CHAIRMAN LORENZINI: I'd like to call to order this meeting of the Plan Commission. Would you all please rise and recite the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Latika, could we please have the roll call?

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, the next item on the agenda is approval of the meeting minutes from the Johler Demolition dated February 11th, 2015.

COMMISSIONER ENNES: I would make a motion to approve them.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, the next item is the --

COMMISSIONER DAWSON: I just need to abstain, just to get that on the record.

CHAIRMAN LORENZINI: Thank you. Okay, next item is the public hearings. We've got two tonight. The first one is Christina Court Subdivision. Is the Petitioner here?

MR. ISHERWOOD: We are.

CHAIRMAN LORENZINI: Is anybody else going to testify this evening?

MR. ISHERWOOD: Yes.

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CHAIRMAN LORENZINI: Why don't you raise your right hand?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, Latika, have all the proper notices been given?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: Thank you. Petitioner, would you please come forward and give us a presentation of what your project is all about?

MR. ISHERWOOD: Sure.

CHAIRMAN LORENZINI: Would you please state your name, spell it and give --

MR. ISHERWOOD: My name is Jon, J-o-n, Isherwood, I-s-h-e-r-w-o-o-d.

CHAIRMAN LORENZINI: And your address please?

MR. ISHERWOOD: The address is 1804 North Neighbor Boulevard, Suite 200, Naperville, Illinois 60563.

CHAIRMAN LORENZINI: Okay. Have you read all the conditions in the Village's Staff report? Would you agree to them?

MR. ISHERWOOD: I have read all of the conditions and agree with all but one, which we would like to propose a minor amendment to.

CHAIRMAN LORENZINI: Okay, why don't you go ahead with your presentation?

MR. ISHERWOOD: Sure. First, we just would like to thank the Commissioners and everyone in the audience for their time this evening. It's greatly appreciated. We're here tonight to discuss Christina Court, a 13-lot subdivision on Olive Street.

Before I get started on Christina Court, just a little bit of background on K. Hovnanian, who we are and what we do. We are a home builder. We are a publicly traded home builder, the seventh largest in the nation. On 2014, we delivered just over 5,000 units, and we currently build across 16 states.

For some perspective on Chicago, we have a map here on the current page that highlights all of K. Hovnanian communities here in the Chicagoland area. We span all the way from the south down in Plainfield and Fairfield and Ridge, up to the north, Amberly Woods in Lake Forest. Currently, we have 15 active selling communities in the Chicagoland area.

On 2014, we delivered just over 300 homes in the Chicagoland area. That makes us the fifth largest builder here. We'll start to build more than that in 2015 and have had a lot of good success in the northwest suburbs over the past few years, building more than 25 homes in the Village of Palatine. We have experienced local leadership here. Andy Konovodoff, who's our division president, he leads our division. He's been with the company for more than 20 years

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and he's been leading the division for more than ten.

I just wanted to highlight. A few new luxury communities will be opening over the coming months here, Amberly Woods in Lake Forest which is 22 homes just off Townline and 94, 35 homes in the city of Chicago located in the Sauganash neighborhood, and 42 homes in the city of Naperville in the community of Heatherfield.

Moving on to Christina Court, I'll just give you a little color, a little background. We have been working with Village Staff for almost now 12 months on this project. We looked at a lot of concepts. We met with the Plat and Subdivision Review Committee last August, solicited feedback that, you know, we really took into account amending our plan. We held a voluntary informational meeting for the neighbors in the community, held it on a nice, cold December evening.

Most recently, we presented to the Design Commission on March 31st, 2015, excuse the typo there, and we received approval, unanimous approval from the Design Commission for the architecture that we plan to build at Christina Court. Our certificate of appropriateness was issued in April, so on that front we have approvals for the housing architecture. We are committed to continue to work with Village Staff to make sure all concerns and comments are addressed.

Just for a brief courtesy on the location of Christina Court, on page six, just off of Olive Street here kind of in the smack middle of Arlington Heights, here is an aerial of the surrounding area. Obviously it's apparently just one of the last kind of remaining larger parcels developed for residential land in Arlington Heights. The other thing I'd like to note on this slide is the east and north property border of the subject property shares the border of Prospect Heights.

Continuing on to the site plan, you see on page eight and on the screen, we have 13 months contemplated here. This is after numerous revisions. Our average lot size here is just about 10,800 square feet with an average width of 81.3 feet. This compares favorably as is pointed out in the Staff report with the Sebastian re-subdivision, which also has 82-foot wide lots and about 10,900 square-foot lot average. The lots are on Olive Street between the subject property, Dryden Avenue to our west, which average about 78.5 feet wide and approximately 10,400 square feet.

All of the Christina Court designs, the lots, meet all of the underlying R-3 zoning requirements in relation to lot size, setbacks, right-of-way width, cul-de-sac design, outlot, detention management, et cetera. There is, we are asking for a single variance this evening. This was gone over in great detail in our subdivision application, which I trust you have reviewed. It was highlighted in the Staff report and Staff did not object to this variance request.

I'd like to just kind of add a little bit more

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color on it, as it was something we discussed at the Plat and Subdivision Review Committee, you know, effectively we looked at alternative site plans that did include no double frontage lot variances. But all of those alternative site plans included accessing in some way, shape or form off of Williams Way. Given that Williams Way is a Prospect Heights right-of-way, it would require access to Prospect Heights which we currently don't have those rights. It potentially could require Arlington Heights utilities to run through Prospect Heights right-of-way. Upon discussion with Village Staff, it was determined that Village Staff was not in support of any access off of Williams Way.

Recognizing that double frontage lots are, you know, we'd like to mitigate for any kind of visual impact with a double frontage lot, we have planned for a very dense landscape buffer along the east property border that you see highlighted up here on the screen behind lots 9 through 13, and running along the detention basin to Olive Street. There is a brief rendering of what that buffer may look like or would look like that reflects our landscape plan.

The one comment or recommendation by Village Staff that K. Hovnanian would like to propose an alternative to is recommendation number 8 which stipulated that any fence to be installed along the Williams Way property line would be installed on the west side of the landscape buffer. What we would like to propose as an alternative, understanding that you want to maintain a good visual landscape buffer vista along Williams Way, is restricting the lot type to an ornamental wrought iron style fence. The wrought iron style fence are easily see-through. It would maintain the landscape buffer vista that is being created by the landscape buffer, and it would allow for the fence to be on the back side of landscaping for that property owner. In our experience, we found that property owners are more likely to care for and maintain that landscape buffer if it's on the inside of their fence than if it were on the outside of their fence.

Another complicating factor with a fence on the interior landscape buffer might be that if you saw someone, saw perhaps a board-on-board fence that may extend down to ground level, we have had instances where that fence can interrupt storm water management practices, where it can interrupt the flow of water. So, we think that the wrought iron style fence along the property line is a good solution to maintain the vista along Williams Way that's being created by the landscape buffer while ensuring that the residents, or the future homeowners, will maintain that buffer.

With that, I'm going to hand it off to Ron Adams, our professional engineer with Pearson Brown, to discuss some of the unique site conditions and the proposed engineering at Christina Court.

MR. ADAMS: Ronald Adams, A-d-a-m-s, I'm with Pearson Brown & Associates, located at 1850 Winchester Road, Libertyville,

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Illinois.

We prepared the preliminary engineering exhibits and the site plan for the subject property. One of the first things I'd like to discuss a little bit is the surrounding and existing site conditions. We have a retention pond along the entire west property line that was part of the, I believe Somerset was the name of the subdivision, but the entire west property line is a detention facility. The north property line is a detention facility for the Aldi property, and at the southeast corner is a detention facility for the Williams Way. So, we have detention on all three sides of the property.

Our particular property is relatively flat with slightly, some areas that are slightly lower towards the northerly end of the property. Our proposal is to grade the property whereas all of the proposed improvements, the streets, the roads, or excuse me, the streets, sidewalks, paving, roofs, et cetera, will all drain into a storm sewer system and convey the water to our detention facility at the southeast corner of our property. So, that is, there are some controlling factors where obviously we can't connect into and share other ponds adjacent. One is mostly due to jurisdiction, that two of the ponds are in Prospect Heights. The pond that's within the Village of Arlington Heights has some high water constraints that would not work with our particular property. So, we're being self-contained in grading and designing our property connecting to our own detention facility.

There are some unique characteristics to this property. There is a recapture for the storm sewer, and there is also an over-restricted release rate. So, we're storing approximately twice as much storm water on here as we would in a typical subdivision in Arlington Heights because there was a restricted release rate associated with this particular property along with the recapture for a storm sewer that was installed along Olive. So, with that, our pond is going to store more water than would ordinarily be required.

As far as the sanitary sewer, we are simply running a sanitary sewer down the cul-de-sac, connecting to an existing sanitary sewer in Olive. The water main, we plan on making a connection both at Olive and through into the cul-de-sac near the northwest corner providing a loop. The pavement right-of-way, the pavement will be typical standard right-of-way with standard paving that's required by the Village along with the appropriate sidewalk. The cul-de-sac pavement is going to be 88-foot diameter which will permit the emergency vehicles that the city uses to navigate the cul-de-sac without any problems. We provided auto turn exhibits to the Staff as requested to show that the largest emergency vehicle could navigate that cul-de-sac.

And really that's, I think that in general that's the overview of the engineering for the project, and I'll be happy to

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answer any questions now or in the future as we proceed.

CHAIRMAN LORENZINI: We'll take questions later.

MR. KROGSTAD: Good evening. My name is Karl Krogstad. I am both the arborist and the landscape architect for the project. I will --

CHAIRMAN LORENZINI: Could you spell your name?

MR. KROGSTAD: Yes.

CHAIRMAN LORENZINI: And give your address, too, please.

MR. KROGSTAD: Yes. My name is Karl with a K, so K-a-r-l, and my last name is K-r-o-g-s-t-a-d. I do have a card if it's easier for anyone.

So, what I'd like to do this evening is briefly go over the two different parts of my involvement in the project. The first was to take a look at the existing trees around the site. The trees had been surveyed and located by a surveyor and tagged per the ordinance, and a total of 1,070 trees were tagged on the site that met the requirements of the Village of Arlington Heights. I then went out and took a look at each of those trees and categorized them, identified what their species were, and also rated them as to their quality both in health and form.

One of the things that was apparent right away on the site is that the southern, let's say third of the site or so was developed currently in a more residential fashion with a couple of existing homes. Beyond that, and in those areas the trees were a little bit more ornamental. Once you got into the top two-thirds of the site, in general the trees are all volunteer species.

I have some percentages here. Siberian elm, for instance, 35 percent. Common buckthorn is 17 percent. Box elder, another 17 percent. Silver maple, 16 percent, and eastern cottonwood. All these trees are what you would typically find as volunteer species and that would grow in an area that wasn't maintained, and often you'd find that in areas that were farm fields and at some point were stopped being maintained and they just volunteered in the area.

These are all weak wood tree species that are considered by some, the one phrase that's used is weed trees, and are not generally healthy. In fact, the total by the rating was about 84 of the trees on site that would be considered healthy and good quality trees. So, those are just actually fair, good or excellent. That being said, the other attributes of the site, if anyone has been out there, you'll see that it is, there are things on the site such as even some old cars, and it's an area that apparently has been used as a place to get away like for teenagers out there. It just seems like this has been kind of an area that has not been maintained well, and I think one of the things that I feel very strongly about this subdivision is that it will be an improvement to the land in general

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including the species.

Going into the type of trees, now we heard from the engineer, and between the site plan and the engineering, in order to put the homes, getting the pads correct, getting it to drain to the southeast corner for our detention, the opportunity for saving any of these trees, there is no opportunity to save them. It's just there are too many factors to be able to save them. In my opinion, because of the quality of the trees in general, I think the improvement of the trees that we're going to be putting in will be again, create more both a diversity in the plant material that we don't see there now by putting in some oaks and some hackberry and other quality trees, but also add more diversity so that we can have, you know, not a monoculture but have trees that are healthy and are going to be an addition to the overall area.

The other, so the three, or four main areas in the landscaping: one are the parkway trees, I went the wrong way, sorry. Let me go back to that little one since that went sideways. The parkway trees along Christina Court that meet the Village ordinance; the two buffers that I'll go into a little bit more detail on, on the west and the east; and then the detention area to the southeast; and then the treatment along the north where there are some retaining walls and exactly how that will be treated. So, if we go, I keep going the wrong way, sorry. This is a view that we put together for what the detention pond in the front will look like. One of the things that people, most people are probably familiar with are the wet detention ponds that have been built throughout the Chicago area. Well, now with new regulations and new way of thinking, those type of detention ponds are becoming a thing of the past.

What we're seeing here is more of what's going to be the future with regulations and taking care of, which is the wetland type of reestablishment of a pond. Those areas, it's low water, six inches or less, and wetland plants that will emerge out of that. Then the pond itself then is surrounded by trees, shade trees, some evergreens, shrubs, ornamental grasses, flowering shrubs. What we're doing in this area along with the other areas as well is to create some interest in every season. The idea is to have plants that flower in the spring, flower in the summer, with some of the different varieties to have both evergreen trees and ornamental grasses that will look good in the winter, and then also consider the fall color with the reds and other colors from the trees and some of the ornamentals.

This is a view then that was put together of how the western boundary would look. In those areas, we not only, we have proposed not only some evergreens toward the front and then the ornamental and shade trees in the back, but we did agree with the Village's earlier comment about adding specific trees in the backyards of some of these lots, and then this will complement the existing

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vegetation that we find along the existing pond to the west that our engineer spoke of in his presentation. This, I think we also spoke about earlier about what the east elevation roadway along Williams Way would look like again with the evergreen trees there to provide screening and also to provide privacy on those double-loaded lots.

The final thing is up on the north, this shows a cross section of what that would look like. We do have a retaining wall that was, the area that the engineer mentioned was low on the site. So, the engineering is, drainage is done such that there would be a small swale on the north end, and we're proposing since that would be, the access would be difficult in that area for homeowners, that that would also be a wetland type, a bio-swale treatment in the bottom of the wall so that the homeowners wouldn't have to go down there and mow or anything. It will be more self-sustainable.

Then on the top of the wall, we are proposing a decorative split rail fence, and I know there's some question from the Staff on how that would be put. What we're proposing is not to put it directly on the wall but behind the wall. Usually that's done in some of the tubes that are put in when the wall is constructed and then the concrete posted into those so that that becomes stable. Then landscaping is put along the back side on the top side of where that fence would be. That would include ornamental grasses that you see here but also some shrubs and some evergreen trees if we go back to the, I'll do this way, we're oriented the other way, but this is the area I'm talking about and this would actually be in the north. So, we're putting some trees in that area. We have also added a few other trees throughout on the lots per the request of the Village and we agreed to do that.

Finally, I'd just sum up by saying that we did account for the trees, the 84 trees that met with a little bit better quality. We have done replacements for those. The total number of trees, we're installing 104 trees on the site, and the ones that are considered replacement trees which essentially are most or if not all of the trees outside the right-of-way will be larger trees, I believe four inches, and the others are going to be, and then the evergreens will be 10-foot. So, they are going to be put in at a larger size than one typically finds in new construction.

So, that summarizes the landscape plan. Again, I'll be here for questions when our presentation is completed.

MR. MURPHY: I'm Brian Murphy with K. Hovnanian Homes, same address as Jon, 1804 Naper Boulevard, Naperville. Just to wrap up our presentation --

CHAIRMAN LORENZINI: I assume the spelling is typical?

MR. MURPHY: Yes. Name is Brian, B-r-i-a-n, Murphy, M-u-r-p-h-y. Just to wrap up our presentation, I just wanted to give everybody a quick time line of where we anticipate things. If we are

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positive tonight and move forward, we hope to achieve all of our approvals and be able to start land development in the fall of this year. So, we will start our land development, put the roads and infrastructure in. We would start our pre-sales event offsite in the fall of this year with home construction starting in the winter of this year. We anticipate about 18 months to be completely complete with the community once we get started. So, we'll be fully built out by the mid to end of 2017.

So, with that, I just want to open it up to any questions that we have. We went over the architecture, there's floor plans there, and we anticipate the home selling in the revenues of around mid 800's.

CHAIRMAN LORENZINI: Okay, thank you. Is that it for your presentation?

MR. MURPHY: Yes, sir.

CHAIRMAN LORENZINI: Okay, just so everybody knows who's in here tonight, the next step is we give the Staff report from our Arlington Heights Planning Department. Then each Commissioner will ask questions. Then we'll open it up to the audience to ask questions. Then we'll come back to the Commissioners for final deliberation and a recommendation, and whatever we do here tonight is a recommendation to the Board of Trustees.

So, with that, Latika, would you give us the Staff report?

MS. BHIDE: Thank you, Chairman Lorenzini. The Petitioner is here this evening requesting a preliminary plat of subdivision to re-subdivide two parcels into 13 single family lots and one outlot for detention. Along with that, they will be seeking a variation to allow double frontage lots, Lots 9 through 13 on the eastern side, both inclusive, and the detention outlot.

As you can see in the aerial here, the properties are located on the north side of Olive Street and east of Williams Way, which is in the city of Prospect Heights. You can see the plat of survey here, which shows the two parcels. They are approximately 4.77 acres in area and they are zoned R-3.

As I said, the plat of subdivision would allow 13 single family lots and one outlot for detention. The typical lot sizes in the R-3 District requires standard lots to be 8,750 square feet and 70 feet in width, and 9,900 square feet in area and 90 feet in width for corner lots.

As you can see on the table here, all lots meet the minimum required lot width in areas that are required both by the Zoning Ordinance and the Subdivision Ordinance. The average lot size not including the outlot is about 10,800 square feet, and the average lot width is 81 feet. I'd like to point out that the Comprehensive Plan designates this property as single family detached, and the lots

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are comparable in area and width to the lots in the north side of Olive Street as well as on the south side of Marion Street.

The Staff Development Committee does support the Petitioner's request because the lots comply with the zoning and subdivision regulations. They are comparable in size to the surrounding properties of the 38 lots in the immediate area that were analyzed. It's the 11 lots on the south side of Olive Street that are larger in area and width than the proposed lots. The larger neighborhood is zoned R-3. The proposed request is consistent with the Village's Comprehensive Plan which designates this property as single family detached.

The variation that they are seeking is from the requirement in the Subdivision Code that prohibits double frontage lots, and those would be lots 9 through 13 on the eastern border along with the detention outlot. They have provided a response to the variation criteria that is included in your packets.

I wanted to go over a couple of site related issues and I just listed the issues here. The first was Christina Court, the actual right-of-way. Per Chapter 29, Subdivision Control Regulations, cul-de-sacs must have a diameter, a roadway diameter density of at least 80 feet and a right-of-way of 100 feet. This was what was originally proposed by the developer, but this requirement conflicts with the requirement in the International Fire Code which requires the pavement to actually be 96 feet. So, Staff discussed this with the developer and presented two alternatives there. One was to require an 88-foot back-to-back curb diameter and additional right-of-way to accommodate a parkway and a sidewalk, or leaving the back-of-curb to back-of-curb diameter as 80 feet but servicing the homes that were serviced by the cul-de-sac with sprinkler systems.

The Petitioner has provided a plan that provides for that 88-foot back-of-curb to back-of-curb diameter, and there is a five-foot sidewalk easement on Lots 7 through 10 to accommodate that sidewalk. This configuration is acceptable to Staff.

The second was the improvements to the Olive Street right-of-way. The Petitioner is responsible for improvements to the half of the Olive Street right-of-way that is along the front of their property. Olive Street right now is an existing rural cross section. It doesn't have curb and gutters or sidewalks. So, at this time, the Petitioner would not be required to actually make the improvements, but they would have to contribute to their fair share of the cost. That would be based on their engineer's estimate that would be provided at Final Plat.

I just wanted to touch on the site engineering. The original concept plan that they had provided showed three detention basins. Because the ownership of the detention basins is transferred to the Village, this was not something that was desirable by the

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Village to have three detention basins. As was mentioned by the engineer, the site is relatively flat, but they have proposed a basin at a relatively low point on the site. The existing Village detention facility to the west could not be enlarged because of the high water elevation for that basin.

They had originally proposed 14 lots and one outlot for detention, but because of the slope of that detention basin for 14 lots, it required a retaining wall and a fence. That would, you know, because it would transfer back to the Village, it would add to the Village's maintenance expenses. Again, that was not something that was desirable. So, to address that concern, they eliminated one lot, so it's a 13-lot subdivision, enlarged the basin north and were able to reduce the slopes and get rid of the retention wall and the fence.

There is, as I mentioned, a retention wall along the north side of Lots 8 and 9, and the west side of Lot 8 and a portion of Lot 7. That retaining wall will be maintained privately by the homeowners.

I did want to touch on the fence along Williams Way. There is landscaping along that border. At this time, no fences are being proposed. But if a homeowner chooses to install a fence, Staff recommendation was that the fence be on the inside of the landscaping. I understand the Petitioner has expressed some concerns with that. I just want to point out to the Commission that it is difficult to enforce unique conditions on lots which would be, you know, if the fence were to be installed inside the landscaping, that would be a unique condition, too.

The last point that I wanted to mention on this site was the sidewalk connection. We were contacted by a resident and they had asked about the possibility of considering a public sidewalk between Christina Court and the Somerset Court subdivision between Lots 7 and 8. We asked the Petitioner to evaluate the feasibility of that sidewalk and they indicated to us that because of the grade transition, that sidewalk would require steps. It was not something, a public sidewalk was not something that they found desirable on private property, and they were also concerned about adding to the impervious surface because a sidewalk would add to the impervious surface for that lot.

I do want to point out that a new sidewalk with stairs but no accessible route would be a violation of the ADA, so that's not desired. But I do want to point out that if a sidewalk is to be installed, I mean they would have to provide an accessible route, and that's something the Village will have to look at.

To touch a little bit on the trees and landscaping on the site, they provided us with a tree survey for the site and identified a total of 1,370 trees on the site, 22 different species, but you know, only about 84 trees, six percent of the trees, were

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listed as being in fair, good or excellent condition. The remaining 1,286 trees were listed as either poor, very poor or dead in condition. Because of the grading, they will be removing all the, they are proposing to remove all the trees on this site.

During the review process, we had directed the Petitioner to explore opportunities for preserving trees on the periphery of the property, the north, east and the west side. The response they gave us was that, you know, these are low quality volunteer species and they are not exceptional trees that warrant exceptional, you know, preservation efforts. Staff agrees that because of the grading that would be required on this site, it will not be possible to retain those trees.

Just also to point out on their tree removal plan, they had indicated there are ten trees on the northwest border that they had indicated to remove, but those are actually trees that are on the Village's property on the detention to the west. So, they are not authorized to remove those trees. During the permitting, we will require that they delineate the property line with tape so that we know exactly where the property line is and which trees are on the Village property.

We did ask that they incorporate, from the initial iteration of the landscape plan, we asked that an additional 34 trees be incorporated into the site plan including trees along the detention basin to shift them. These would be a mix of deciduous shade trees, evergreens and ornamental trees. I do also want to point out on the location map that, as you can see, there are a lot of trees on the site but there are also trees on the western border of the site on the Village's property, which would provide a screen and a visual buffer.

This is the landscape plan. You know, there are 22 parkway trees on the plan, there are 17 trees that are provided along the detention basin, and the remaining 65 trees are provided on the 13 lots. It's an average of five trees per lot.

I just want to quickly go through some of the proposed zones. This obviously isn't a full slide here, but they did go before the Design Commission on March of this year to review the general architectural designs and exterior material packages. The Design Commission did approve the general architectural designs and the material packages. The requirement was that they would have to seek final design review approval for each individual home when they came for permit through the administrative review process. So, there will be a second review there.

Just a couple of pictures of the site. You can see Olive Street here and a couple along Williams Way. As you can see, the frontage portion of the site doesn't really have a lot of trees.

That being said, the Staff Development Committee does recommend approval of this Preliminary Plat of Subdivision subject

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to a number of conditions, those being approval of the Final Plat, that Lot 1 will not have access to Olive Street. Lots 9 through 13, both inclusive, will not have access to Williams Way. There are a couple of contribution ordinances for the connection to the storm sewer from 1991. Prior to Final Plat, they would be required to pay for their fair share of improvements to Olive Street, incorporating additional landscaping along the retaining wall just for where there are some gaps in the landscaping in the plans presented. We did have the condition that any fences along Williams Way be installed inside of the landscaping to maintain that street scape. School, park, and library contributions are required prior to the issuance of a building permit. They must comply with all applicable federal, state and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Thank you, Latika. Do we have a motion to include the Staff report into the public record?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: With a voice vote, all in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. Okay, now we will have the Commissioners ask their questions. Commissioner Jensen, would you like to start?

COMMISSIONER JENSEN: Yes. At this point, I'll just ask a couple of questions and then I'll hear the audience before asking perhaps some further ones.

I'm not sure I fully understand as you went through this the issues. So, the major variation we're asking for is to deal with the double frontage here. What exactly is the issue there? And the solution that we worked out is satisfactory to the Staff, so I wish you'd kind of explain to me what the issue was and why you're happy with what has been worked out.

MS. BHIDE: Sure. In general, I mean this is a requirement in the Subdivision Ordinance that doesn't allow for double frontage lots, and the idea being that, you know, when you have double frontage lots on two streets, you don't want homes ending up with the rear yards either ways. So, in this case, you know, there were a couple of things we did. One was restricting access for those homes, in this case, Williams Way is not within the jurisdiction of the Village of Arlington Heights, but also by providing landscaping screen so that the street scape along Williams Way is not being --

COMMISSIONER JENSEN: Okay. At this point, I think I'll just pass and, as I said, after the audience ask their questions I might have some more.

CHAIRMAN LORENZINI: Commissioner Warskow?

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COMMISSIONER WARSKOW: Some questions about the landscaping. So, the native plantings that you have in the detention, that's all Illinois natives?

MR. KROGSTAD: We have not yet specified that, that would come at final. But typically, we will use things that are native and we'll find a mix that would, we have to look at the final hydrology to determine what those plants are but try to stay with the natives.

COMMISSIONER WARSKOW: Okay. And the shade plants that will be along the back of all of the properties, do any of those trees reach heights that would actually provide shade to the home?

MR. KROGSTAD: The shade trees that we're proposing, yes, they will reach an ultimate size of, you know, probably 40 to 60 feet. I mean it does take time obviously, but they will.

COMMISSIONER WARSKOW: Okay, okay. I noticed only one plan that had optional patio. Is there any patio consideration to any of these homes?

MR. MURPHY: Yes, a lot of the plans have patios, sunrooms, morning rooms, things of that nature that we add on per customer choices and things of that nature.

COMMISSIONER WARSKOW: Okay, and that stays within the impervious surface code?

MR. MURPHY: Correct. Yes.

COMMISSIONER WARSKOW: Okay. So, if they didn't add it at the time of building, Latika, if they decided at some time later they wanted to add like a concrete patio, they would have to come and get a permit?

MS. BHIDE: That's correct. It comes in for a building permit, and at every permit issuance we recalculate what the impervious coverage on the site is and make sure that it meets the code, and then approve the permit.

COMMISSIONER WARSKOW: Okay. That's all the questions I have for now.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I have a couple of questions. Latika, could you go through the sidewalk issue again with Lot 7 and 8?

MS. BHIDE: Sure. So, we received, per request from a resident in Somerset Courts that said that we should ask the developer to explore the possibility of a sidewalk that connected Christina Court with the sidewalk on Marion. We directed the Petitioner to do that, and what they indicated to us was there is a differential in grade there. So, with the grade differential, and there is a portion of the retaining wall on that west side of Lot 8 and portions of Lot 7. So, any sidewalk between Lots 8 and 7 would have to bisect that retaining wall and would require some steps.

COMMISSIONER ENNES: So, this is at the very north?

MS. BHIDE: At the very north, northwest end of the

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site. When we checked with the Village's Disability Coordinator, they said that a sidewalk with steps but without an accessible route, a new sidewalk would not meet the ADA requirements. Not to say that they could not provide a sidewalk that would have a ramp, but an accessible route, but that was not something they have explored.

COMMISSIONER ENNES: The idea of this was to connect Christina Court to this adjoining sidewalk?

MS. BHITE: That's correct.

COMMISSIONER ENNES: Okay. Mr. Adams, if I could ask you a couple of questions? In regard to the detention pond?

MR. ADAMS: Yes.

COMMISSIONER ENNES: Will this be always dry or should it be wet? I noticed in your drawings --

MR. ADAMS: Well, it's going to be, basically it is going to have two to three inches of water in the bottom unless, after a rain event, the outlet is set three inches above the bottom. So, what we're trying to do is just keep it moist enough to keep the plants, the native plants wet, but we don't want them to drown. So, we're just keeping a modest amount of water in there. That could evaporate, the deep-rooted plants could absorb some of it.

The whole idea of the state-of-the-art detention is to infiltrate. We're not longer building these wet ponds with clay and trying to keep the water out of the ground, we want the water to go in the ground. So, this is, so in general, the only time you're going to see this pond blue will be right after a storm event when it could go up, you know, in a 100-year event, I know everybody thinks that they happen everyday, but in a 100-year event, there would be about not quite four feet of water, about three-and-a-half feet of water in here, but that's the high water. So, typically, the amount of time, which this will be holding water is relatively short, and it's just generally going to be a green bottom.

COMMISSIONER ENNES: About how deep is the plan?

MR. ADAMS: From normal water to the bottom is about three inches. The pond from high water to bottom is about 3., I can tell you exactly, about 3.7 feet or something like 3.6 feet.

COMMISSIONER ENNES: And from --

MR. ADAMS: About the same, about the same. We're controlled by a storm sewer on Olive, a very shallow storm sewer. So, that controls our outlet. We can't go any deeper than that. We do not want to do what they did at Aldi. At Aldi, they put a pond down below-ground and then they have a lift station pumping the water out. So, forever they have to pump water. You know, we much prefer gravity to accomplish the water leaving our site.

So, we're controlled by our outlet. We're controlled by the elevations around the perimeter, so we can only go so high. So, what we've done is we have established all the catch basins,

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I don't know if you noticed, but on the engineering there is a catch basin at about every other lot, and that's so that we can have, the catch basins all have to be right at or slightly above the high water level, so the water will be backing out of the catch basin when the pond fills up. And so --

COMMISSIONER ENNES: By a catch basin, that's a drain in the backyard?

MR. ADAMS: It's a drain, it could be an inlet or a catch basin in the backyard.

COMMISSIONER ENNES: Storm drain that is going to go the --

MR. ADAMS: In the backyard. It's going to all collect and go to the detention basin. If you want me to, I can touch on the, basically the site, at the north end of the site, the ground is very low where when they built the Aldi pond, they started at the property line and they went up and built a berm. The very northeast part of this property is lower than even the retention pond the Village has. So, that northeast property is pretty low. We cannot connect that very northeast part of the property into our detention pond because it's too low.

So, that's why we're putting the retaining wall around those northerly lots and along the west edge, and so that retaining wall is the reason that we can't have a sidewalk connection between those lots because our lot is up here, the natural ground of the Village's property is down lower. That's the area where the Village has a few trees that they're concerned about that they want to save. So, we're saying we can't fill up that area, so we've put a wall in there so that all, you know, 98 percent of our property all drains to our retention pond. Only that little bit between the retaining wall and the property line is going to drain into a storm sewer on Williams Way and come down.

COMMISSIONER ENNES: Not to mention that you wouldn't really want a sidewalk on private property.

MR. ADAMS: I don't think it's a good idea. I'm 99 percent sure the people who'll buy that home wouldn't want a sidewalk next to their house. But there's a physical issue, you know, there's a grade issue.

COMMISSIONER ENNES: Thank you very much.

AUDIENCE MEMBER: May I add a comment about those two lots?

CHAIRMAN LORENZINI: No, we're going to have public comment later.

AUDIENCE MEMBER: Got to keep track of all the notes then.

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

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CHAIRMAN LORENZINI: Commissioner Green please?

COMMISSIONER GREEN: Latika, I have just a couple of questions with these double-loaded lots.

MS. BHIDE: Yes?

COMMISSIONER GREEN: You've got a green area of about 20 feet on the Williams Way pavement. Is that an improved street or is that just a country lane?

MS. BHIDE: No, it's not improved. There is no curb and gutter there.

COMMISSIONER GREEN: Is there a culvert ditch along there?

MS. BHIDE: No.

COMMISSIONER GREEN: Not a lot, okay. So, when we talk about this landscaping, who normally would maintain that 20 feet of grass that is between the property line and the edge of the pavement in Mount Prospect?

MS. BHIDE: Prospect Heights. I believe it's the city of Prospect Heights that would maintain that because it's part of their right-of-way.

COMMISSIONER GREEN: From the picture you were showing there briefly at the end, it doesn't look like it's really maintained. I assume that's it?

MS. BHIDE: Yes.

COMMISSIONER GREEN: So, my question is, you know, I don't know where the grassy area comes from over here, is that proposed?

MS. BHIDE: That's, the picture on the right is Williams Way almost at Olive Street.

COMMISSIONER GREEN: That's where it flares out there, okay. So, the rest of it looks like the left-hand picture that you're showing us here.

MS. BHIDE: Yes, more or less.

COMMISSIONER GREEN: So, I guess my question is why would Prospect Heights decide to cut the grass there now when they don't, I mean after this project is in place, when they don't apparently cut it there in the past? And we have no control over that, I guess that's what I'm saying.

MS. BHIDE: That's correct.

COMMISSIONER GREEN: I don't have any other comments at this time.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Thank you, yes. I'm just going to kind of follow up, and the two concerns I have were actually the westerly and the easterly edge, just a few questions similar along Commissioner Green's question on the Williams Way. So, I guess I'll wait for a response to that.

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A little bit more on the western side though, I'm looking at the engineering and I guess my one concern would be to make sure, you know, I know we're grading the property to drain to the southeasterly part with the retention area. But how are we, I guess what measures do we have in place to make sure we're not overburdening accidentally the westerly detention pond that's already in place? I do see, you know, we have the retaining wall, Lot 8 coming down a little bit to Lot 7, a few catch basins look to be dragging that water to that northerly swale. But I don't see drainage lines running along the western lots to capture any water that might inadvertently overburden the existing detention.

So, my question would be how are we making sure that the existing --

MR. ADAMS: There is a, if you look at the engineering, does somebody have that plan? There is a catch basin between Lots 6 and 7. There's a catch basin between 4 and 5, between 4 and 3, between 3 and 2, and between 1 and 2. So, there is a catch basin in the rear of every lot along there except Lot 5.

What we have done is from the property line, we cannot obviously go onto the Village's property to grade anything. So, we started to grade at the property line, we come up as fast as we possibly can at the north end and build a little berm, and then drop back in and get into our catch basins. As we go farther to the south, the back side of the Village's detention pond will drain onto our property; instead of us draining to it, it drains onto us.

So, the west line really is, with the exception of one lot which actually we have a manhole at that corner, we could even turn that one into a catch basin or an open lid if we had to. So, we could have a drain on every lot line along the west property line. You probably wouldn't find that in very many subdivisions within the Village at all. So, that's the, the drainage that's there is accommodated.

Likewise, along the Williams Way, we have catch basins along there picking up those rear yards. As you would see, there are already, the swale line west of the Williams Way edge of pavement currently has catch basins picking the water up and carrying it underneath Williams Way to the east and it ties into a storm sewer which, goes from north to south. So, the area that we're proposing is to contain our 4.8 acres all on site, contain our water and accommodate everything into our drains and into our detention facilities. So, we really are not going to have any adverse effect to the Aldi pond, to the Williams Way pond, or to the Village's pond to the west.

COMMISSIONER CHERWIN: Thank you. Thanks, Mr. Chairman.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: Thank you. I had attended the

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previous presentation at the Plat and Sub meeting and I was concerned with a number of items. But I see that you really have taken care of the concerns we had as far as increasing the width of the Christina Court street. I assume you now have just the one retention pond rather than three, which was kind of a sticking point before. You even reduced the number of double frontage lots from six to five along Williams Way, and again I think you reduced the square footage of some of the homes. It looks like some of them were reduced by about 700 feet. So, I do commend you for that.

Just following up on Commissioner Green's comment about maintaining an area along Williams Way, who would maintain the retention area or detention area and the landscaping around not just the low point but the surrounding point? Who would maintain that?

MR. ADAMS: The detention areas within the Village of Arlington Heights are going to be maintained by the Village of Arlington Heights. That's the requirement.

COMMISSIONER SIGALOS: Then lastly, regarding the 84 trees that were deemed to be of fair, good to excellent quality, was there ever an overlay done on your master site plan showing where those 84 trees are located and if they could possibly be salvaged?

MR. KROGSTAD: We did not do an overlay. Based on all the factors that we've discussed, we couldn't save any of those trees, any of them. So, we didn't look specifically at one. I know, I can tell you that for the most part, they're either located in the detention area because they're, almost all of those are located in the top front third of the property, closest to Olive Street. So, that would either be in the detention pond area or on Lots 1 and 2, and because of again grading and doing the pads and stuff, they could not be saved.

COMMISSIONER SIGALOS: That's the 84 trees that are deemed to be in fair to good quality.

MR. KROGSTAD: Correct. Even though some of those are still poor species, they may have been a good quality Siberian elm, so even though they were, yes, they were deemed to be of fair, without disease or whatever, they're still not necessarily what we would consider high quality species. So, again, it was determined early on by looking at all the engineering and other issues that we really couldn't, you know, save those, so that's why we worked with doing the replacement of those trees with some oaks and hackberry and other high quality trees.

COMMISSIONER SIGALOS: Okay, thank you.

MS. BHIDE: If I could just add to that, Staff did do the overlay. We tried to look at where these good trees were and whether they were, you know, within the building pad or the right-of-way. Of those 84 trees, we actually identified 11 were buckthorns, so they're considered low quality trees. But of the 73 trees, 20 were

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outside the building footprint, roadway or detention basin. So, the remaining 53 trees were within areas that were not practical to be saved.

COMMISSIONER SIGALOS: Okay, thank you. That's all I have at this time.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Latika, could you a little bit slower explain to me the fence along Lot 9 to 13, the debate versus, the east versus west?

MS. BHIDE: Sure. One of the recommended conditions we have is that for those lots, at this time the Petitioner is not proposing any fences, they are just proposing a landscape buffer on that eastern boundary. We know though that, you know, over time homeowners do apply for permits for fences, and one of our recommended conditions is that the fence actually be installed on the inside of the landscaping or west of the landscaping so as to preserve the street scape along Williams Way. We have enforced, or added that condition in another subdivision that I know of at Hintz and Arlington Heights Road where we required no fences as well as fences on the inside of landscaping. So, that's where that came from.

COMMISSIONER DAWSON: What is your response to the Petitioner's request to move it to the west?

MS. BHIDE: I hear what they're saying that, you know, homeowners are more likely to maintain landscaping that's within their property. But I also know that specific conditions get hard to enforce, you know. I know now that these lots require fences or have specific fences, if somebody holds a fence permit for a board-on-board fence, I'm worried that the condition gets slipped. That being said, if the, you know, we would also have to track the condition that the fence be on the inside of landscaping. So, but we would defer to the Plan Commission on that.

COMMISSIONER DAWSON: I still don't know that I'm clear on that but I'll think about it while I'm listening to residents. We have no assurances that these new trees that are being planted, the landscaping that's being planted, the new homeowner could come in and level all of that if he chose, correct? There is no requirement that any homeowner will maintain those?

MS. BHIDE: That's correct, unless a condition was added or some sort of a conservation or tree preservation easement was added for these trees. But no, I mean, you know, once these are planted and if it's an individual homeowner, if they wanted to take down trees on their lot, yes, they have a right to take down those trees.

COMMISSIONER DAWSON: Okay. I have a question about the retaining wall to the north to anyone who wants to address that. Just a quick question. You stated, it's in your comments and I think

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you stated tonight that the retaining wall is placed on private property so it's to be maintained by the homeowner?

MR. ADAMS: That's correct.

COMMISSIONER DAWSON: I just want a clarification. So, it would be Lots 8 and 9 that would be responsible for the maintenance or are you intending to have a homeowners association?

MR. ADAMS: No, just Lot 8 and 9. The lots that the retaining walls are on are going, there's going to be a provision when they sell that property that they're going to have a retaining wall and that retaining wall is going to be their responsibility to own and maintain.

COMMISSIONER DAWSON: Okay. So, it will be known to them, they'll understand when they buy it.

MR. ADAMS: It will be a condition on the sale, yes.

COMMISSIONER DAWSON: Okay, all right. And then my last question, I don't know who would address this, but it's not necessarily with respect to removal of the trees, it's more so that it's in respect to what steps will be taken regarding the wildlife that currently live in the trees. It seems that the homeowners have raised this quite frequently. I don't know that they all entirely disagree that many of these trees need to come down. Maybe they do. But it seems that there's quite a bit of wildlife there and that's very upsetting to me. I want to know what's going to be done to preserve the wildlife.

MR. ISHERWOOD: You know, the wildlife species that you're referencing, I'm not entirely sure of. I think the landscape buffers, the additional trees, the high quality trees that will be planted will be provide for, you know, a kind environment for the said wildlife. You know, if we're talking bird and things of that nature, I think they still have a conducive environment especially with the naturalized bottom detention basin that's going to be created, that's going to be roughly 20,000 square feet. That will be a great habitat for wildlife to thrive in.

COMMISSIONER DAWSON: So, there's no plan in place in relation to when you're knocking down the trees on how to minimize the impact on the wildlife that currently exists there? You have a plan, you're saying that they might move back, but there is no plan in place with respect to how the trees are being knocked down and how the wildlife is going to be addressed at that time. That's what I'm hearing, correct?

MR. ISHERWOOD: That's correct.

COMMISSIONER DAWSON: Okay.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Mr. Adams, I've got a question about the detention. In Plat and Sub, there was a proposal to develop three detention sites instead of this larger one, is that correct?

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MR. ADAMS: You know, I don't, is that, I think that may be prior to my involvement in this project. Did we have three ponds ever that you can recall?

MR. ISHERWOOD: Yes. There originally was three detention ponds identified on our concept plan. One was at the north of the property, spanning the north of the property, and then there were two on either side of the cul-de-sac, all smaller in nature. The comments we received is we'd like to see those all aggregated to a single basin and we'd like that located along Olive Street because of maintenance concerns, maintenance ability for the Village to get in and maintain those.

One of the reasons, as Ron explained that one, we included the one along the rear detention is because that part of the property is so low. But instead of doing that, we raised the site at the north end and brought all the storm water to the detention basin at the southeast corner of the property.

COMMISSIONER DROST: Now, was it ever considered, and there's a, some of the detention now is to put individual detention on each individual lot rather than concentrating them into one big detention. Was that ever considered?

MR. ADAMS: No.

COMMISSIONER DROST: Could that have been done? Was that feasible?

MR. ADAMS: Not practically because the size of the restrictors would be the size of a straw. So, you can't have 14 little tiny ponds because in order to control the release rate, literally it just is not feasible.

COMMISSIONER DROST: Yes, I was just thinking from the standpoint of trying to diffuse the water and put these detentions in there and then helping to provide --

MR. ADAMS: I mean if you're talking about something like rain gardens and things like that?

COMMISSIONER DROST: Yes, that's fine, exactly.

MR. ADAMS: The issue is that you cannot provide the controlled release rate that's required on this development.

COMMISSIONER DROST: So, these are just basically --

MR. ADAMS: They're just, rain gardens are designed for the water to be absorbed over a period of time on the lot. There is somewhat of a decorative issue as well. There is some function to it but it would not provide the volume and the prescribed release rate that is being provided with this design.

COMMISSIONER DROST: Yes, I'm just thinking in terms of the aesthetic and then the issue with the wildlife and you know.

MR. ADAMS: Well, I think that a larger single facility with one single person maintaining it, with one single person saying I don't like this wetland on my property, I don't like my kids coming in

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muddy everyday from my own little detention pond on my block, I think that a single maintenance, single lot ration, it makes a lot of sense to have one location for detention instead of spreading it around to 11 different spaces because I'm not sure exactly where you'd even put it. I don't know if you'd want to take up the person's front yard or the person's rear yard or how you get all the water to it and so forth. So, I think that, you know, this is conventional yet state of the art as far as the storm water management.

COMMISSIONER DROST: Yes, I'm just, I mean I don't want you to reinvent this but I just want to know what the thought process was. And then Mr. Murphy, you're going to, you said that the price point would be about 850 average? They vary from 750 to a million, is that the idea?

MR. MURPHY: The price points will be from the sevens to nine range, yes.

COMMISSIONER DROST: Yes, and what's the neighborhood like as far as, you know, the pricing? Thank you, Mr. Adams.

MR. MURPHY: I don't understand the question.

COMMISSIONER DROST: Have you guys done a survey of the surrounding neighborhood as to what the value of the housing that exists?

MR. MURPHY: Yes, we've done an extensive market research on the community around the surrounding area, and then that's how we arrived at some of our price points and things of that nature, taking into account a lot of factors of, you know, new construction and some of the features that we're able to offer versus a used home, things of that nature.

COMMISSIONER DROST: Yes, and the question is do the used homes support the new home pricing?

MR. MURPHY: Yes.

COMMISSIONER DROST: I just wanted to know it went through that process, and these look like they're going to be nicely priced.

MR. MURPHY: Yes.

COMMISSIONER DROST: Okay, thank you. Joe, that's all.

CHAIRMAN LORENZINI: Mr. Adams, could you come back up? So, the overall drainage, is it safe to say that this site is designed like a bathtub, everything is going to drain towards the southeast?

MR. ADAMS: Yes.

CHAIRMAN LORENZINI: There won't be any spillover onto the other properties from here?

MR. ADAMS: No.

CHAIRMAN LORENZINI: So, it's designed for a 100-year storm?

MR. ADAMS: Yes.

CHAIRMAN LORENZINI: In a 100-year storm, how high will

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the water get in the detention pond?

MR. ADAMS: About 3.6 feet or something like that.

CHAIRMAN LORENZINI: So, all the way up to the top? So, it's big enough --

MR. ADAMS: Because there's this spillway that's higher and there's a topper berm that's higher. So, there's the calculated high water is about 3.6 feet or so.

CHAIRMAN LORENZINI: Which is about the depth of the pond?

MR. ADAMS: Yes. But then we have a spillway higher as a safety factor, and above that we have a topper berm that's higher than a spillway.

CHAIRMAN LORENZINI: Could you explain this slow release rate that was mentioned? The purpose of that is because of the existing --

MR. ADAMS: The Village of Arlington Heights has a standard release rate of 0.18 cubic feet per second, and the new Countywide Metropolitan Sanitary District storm water regulations now have gone down to 0.15 cubic feet per second release rate. This particular pond and this particular property has a release rate of 0.088 or 0.087. So, this is half of what Arlington Heights' normal release rate would be, for instance, with the pond next door. In other words, I'll just use round numbers, but if they had 100 gallons going in and ten gallons going out, under our plan if we have 100 gallons going in, we would have five gallons going out. So, we would have less water leaving our site, so we are storing more. Our pond is storing more and impacting the downstream less because our release rate is half of what it is of the pond directly adjacent to us.

CHAIRMAN LORENZINI: Okay. Now, as far as each individual lot goes, there's catch basins, sewer lines, storm sewer lines going to this detention area. Is there any possibility the lot itself, an individual lot itself could get flooded because of the amount of water that the sewer lines --

MR. ADAMS: The lots are all designed above the high water line, and the catch basins are all designed above the high water line. So, the houses are all up at least two feet. All of the houses that have basements will be served with a sump pump. The sump pump --

CHAIRMAN LORENZINI: I think you're missing the point of my question. My question is when it rains a 100-year storm, you're going to get so much water on a particular lot. That water has to be released into the sewer line and goes into the detention pond.

MR. ADAMS: Correct.

CHAIRMAN LORENZINI: Is that sewer line big enough to keep --

MR. ADAMS: Yes.

CHAIRMAN LORENZINI: Okay.

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MR. ADAMS: All of the sewer lines will meet the design requirements of the Village of Arlington Heights.

CHAIRMAN LORENZINI: And those sewer lines will actually allow for some additional storage, too?

MR. ADAMS: Right, but we're not allowed to take credit for that. But yes, they will.

CHAIRMAN LORENZINI: Okay. I've got --

MR. ADAMS: Maybe if we take credit, we can make our ponds smaller.

CHAIRMAN LORENZINI: That's okay. Okay, I've got a few landscaping questions. Let me refer to the handout you gave us on page 10, again going back to Mr. Green's question about you chose a nice grassy area, but my first question is if we put, you're putting the landscaping inside property line and so in the future we could possibly just be seeing the fence in the future, if everybody puts up a board-on-board fence. Just bear with me, so that's a possibility. So, the idea of putting these trees on the other side or the east side of the fence, like the Village is proposing, that would actually cut down, that would eliminate the possibility -- well, first, let me ask this question. If the trees were on the east side of the property line, who would maintain them? Because that would be on Prospect Heights.

MR. ADAMS: Right. Yes, we could not propose putting them, and first of all it's public right-of-way. Second of all, it's a different village, so that is not something we can consider.

CHAIRMAN LORENZINI: So, Latika, so if we did that, how could we enforce it?

MS. BHIDE: So, I think what we're saying is that the landscaping would be on private property, but the fence, instead of being right on the property line, it would be inside of that landscaping.

CHAIRMAN LORENZINI: Okay, so the people who bought these lots would be actually losing land in that case?

MS. BHIDE: That's true.

MR. ADAMS: Yes, and I guess just to reiterate that, they would not only be losing land but then they wouldn't be able to benefit from the landscaping that is in their own backyard.

CHAIRMAN LORENZINI: Okay. Now, how do we, again this is a nice picture but how are we going to, how do we assure that Prospect Heights is going to cut this grass and keep this area maintained?

MR. ADAMS: Well, I think the only way is through, I mean there is no way I guess other than being good neighbors that Arlington Heights can impose or force another village to maintain it. However, calls to the Village if they're not maintaining it I think would be certainly appropriate.

CHAIRMAN LORENZINI: There is no foolproof way.

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MR. ADAMS: Right.

CHAIRMAN LORENZINI: Now, on page 21, on the west side, again where would the, on page 21, where would the fence be placed in this case?

MR. ADAMS: On 21, that's the west buffer and so we're not talking about a fence there.

CHAIRMAN LORENZINI: But what if the property owners do put up a fence in the future? Could it go on the property line, Latika?

MS. BHIDE: If they wanted to, yes, they could go on the property line.

CHAIRMAN LORENZINI: Okay, all right. And then where the retaining wall is at on the north end, that depressed wetland area, who is going to maintain that area? Just north of the retaining wall.

MR. ADAMS: That would be the responsibility of the two lots there, and that's why instead of making, we're trying to do it as well maintenance as possible so that they don't have to, you know, be --

CHAIRMAN LORENZINI: And this wooden post fence, where do those go?

MR. ADAMS: The fence is on top. If you see that section, that sits --

CHAIRMAN LORENZINI: Oh, that's on top, okay.

MR. ADAMS: Right, it's on top of the fence as a safety issue.

CHAIRMAN LORENZINI: Okay. All right, that's all the questions I had.

So, next we'll go to the public and we'll start on my left side, your right side, in the front row and work our way back. Anybody in the first row who wants to speak? Please raise your hand and come forward. State and spell your name and the address please.

MR. GLASSMAN: I'm Ray Glassman, I live at 1037 East Talbot Street right up against the Arlington Heights wetlands and the pond. I've lived there since --

CHAIRMAN LORENZINI: Can you spell your name please?

MR. GLASSMAN: Glassman, G-l-a-s-s-m-a-n, 1037 East Talbot Street. I sent the letter that's in your packet to the hearing committee. I appreciate all of the feedback from the Commissioners.

My first comment is, since I've lived there for 15 years, we've had 300 or 400-year floods where the water comes all the way back on the existing detention pond. So, when I hear that, you know, it's only going to happen every 100 years, I've lived there 15 years, it's happened at least three times.

Along Lot 8 and 9, when I hear about retention ponds working, today when there is a big storm, the Aldi pond overflows. It goes across the low point on Lot 8 and 9 and it fills

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the Arlington Heights retention basin. So, whatever existing plan they had in place isn't working. I understand they're putting a retention wall, I'd recommend that they put something in it to maintain that wall, because otherwise, today the Arlington pond floods those two lots and then flows it down the pond, leading to some of the backups that comes in my yard. I had to build a berm to keep the water back after the first 100-year flood.

I also appreciate the statements about tearing down all the trees. I'd like to understand which of the trees they wish to maintain that are part of Arlington Heights along the wetland because when I hear statements like all of these are nuisance trees, well, we have 60-70 years of nuisance trees and it's a completely wooded back land, and now I'm hearing that they're going to level all the trees because it's going to be easier for the builder. When Glenn Davis built Somerset Court 1 and Somerset Court 2, they made him jump through hoops. They took five of the old growth trees, they moved them off of one of the lots where the trees were in the middle of the lot, they planted it on my property for the winter, they built the house, they moved them back. Sue Hendrix Tree Care was, Glenn Davis was mandated with doing that.

So, when I hear the builder saying they can't do it, it's impossible, I don't necessarily know that's true. I would like to see some of those 84 trees be maintained. I heard the builder say that there's 1,070 trees. That is an extremely wooded area, and regardless if they consider them nuisance trees or not wonderful species, it's a wooded area. I've heard that they're going to put 84 trees back, that's not even ten percent.

I'd like the Village Board to consider mandating the builder to have a higher number of trees to maintain that characteristic for that part of the property. It just doesn't seem right that you're going to have five trees per property right now when there's at least 20 or 30 on a similar area space.

Let me just go over my notes. I think that's about it. I'd like to see the Village challenge the builder to protect some of those trees. Bringing in bulldozers and getting rid of, and these are not all nuisance trees. I'm telling you that there are some old willow trees and some other really nice trees along the wetlands where all of the wildlife lives today. The herons land on the top tree which is clearly 34 and 50 feet. Even if we mandate the builder to put five trees back per property, it's going to take 20 or 30 years until the property starts looking like it does today with all the old growth trees.

So, that's my comments. Thank you, I appreciate the time.

CHAIRMAN LORENZINI: Thank you. Anybody else on the first row? Anybody on the next row? Next row? Anybody else on this

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side of the room? Yes, sir, come forward. State your name and spell it please, and your address.

MR. GIOVANNINI: I'm Rick Giovannini, 1026 East Marion Street. I am the person that recommended maybe there would be a new sidewalk connecting Christina Court and Marion. Could you put it up the one map showing closer to the site plan?

MS. BHIDE: Sure.

MR. GIOVANNINI: In the minutes here, I noticed that they said a sidewalk between Lots 7 and 8. I'm not talking about that, I'm talking about the sidewalk going between Lot 8 and 9, okay, and then going across the back of the property of 8, that big easement area there, and that connects right into Marion. That obviously would be a little bit more doable. The fact that that small piece of sidewalk between 8 and 9, there's plenty of area there to work with and then run along the back of 8 if feasible. I understand the ADA requirements, I'm respectful of those. But I talked to Mr. Enright yesterday in the Planning Board and he said there's probably, you know, we could do an elevated type of walkway.

My reasons for it and what I thought were the important factors is to give the families that are going to live in this neighborhood access out of Christina Court without having to go on Olive Street. All of us have driven on Olive Street, we understand there's no sidewalks for most of that portion of Olive. It's a very tight road. I was going down there today, I had somebody who must have been doing 50 miles an hour pass me. It's not an easy road to navigate walking or biking in any way.

So, I really think that, you know, without there being any traffic control all the way between Dryden, all the way down to Rand, that's going to be very difficult for those families to navigate. When we built our home with Glenn Davis 23 years ago this month, we had, at the time all the homes were done, probably over 30 children on our block alone on Marion. Those families with all their kids, the only access they're going to have out of there is to go on Olive Street. I do not think that's a very safe or a way that I want my kids to get out of the property. By allowing a sidewalk along the connection to Marion, now you've allowed them an easy access to the schools, the parks, the shopping, without having to navigate Olive Street.

Let's see. So, again, I think the connectivity also, this is going to be a new neighborhood. They're going to be there, why not give them the connectivity to our neighborhood in Somerset Courts? I think that will be a positive, a win-win for both neighborhoods as opposed to just putting up barriers and saying, okay, you're there, we're here. And yet again, the navigation for them out of there is going to be difficult on anything but a car.

So, lastly, I think to really consider that a

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strong option for the Village to do because years from now when that development is done a couple of years from now, I'm not trying to put fear in anybody, but if there should be an incident on Olive Street because of the fact that there is no access, easy access for people to travel by foot or bike, I just feel that we wouldn't want to reflect back on this evening that we had the opportunity to maybe really explore putting a connected sidewalk and avoiding and type of tragedy that could occur because if you go on Olive on any given day, it is not an easy street to navigate. You know, I walk and bike a lot and I do everything to avoid Olive.

So, I thank you for your time and really hope, you know, you'll consider that recommendation.

CHAIRMAN LORENZINI: Thank you. Let's go to this side of the room now. Anybody in the first row? Anybody in the next row? Yes, sir. State your name, spell it please, and your address.

MR. CHARBONNEAU: Hello, my name is Jim Charbonneau, C-h-a-r-b-o-n-n-e-a-u. I live at 1218 East Olive Street.

I've got three or four concerns I just want to voice. A few of them have been already mentioned but I want to reiterate them because there's a lot of residents to the west and to the south of the development that have a lot of shared concerns. One of them has been talked about quite a bit, but if you travel in that area during any major storm event, we've got a significant water management problem right now. The wetlands that are currently to the west of the development kind of sort of manage part of that problem. A lot of that water though coming south from the Aldi area creates a lot of flooding, and then all that stuff ends up going across Olive Street and, you know, puts like a foot six inches of water on all the houses across the street from us. At 1218 East Olive, we've been pretty fortunate so far but I know a lot of the residents in that area are very concerned that, you know, if we don't properly manage the flooding issues, that they're only going to make them worse.

Another issue I wanted to bring up was around, just generally it's been talked a little bit, about Prospect Heights and how we get them to maintain Williams Way, all of that area. I think from a budgeting perspective, it's something we'll have to think about, the additional retention area that Arlington Heights will be responsible for in addition to continuing the maintenance of the wetlands area to the west. As was mentioned earlier, there is a lot of trash, things like that in that area. We need maintenance.

A big item I've got is you talked a little bit about the wildlife and the wetlands area and the retention pond on the west end side. There's a lot of animals and birds there that are a big part of the neighborhood. We've got four different types of herons, which you don't see in very many areas of Arlington Heights, hundreds of ducks. We have owls, hawks, a lot of bats, a wide variety of birds

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including hummingbirds, muskrats, rabbits, et cetera.

One of the issues we have about reducing the number of the tree density in that area is the impact it's going to have in the wildlife. We've got a couple of coyotes in that area. By reducing the total volume of trees and cover in the development area, that's going to really compress the amount of space the wildlife has to create a habitat.

If you could go back to the landscape plan? I think there's a good slide that shows the, once you map out the footprint of the development, it's down one more slide. Yes, so if you look at this on the west end side, the amount of space that's going to remain for the Arlington Heights Village portion of that property around the wetlands would shrink significantly. The concern is, you know, you're going from a large piece of property to the very small sliver of land between where you have the pond and all that. Unless there's, you know, a strong effort made to put a lot of trees in that area for the birds, ground cover for the different animals, you know, we'll lose all of that character in that neighborhood and it will probably impact, you know, what is existing in the wetland.

The last thing I wanted to reinforce was really about the safety, too. You know, one of the things that the developers were talking about is having a sidewalk system within the development, opening up into Olive Street. My wife and I are relatively recent residents, only been there for a couple of years, but the Olive opening up onto Rand is a pretty busy intersection. It's not a fully improved road, very difficult from a pedestrian standpoint to walk there. A few accidents have been on that intersection with Rand Road. You know, we have a lot of concerns that without having some sort of sidewalk or some sort of access for that area, you know, it's difficult for kids to get to high school, to get to church, et cetera, in that area.

Thank you. Those are my concerns and I appreciate you for letting me talk.

CHAIRMAN LORENZINI: Thank you. Anybody else in that row? Yes, sir. What's your name, spell it please, and your address?

MR. HILL: Russell Hill, H-i-l-l, 1041 East Olive Street. So, we back up, we're actually neighbors and we back up right onto the cul-de-sac on Talbot, really directly on the west side of the wetland. I just wanted to follow up on a couple of comments that were made earlier.

The sliver of land that's on the west side of the proposed development, from the end of that property down to the wetland, as I understand it is owned by Arlington, will continue to be owned by Arlington Heights. On that sliver of land, there are many, many trees. So, my question is are the trees that are on the Arlington Heights land that butt right up against the wetland, are those trees under the proposal to be eliminated? Because those trees I can tell

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you are beautiful. They're in full bloom and that's where, you know, a lot of the wildlife resides. If they are on Arlington Heights land, it doesn't seem logical that you'd want to eliminate those trees.

CHAIRMAN LORENZINI: Latika, you can answer that?

MS. BHIDE: Correct. They are not authorized to remove any trees on the Village of Arlington Heights property.

MR. HILL: Pardon me?

MS. BHIDE: They are not authorized to remove any tree that is on Village property.

MR. HILL: Okay. So, the thousand plus trees that are proposed, are you saying that there are a number of trees that are going to remain on the west side of the proposed development that will not be taken down?

MS. BHIDE: That's correct. Any tree that is on Village land will not be touched.

MR. HILL: Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else in that row? Next row, anybody? Anybody else on that side of the room? Okay, if not, we'll now close the comment period and we'll go back to the Commissioners for final deliberation. Commissioner Jensen?

COMMISSIONER JENSEN: Yes. Just that, and mostly this will be for Latika probably, do we have any authority to have the developer do more than manage the water that is on their property? Isn't our obligation as a Commission to make sure that they take care of their water and it goes into a storm sewer?

MS. BHIDE: That's correct.

COMMISSIONER JENSEN: But we really don't have any authority because there's flooding around the area because that relates to pieces of property we're not deliberating on, is that correct?

MS. BHIDE: That's correct.

COMMISSIONER JENSEN: And I guess I would also ask the question that's been raised a couple of times, I think people were arguing for having the equivalent of a natural habitat or a state park on this private property. What authority if any does the Village have in trying to get them to maintain the same forest-like nature of this property? Do we have any authority whatsoever?

MS. BHIDE: Right. So, as the landscape planner for the Village has calculated, they do meet the replacement requirements according to the ordinance. Beyond that, I don't think we can mandate that they have a wildlife preserve there.

COMMISSIONER JENSEN: It does seem to me that they, the way they are planning their wetlands will try to accommodate species, maybe not exactly the very same, but species that will return to that area. But the Village has no authority to have them do anything in terms of handling the various species and finding a way to take care of them while we grade the area, is that correct?

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MS. BHIDE: I don't believe that we do.

COMMISSIONER JENSEN: Okay, I just want to be clear on what our obligation as a Commission is. Thank you.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. Would I like to see it remain a wooded lot? Yes, I'm just that kind of person who likes to enjoy the outdoors. But this is private property and we cannot mandate that somebody can't build on a private property. That's what our codes and regulations handle is trying to make use of the private property to benefit everybody in the Village which I think they've made a valiant effort in trying to do that.

I'm especially appreciative of the design of the detention basin. It is state of the art and it is going to maintain not only storm water management but storm water quality. So, whatever we're feeding back into our natural rivers and streams are going to be cleaner because of the landscaping that you put in there.

So, I'd like to reiterate that I'd really like to see native plants put into that area. It will help the Village maintain because those native plants will survive better than anything else, and it will, because they're native they're going to do their job much better. I am supportive of this subdivision.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Yes, just one little comment in regard to this sidewalk issue. If a sidewalk was going to come between lots, is it at the north end, 8 and 9? Is that, and I'm referring to the correct two lots, 8 and 9. If it was to come through that little piece, would we be talking about having the sidewalk then run along the easement of, I think this Lot 8? Which would seem to be quite an encroachment on that property. I mean it's nice to connect neighborhoods, I can understand that, and the other alternative would be to run that sidewalk on, what, off the Aldi detention pond? The perimeter of that.

MS. BHIDE: Right. The Aldi property is in the city of Prospect Heights.

COMMISSIONER ENNES: Okay, so we can't.

MS. BHIDE: So, we can't go there.

COMMISSIONER ENNES: So, it would seem like a nice alternative but putting a sidewalk on that northern lot line of Lot 8, would that, that would limit the development of the lot, right?

MS. BHIDE: Correct. I mean that would be, it would be a public sidewalk that would be located on private property.

COMMISSIONER ENNES: Right. I don't know, it would be nice but I can't see encumbering the developer. I mean if they wanted to do it, that would be their option. It would seem that it would restrict the size of the house that could be on that property. That's my only comment.

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CHAIRMAN LORENZINI: Commissioner --

MR. ADAMS: I would just like to address that. I know it seems --

CHAIRMAN LORENZINI: That's okay, that's all right.

MR. ADAMS: Okay, it's an elevation problem.

CHAIRMAN LORENZINI: Okay. Commissioner Green?

COMMISSIONER GREEN: No, I was just going to follow up on the sidewalk. We just don't put public sidewalks on private properties. It's a liability that the homeowner does not want. So, unfortunately, that I don't think can be accomplished here.

The other issue of course is that if there was a sidewalk added to Olive Street, we could by special assessment get the neighbors together and we could have that street improved. So, there is an alternative solution to the fact that there's no sidewalks on Olive. It's just that everybody would have to pay their share.

The issue of the double-loaded lot is just harder for me to accept. I just don't like them. But if we are going to have this, then I think the fence should be to the east. In other words, the fence should be on the property line and the landscaping that is owned by the private owners is on their property.

I live and go by the Arlington Heights and Hintz Road subdivision that backs up on Arlington Heights Road where they pulled the fence in and put the landscape out, and that's a mess. It is not a good idea to do that because the homeowner will not, they built these fences with no gate and they can't get over to maintain their own property. So, it's been a mess since day one. So, I would agree, put the fence on the line, put the landscaping on the property of the homeowner and they'll be more apt to maintain it. And that's my only comment.

CHAIRMAN LORENZINI: Thank you. Commissioner Cherwin?

COMMISSIONER CHERWIN: Thank you. Yes, you know what, I won't, I think Commissioner Ennes addressed it and Commissioner Green addressed the issues I had. I thought the sidewalk, you know, in concept is good but probably not viable. I'd say that the Petitioner's proposal for a restriction on the type of fence seems reasonable to me. So, I would also echo Commissioner Green's sentiment on the fence and also say that I think that's a reasonable proposal.

I guess my other concern on that side is that we try to work to resolve, if we try at least to plan on how we would make sure that that Williams Way right-of-way, whether it's some sort of letter of agreement of whatever, but I think we should have some idea of how that's going to be addressed, that strip of right-of-way where regardless of the fence or any type of nice landscaping we put is not going to look very nice if it's not addressed. So, I would just ask to do that.

The other thing that I'd like to follow up on, we

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talked about the retaining wall to the north, and Latika, if you have an answer, my only concern there is, you know, it's important to maintain the structure of that retaining wall. If we have shared responsibility among several lots for essentially an integrated retaining wall, what is the practicality of ensuring that citizens on several lots would maintain it to the standard required for it to meet its purpose? And do we have examples of where that's failed or how that even, obviously if there's a common issue, the community or the association would deal with it. We don't have that here.

So, my only question would be are there any sort of shared arrangements that we can put in place to make sure that we don't lose the retaining wall --

MS. BHIDE: In an answer to your question, I do not know of another example where there is a retaining wall that's privately maintained or, you know, a structure that's privately maintained. I will let the Petitioner address the question. I don't believe a whole lot of maintenance would be required, but I will let the engineer address that.

MR. ADAMS: The type of wall that we're proposing is a segmental block wall, like a keystone, you've probably heard of that name. They basically are concrete blocks that are built to a specification. They're constructed to, they have a plane underneath them, they have drainage behind them. They're constructed to where, I would imagine that their life span is dozens of years. I can't, I mean, you know, I have them at my home and they've been there ever since I've been there. So, the amount of, you know, they're not the railroad tie walls of, you know, ancient times. These are what's used around detention facilities fairly often and in other instances where there's grade differential.

COMMISSIONER CHERWIN: Thank you. I'm comfortable with the structure of the wall. Just, like I said, at some point when it does have to be maintained, getting several people to go on the same direction may be something that Staff wants to consider, that's all. Thank you.

MS. BHIDE: Okay.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I just have two more last questions. One is along the lines of this retaining wall. By building up that north end of this site, is that going to affect the storm water runoff from the property north and surrounding areas that would normally run southward?

MR. ADAMS: No. The idea is that when they built the Aldi pond, they started at our property line, our north property line, they started at the grade that was there, they went up and built a berm and then they went back down into their pond. So, they basically, when they built that berm at the Aldi, they blocked our drainage. So, our

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drainage used to go into that area. They artificially created a berm, go up, over, and back down.

So, we have a small area back there that would be below our high water. So, if we connected that water to our pond, and pond started to fill up, it would fill up that area. So, basically what we're trying to do is isolate that tiny little area along the north property line and not tie that into our detention facility because it's too low. The top of our wall is at elevation 86. The bottom of the wall is 81.5. Our high water is 84. So, we can't tie it in to our facility.

Again, from an elevation point of view, the existing ground there is about 81.5 to 82, and the top of the wall is at 86. It's much higher. When you come off of the cul-de-sac, the eyebrow on Somerset and Marion, that elevation is about close to 85, and then immediately from that it drops down to 82. So, there's a three-foot drop-off at the end of that cul-de-sac, and then that land is flat. So, what we're trying to do is just isolate that very top end.

So, you know, some of the residents said that the Aldi pond is filling onto this property. Based on the elevations that I have, I think it would be very difficult unless there's a breach in the berm somewhere, or there's something, because that berm is significantly higher than our property line. So, I don't know exactly how that's happening.

There is a low area north of the existing detention pond that's part of the subdivision to the west. They have a small area between the eyebrow of Somerset Court and Marion that is below the curb and below the pond high water, below the pond berm. It's that area where there's a handful of trees that was mentioned earlier that the Village wants to save and they want us to make sure that when we run our water main through there, that we will have the alignment of the water main to protect the existing trees.

CHAIRMAN LORENZINI: Does that answer it, John?

COMMISSIONER SIGALOS: Yes.

CHAIRMAN LORENZINI: Anything else?

COMMISSIONER SIGALOS: Just one last comment. You stated earlier that the Village of Arlington Heights would be responsible for maintaining the lawn area and landscaping around the detention pond. Would it be inconceivable that they would maintain their strip of lawn to the east of the fence along Williams Way between Williams Way and the east parking lot? It would be if they're going to be maintaining this retention area outlot --

MS. BHIDE: If it is not within the Village jurisdiction, I don't --

COMMISSIONER SIGALOS: I understand that, but I mean just as a common sense thing because I don't see Prospect Heights

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maintaining it. From what it looks right now, it's going to continue to look that way.

MS. BHIDE: I can follow up with Public Works on that.

COMMISSIONER SIGALOS: I just thought I'd just throw it out there as a comment that maybe the Village could maintain that. That's in conjunction with maintaining the retention area. That's all.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: With respect to the fence, the elevation of the fence, I think it makes more sense for the fence to be located on the east along the lines of what Commissioner Green said. It seems to me to put it on the west is just going to create issues for the homeowner. Plus, as I pointed out, the homeowners could all bring down those trees unless we put something in place that says that they can't. Since no one has really been talking along those lines, maintaining a sight line is less important to me than making sure it's properly placed so that I think the trees would be in better position for the families to enjoy them and want to keep them as part of their backyard. So, I'm more in favor of the east.

With respect to the wildlife, my only, you know, I think that the plan that's put in place here, just along the lines of what Commissioner Warskow said, the detention plan is great and I do see that many of the wildlife that live there now will move back and find that that's a great location for them. That being said, I think that there might be, I'm not an expert on birds by any stretch of the imagination, but there might be just steps that could be taken to minimize it. For example, I was hoping one of the things you were going to say is that we're doing construction in the fall and there will be less impact because the birds won't be nesting and laying their eggs and that, but you didn't jump on that.

So, anyway, you know, we can't guarantee when the construction will happen. It's not in anyone's hands. But I would just say that if it does get bumped out of the fall and we are talking about spring, you know, there's going to be lots of birds with nests and eggs and, you know, if there is something that could be done, just think about it. That's all. I'm not asking for extreme measures to be taken and, you know, but if it's in the fall, it could really minimize impacts.

But I would also say that the neighbors that are concerned, there's things that you can do as well. So, don't completely, if you're concerned about the wildlife, don't just expect it to be all the builder's responsibility. There's steps you can take. Go online, research what can you do. Can you put things in your yard? Can you help the wildlife as well to be as much preserved as possible while the construction is going on so that the wildlife can then move back when the construction is complete?

But besides that, I think it looks like a

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beautiful project. You've really put a lot of thought into it. I think you've addressed the water issue. The residents may not agree, but I think that you've gone into lots and lots of detail, and obviously Staff is satisfied with the work that's been done. So, I think it looks like a great project.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes, two comments. One is on the fence issue. I would take the position opposite of Commissioners Green, Dawson and Cherwin. I think that by locating or potentially locating the fences to the east, that wouldn't dissuade fence building. I have had some experience living in a subdivision in Arlington Heights where we had a no-fence provision. It really adds a lot to the vistas that you have in a subdivision. This would sort of encourage the woodland look and it would be, again, I think more aesthetically pleasing because it would discourage the fence building.

The other point that I would make is I would probably nominate a committee right now, Mr. Glassman, Mr. Hill and Mr. Charbonneau, to engage the developer and review some of the trees that would be on the hit list and perhaps have some meetings, because there have been precedents before where, although it's not required by code to maintain a certain population of trees, that sometimes developers in their enlightened self-interest can look at it and make it more marketable if they do create and maintain the kind of environment that they have. That would take the Village out of it and place it within the responsibility of the people that live in the neighborhood and that wants to work on the development in place. That's my comments.

CHAIRMAN LORENZINI: Thank you. Just a clarification, Commissioner Drost, you're recommending no fence on this site?

COMMISSIONER DROST: Well, I would take the position as they were originally proposed in the Staff report.

CHAIRMAN LORENZINI: Okay. Latika, a question for you. Item 7 talks about additional landscaping. Does that cover the additional 34 trees you mentioned?

MS. BHIDE: No, this is, we wanted to make sure that there were no gaps in the landscaping along the retention wall and on one side of Lots 8 and 9. I think the Petitioner has agreed to add landscaping to fill those gaps. So, this is not those additional trees.

CHAIRMAN LORENZINI: Okay, all right. That's really all I have. Any other discussion or do we have a motion?

COMMISSIONER JENSEN: It seems to me, you need to, before we go to the full motion, determine whether we're going to put the fence, if there is one, inside or out. I guess I would speak to the position that Commissioner Green put down, I think it would make more sense to have the fence outside and the trees inside. So, I think you need to determine that before we know what the regular motion is.

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CHAIRMAN LORENZINI: Well, whoever wants to make the motion can make that change.

COMMISSIONER DAWSON: Yes, make the motion however you want it.

COMMISSIONER WARSKOW: Are we also requiring that it be the wrought iron that they are proposing?

COMMISSIONER DAWSON: I don't think Staff required that.

COMMISSIONER WARSKOW: No, that was their recommendation in place of Staff's request for inside of the landscaping.

COMMISSIONER DAWSON: If you want to make that motion.

COMMISSIONER GREEN: How would we ensure that the homeowners would go along with that? How would we do that? I mean is it --

COMMISSIONER DAWSON: I would just have concerns. Are we now going to talk about the spacing of the wrought iron? It just kind of gets a little extreme to try to dictate to the homeowner what kind of fence they have to put up.

CHAIRMAN LORENZINI: I mean I think I would just --

COMMISSIONER DAWSON: I would suggest to whoever is going to make the motion, just make the motion the way you want it and we go from there.

COMMISSIONER SIGALOS: Can I ask? Earlier you stated that this fence would be a wrought iron type fence. Is that being proposed to be built by you at the time these 13 homes are developed?

MR. ISHERWOOD: No, we are not proposing any type of fence. To clarify, we would be in favor of no fence restriction at all. We did not care for the recommendation that they be on the, kind of inside of the lots for the reasons previously stated, and so that was our alternative solution. But we'd prefer no restriction relative to fences because we'd like to convey as many property rights as we can to our future home buyers, not restricting them.

COMMISSIONER SIGALOS: So, it really determines that where you put the landscaping, that you would put it on the property line so that the fence could be put on that property line in the future.

MR. ISHERWOOD: The landscaping all proposed today is off of the property line which would still maintain, they would still have the freedom to put the fence on the property line. That homeowner would still also maintain the freedom to put the fence on the inside of the landscaping if they so chose. It would be up to that individual homeowner to determine where that fence ought to go. They would apply to the Village of Arlington Heights for a fence permit and that's the process they would go through.

COMMISSIONER SIGALOS: I understand. Thank you.

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COMMISSIONER ENNES: So, Latika, is Staff recommending this fence be put in?

MS. Bhide: We were not recommending a specific type of fence.

COMMISSIONER ENNES: But you're recommending that a fence be put in?

MS. Bhide: I think we were anticipating that in the future homeowners would likely request a fence permit. In that case, it would be located on the inside of the landscaping. So, we understand the developer is not looking to install a fence now, but we were just anticipating the future.

COMMISSIONER DROST: We're not requiring a fence.

MS. Bhide: No.

COMMISSIONER DROST: It may even be fence-less.

MS. Bhide: Yes.

COMMISSIONER DAWSON: So, we can strike number 8 in the motion is what she's saying.

COMMISSIONER WARSKOW: Yes.

COMMISSIONER DROST: You could just get rid of it.

COMMISSIONER DAWSON: Get rid of the number 8.

COMMISSIONER ENNES: Thank you.

COMMISSIONER DAWSON: All right. So, I'm just going to go ahead and make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-001, a Preliminary Plat of Subdivision to re-subdivide two parcels into 13 single family lots and one lot for detention; a Variation from Chapter 29, Section 29-307F, which prohibits double frontage lots to allow Lots 9 through 14 (both inclusive) and the detention outlot to be double frontage lots.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff report dated May 7, 2015:

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of a Preliminary Plat of Subdivision to subdivide the existing zoning lots into 13 single family residential lots and one outlot for detention. This approval shall be subject to the following conditions:

- 1. Approval of the Final Plat of Subdivision.**
- 2. Lot 1 shall not have access to East Olive Street.**
- 3. Lots 9 through 13 (both inclusive) shall not have access to**

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Williams Way.

4. Prior to Final Plat of Subdivision approval and pursuant to Contribution Ordinance #91-031, (Parcel 03-20-401-015, 1306 E. Olive) the Petitioner shall pay a contribution of \$9,500 for the connection to the storm sewer on Olive Street.
5. Prior to Final Plat of Subdivision approval and pursuant to Contribution Ordinance #91-031 (Parcel 03-20-401-016, 1310 E. Olive) the Petitioner shall pay a contribution of \$9,500 for the connection to the storm sewer on Olive Street.
6. Prior to Final Plat of Subdivision, the Petitioner shall be required to pay for the improvements in cash escrow for their share of improvements to Olive Street based on their engineer's estimate to be provided.
7. Additional landscaping must be incorporated along the retention wall on the north side of Lots 8 and 9 and the west side of Lot 8.
8. School, park, and library contributions will be required prior to the issuance of a building permit for each new lot.
9. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER SIGALOS: I'll second that.

COMMISSIONER JENSEN: A question before you vote on it.

Do we have a Lot 14, which is what is referenced here? Or do we only have 9 through 13?

MS. Bhide: It's a typo, it should be 9 through 13.

Thank you.

COMMISSIONER JENSEN: Okay.

CHAIRMAN LORENZINI: Any other comments?

COMMISSIONER ENNES: Is the detention pond a lot?

MS. Bhide: It's an outlot, so it doesn't have a number 14, the detention outlot.

CHAIRMAN LORENZINI: Okay, can we have a roll call vote?

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye with comment.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. Bhide: Commissioner Jensen.

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COMMISSIONER JENSEN: Yes.

MS. BHIDE: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. BHIDE: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. BHIDE: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes.

COMMISSIONER DROST: The comment is to reiterate the point of maybe some of the residents contacting Mr. Krogstad or the appropriate individual in the developer's organization to see what they can do to save some of those trees, to also try to maintain that wildlife preserve aspect of their community to the extent that it makes sense for both parties.

CHAIRMAN LORENZINI: Okay. You received a unanimous approval, but this is only a recommendation. The Board of Trustees has the final say-so. Is there a date that this is going to go to the Board of Trustees?

MS. BHIDE: No, I will follow up with the Petitioner.

CHAIRMAN LORENZINI: All right. Well, thank you everybody for attending. If you have any other discussions, if you want to pick up your books, that's fine, if you have any discussions, would you take it out to the hall as we have one more public hearing to do?

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 9:30 p.m.)

June 1, 2015

TO THE PRESIDENT AND
MEMBERS OF THE BOARD OF TRUSTEES
ARLINGTON HEIGHTS, ILLINOIS

Property: Christina Court Subdivision
1306/1310 E. Olive St.
Arlington Heights, IL 60004
DC#15-025

Petitioner: Jon Ishwerood
K. Hovnanian Homes
1804 N. Naper Blvd. Suite 200
Naperville, IL 60563

Request: Approval of the general architectural designs and exterior materials packages for new single-family homes at the proposed Christina Court Subdivision.

On March 31, 2015 the Design Commission met to review the general architectural designs and exterior materials packages for the new single-family homes at the proposed Christina Court Subdivision.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED GENERAL ARCHITECTURAL DESIGNS AND MATERIAL PACKAGES FOR THE NEW SINGLE-FAMILY HOMES FOR CHRISTINA COURT TO BE LOCATED AT 1306 & 1310 E. OLIVE STREET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/6/15 AND RECEIVED 3/9/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER SEEK FINAL DESIGN REVIEW APPROVAL FOR EACH INDIVIDUAL HOME THROUGH THE ADMINISTRATIVE APPROVAL PROCESS.
2. A REQUIREMENT TO COMPLY WITH MONOTONY RESTRICTIONS, PER CHAPTER 28, SECTION 28-6.4.
3. A RECOMMENDATION TO PROVIDE CURVING LANDSCAPE BEDS ALONG THE FRONT ELEVATION OF EACH HOME AND ADJACENT TO THE HARDSCAPE AREAS, WITH AN ABUNDANT MIX OF TREES, SHRUBS, AND PERENNIALS.
4. A REQUIREMENT THAT BRICK AND STONE SHOWN ON THE FRONT ELEVATIONS BE RETURNED DOWN THE SIDE ELEVATIONS 2', AND SOFTENED WITH LANDSCAPING.
5. A REQUIREMENT THAT WINDOWS BE ADDED TO THE SIDE GARAGE WALLS, TYPICAL FOR ALL PLANS. AT LEAST ONE WINDOW IS ADDED FOR STANDARD GARAGES, AND AT LEAST 2 SEPARATE WINDOWS BE ADDED FOR TANDEM GARAGES.
6. A REQUIREMENT THAT WINDOW TRIM AND GRILLES PROVIDED ON THE FRONT ELEVATION ALSO BE PROVIDED ON THE SIDE AND REAR ELEVATIONS TO MATCH, AND A FINAL DECISION ABOUT SHUTTERS ON ALL SIDE AND REAR ELEVATIONS BE MADE BY STAFF.

7. A REQUIREMENT TO ADD ONE ARCHITECTURAL ELEMENT ON THE BACK OF EACH HOME TO BREAK UP THE FLAT WALL, WHETHER IT IS A PLAN OPTION, FIREPLACE, PORTICO OR BAY WINDOW, TO BE APPROVED BY STAFF.
8. MORTON F & G: A REQUIREMENT TO ADJUST THE PORCH COLUMN SPACING SO THAT THE WINDOWS ARE CENTERED BETWEEN THE COLUMNS.
9. MEMPHIS H: A RECOMMENDATION TO EXPLORE OPTIONS TO BREAK UP THE FLAT EMPTY WALL ABOVE THE GARAGE DOORS.
10. BOULDER MODEL: A REQUIREMENT TO OMIT THE OPTION GARAGE DOOR FACING THE SIDE YARD.
11. AN ACKNOWLEDGEMENT THAT THE ROOF PITCHES ON SOME OF THE HOMES WILL BE ADJUSTED TO COMPLY WITH THE HEIGHT REQUIREMENT OF CODE.
12. A STRONG RECOMMENDATION THAT MORE TREES BE ADDED ON EACH PROPERTY.
13. A STRONG RECOMMENDATION FOR LARGER AND MORE PLANT MATERIAL ON THE EAST SIDE OF THE DEVELOPMENT, AS WELL AS ON THE WEST SIDE, ALSO WITH A CONSIDERATION TO LEAVE A 5' BUFFER OF WHAT IS THERE NOW.
14. A RECOMMENDATION TO NOT PAIR THE EVERGREEN SIDING COLOR WITH THE HARTFORD GREEN METAL ROOF IN MATERIAL PACKAGE #NR07.
15. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
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A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO AMEND THE MOTION AS FOLLOWS:

3. A REQUIREMENT THAT STAFF REVIEW THE PROPOSED LANDSCAPE PACKAGE FOR EACH MODEL OF HOME.

FASOLO, AYE; KUBOW, AYE; FITZGERALD, AYE; BOMBICK, AYE; ECKHARDT, RECUSE.
THE MOTION CARRIED.

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 31, 2015

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

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

Members Absent: None

Also Present: Keith Neumann, Greenscape Homes for *1805 N. Fernandez Ave.*
Douglas Espinal, Owner of *428 S. Evanston Ave.*
Josh Wohleisch for *Arlington Downs*
Todd Bellis, Studio3 Design for *Teleflex*
Chad McRoberts, Catalyst GC & Development for *Teleflex*
Brian Murphy, K. Hovnanian Homes for *Christina Court*
Mark Rykovich, K. Hovnanian Homes for *Christina Court*
Randall Wilt, K. Hovnanian Homes for *Christina Court*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 10, 2015

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MARCH 10, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 6. SINGLE-FAMILY NEW REVIEWDC#15-025 – Christina Court Subdivision – 1306/1310 E. Olive St.

Mr. Brian Murphy, Mr. Mark Rykovich, and Mr. Randall Wilt, representing *K. Hovnanian Homes*, were present on behalf of the project.

Commissioner Eckhardt recused himself because of his working relationship with the petitioner to assist in the initial planning of the project, and he left the meeting.

Acting Chair Bombick asked if there was any public comment on the project and there was response from the audience.

Mr. Hautzinger presented Staff comments. Christina Court is a proposed 14 lot subdivision to be located on East Olive Street in an R-3 One Family Dwelling District. The petitioner is proposing a series of 4 different single family residential floor plans with a total of 11 exterior elevations. All plans will be required to comply with the R-3 zoning requirements. The petitioner is seeking approval for the general architectural designs and exterior material packages for the single-family residences, and if the Design Commission concurs, then each individual lot will be submitted and reviewed for Administrative Approval by Staff as the plans, options, and material package for each lot are selected and finalized. The Christina Court Subdivision is pending Plan Commission review and Village Board approval, with no date scheduled as of yet.

With regards to landscaping, the site is currently heavily wooded and the petitioner is proposing to clear all of the existing trees to provide a clean slate for development. Staff has visited the site to evaluate the condition of the existing landscaping, and due to the low quality of the exiting trees as well as grading issues, Staff agrees with the petitioner's proposal to clear the site. As part of the Subdivision approval process, Staff is recommending improving the landscaping around the perimeter of the storm water detention area in the southeast corner of the site, as well as along the proposed retaining wall along the north. The petitioner has recently responded to these suggestions with an updated landscape plan.

In regards to front yard landscaping, the Design Commission should consider if landscaping in the front yards should be required as part of the Design Commission approval, or if front yard landscaping should be left up to the new homeowners. Staff recommends the petitioner provide landscaping in the front of each home in order to ensure a cohesive appearance throughout the new subdivision. Plans for the front yard landscaping could include curving landscape beds along the front elevation and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials.

The proposed subdivision will be required to comply with the monotony requirements per Chapter 28, Section 28-6.4 which states that houses of the same floor plan shall be separated by two or more lots, and may not be erected directly across the street from each other.

In regards to the architectural designs, overall, Staff feels that the proposed set of plans and elevations will work well together to create a cohesive new subdivision. However, there are various concerns that need to be addressed as recommended below:

1. Brick and stone shown on the front elevations should be returned down the side elevations to a

- natural break point, or approximately 3' minimum, to be approved by Staff.
2. Windows should be added to the side garage walls, typical for all plans. At least one window shall be added for standard garages, and at least two separate windows shall be added for tandem garages.
 3. Window trim, shutters, and grilles provided on the front elevation should also be provided on the side and rear elevations to match, unless not practical as approved by Staff.
 4. The optional side bay windows are not allowed to project into the required side yard setbacks.
 5. Victoria & Morton models. Consider adding a covered portico above the rear patio door to break up the large flat rear walls.
 6. Morton F & G. Adjust the porch column spacing so that the windows are centered between the columns.
 7. Memphis H. The blank wall space above the garage doors looks odd. Explore options to break up the flat empty wall.
 8. Boulder model. The optional garage door facing the side yard should be omitted.

Mr. Hautzinger explained that a large amount of exterior color/material palettes are being proposed. The petitioner is proposing that all vinyl windows, steel garage doors, engineered wood trim, aluminum soffits, fascia, and gutters will have a white finish on all homes. The white components will be paired with 23 different exterior material packages having varied colors of engineered wood siding, clay brick, cultured stone, asphalt shingle roofing, and accents. It is difficult to assess the proposed material packages without color renderings, photos of completed projects, or actual material samples, but overall the packages appear to be nicely coordinated. The only two items of concern are the "Prairie Wheat" siding color in package #6 which looks very yellow, and the "Evergreen" siding color in package #NR01 which looks quite bold. It is recommended that these two packages be revised or omitted.

Based on Staff comments and the ten (10) recommendations listed in the Staff report, Staff recommends approval of the project.

Mr. Rykovich presented a handout of revised elevations and explained that these elevations were identical to the original application submitted; however, the height of the roof ridge has been lowered on a number of the elevations to comply with the height ordinance. Mr. Hautzinger added that Staff is seeing these revisions for the first time tonight. Acting Chair Bombick asked the petitioner to limit discussion to general information about the site, and comments in response to the concerns stated by Staff.

Mr. Rykovich referred to the revised elevations and explained that the height of the Victoria model was lowered to meet code, approximately 12-inches. The proposed exterior materials include LP siding, trim, and columns, which is a composite siding similar to cement board but without cementitious material; aluminum soffit, fascia and gutters; and vinyl windows. The last page of the revised handout shows a photo of a completed house with the proposed 'Prairie Wheat' color, which they are not opposed to eliminating from the options if necessary.

Mr. Rykovich responded to Staff comments as follows:

- #3 - Each home will include a landscape package that includes a tree and full sod in the front and rear yards.
- #4 - Brick and stone on the front elevation will be returned down the side elevations 2' instead of the suggested 3'.

- #5 - Agree with the requirement to add windows to the side garage walls, add at least one window for standard garages, and add at least 2 separate windows for tandem garages.
- #6 – Agree to wrap all windows with trim, and to match whatever front window design a homebuyer chooses on all windows for all elevations on all sides. However, adding shutters to side and rear windows can create a clustered and awkward look, especially with some windows close to corners and close together.
- #7 – They feel most buyers will choose at least one of the options offered on the rear elevation such as extended family rooms, breakfast nooks, fireplaces, and bay windows, to help break up the rear elevation.
- #8 – Agree with the requirement to adjust the porch column spacing on 'Morton F & G', so that the windows are centered between the columns.
- #9 - Agree to explore options to break up the flat empty wall above the garage doors on 'Memphis H'. An 8' garage door (in lieu of a standard 7' garage door) will take up some of the empty space above the doors.
- #10 – Agree to the requirement to omit the optional garage door facing the side yard, to be replaced with a man door if necessary.

Mr. Rykovich also stated that 3 floor plans were presented at the neighborhood meeting previously held; however, a fourth plan, the Victoria, was added in response to the monotony code.

Acting Chair Bombick asked why composite siding material was being proposed instead of a cementitious product. Mr. Rykovich replied that LP siding creates a heavier texture and cedar look to the home without having the maintenance of cedar, and is virtually maintenance free. They feel it is a better product than typical vinyl siding and will add architectural detail to the homes that they prefer in this neighborhood and price point.

PUBLIC COMMENT

Mr. James Malik, 1119 E. Olive Street, located just west of the proposed new subdivision. He asked about the retention wall that was referenced earlier; what is being retained? Mr. Rykovich replied that 2 retaining walls are being proposed; one around the detention basin to hold the stormwater before it releases off-site; the other across the top of the site, which is a grade change between this site and the adjacent site. Mr. Malik was concerned that Lot 1 was not large enough to accommodate the possibility of Olive Street being widened in the future. Acting Chair Bombick encouraged the resident to address this concern with the Engineering Department, since it was not under the purview of the Design Commission. He also pointed out that the aerial exhibit being shown tonight was not to scale. Mr. Rykovich added that Lot 1 would have a larger side yard setback from the property line, plus the right-of-way of Olive Street.

Mr. Russell Hill, 1041 E. Talbot Street, located at the end of the cul-de-sac on Talbot Street, directly west of the retention basin. He found it rather ironic to hear discussion about moving columns 1' or 2' on the homes, yet all of the existing trees on the site were being removed. He said that the entire existing wetland natural preserve, which was actually promised to them when they purchased their lot and built their home, would be ruined, and there is tremendous wildlife located there. Cutting down all the trees would destroy what was built by the builder, what was preserved by the Army Corp of Engineers for a number of years, and what is now being preserved by the Village. He was interested in further commentary on this.

Acting Chair Bombick suggested the resident obtain and provide any documentation he had regarding a

promise to preserve the existing trees. He also reiterated that the purview of the Design Commission is to review only the architectural designs for the new homes and to have a compatibility discussion of how the homes will fit in with the surrounding neighborhood. He encouraged the resident to discuss his concerns during the Plan Commission review. Mr. Hautzinger added that the petitioner has submitted a tree survey of all existing trees on the site along with a proposed landscape plan that will be reviewed as part of the Plan Commission review for approval of the Subdivision.

Mr. Andy Kinastowski, 1317 E. Olive Street, located directly across the street from the proposed retention area. His concern is with keeping the current homogenous look of the neighborhood, specifically the setbacks that currently exist for homes on the north side of Olive Street. He said that Lot 1 was too close to Olive Street, which would be a problem if and when Olive Street is widened. Mr. Hautzinger reiterated that any setback issues fall under the purview of the Plan Commission review; however, he clarified that the petitioner is proposing to comply with all R-3 zoning requirements for the new lots. The south (exterior side yard) setback on Lot 1 will be based on the average front yard setback of the existing homes on the block. It was pointed out by a resident that the 7 or 8 newer existing homes on Olive Street were all granted a variance for setback, and located closer to the road.

Mr. Kinastowski asked the petitioner to further explain the retention/retaining wall. Mr. Rykovich replied that the retention wall would be a moderate drop-off from 3-feet at the sidewalk to approximately 5-feet in the middle, with landscaping around the wall. He pointed out that the exhibit shown tonight only shows the outlot/detention area; the retaining wall is actually shown on the engineering plan to be reviewed by the Engineering Department, and shows the location and height of the proposed retaining wall. Acting Chair Bombick suggested the petitioner better delineate the lines shown on the drawings for the detention area, prior to the Plan Commission review. Mr. Hautzinger clarified that the proposed retaining wall will have an approximately 3-foot drop down into the detention area, which will be reviewed in more detail as part of the Plan Commission review. At this time, Staff's recommendation for Plan Commission review is to omit the proposed retaining wall and create a gradual slope into the detention area instead, although this recommendation has not yet been finalized. Acting Chair Bombick questioned why the new homes did not just terrace downhill at the north end of the property, and Mr. Hautzinger replied that this relates to managing storm water and the new detention area.

The public comment portion of the meeting was closed. The commissioners commented on the recommendations made in the Staff report.

Commissioner Kubow wanted to make a statement, in order to avoid this from happening in the future; that the Design Commission should clarify what they are here to do, instead of having an hour long question and answer session about Plan Commission and Engineering issues. What the petitioner provided tonight is exactly what is expected for a Design Commission review. He wanted to make it very clear so that neighbors do not waste their time, that this is strictly an architectural review tonight and not a PUD related review, which will be done by the Plan Commission. Acting Chair Bombick felt that the residents want to be heard and need to be directed to the appropriate department. It is important that the Design Commission listen to their concerns and make sure the residents understand that there is another official hearing where these issues will be dealt with.

Commissioner Kubow really liked what was being proposed by the petitioner. He felt the focus tonight should be on the recommendations and requirements from Staff, instead of going through each home individually. He felt Staff did a great job with their recommendations and requirements, which he agreed

with, and he appreciated that the petitioner already took into account some of the requirements and recommendations, which he agreed with as well. His only comment was about requirement #8 in the Staff report regarding respacing of porch columns which he felt were fine as proposed. Otherwise, he was in support of approving the project as proposed, with the recommendations made by Staff.

Commissioner Fasolo felt that Memphis, Elevation H had too many shutters and not enough wall space and appeared cluttered. He agreed with all of the recommendations and requirements in the Staff report; however, he disagreed with the requirement to continue the shutters on the side and rear elevations (#6). He especially agreed with the concern about the flat empty wall space above the garage, and he suggested lowering the roofline above the garage and increasing the height of the garage doors. He liked the color palettes being proposed, with the exception of the 'Prairie Wheat' siding color. Commissioner Kubow felt the 'Prairie Wheat' siding color was a bit much; however, he really liked the "Evergreen" siding color.

Commissioner Fitzgerald said that the existing wetlands to the west of the site is an unbelievably beautiful area, and although he could not tell from the plans being shown tonight, he hoped that Village Staff (Planning & Engineering) did not allow this area to be ruined because it really is fantastic and a hidden gem. He agreed with much of what Staff has recommended and required, and he specifically agreed with #7, to add either a covered portico above the rear patio door or a fireplace to help break up the large flat rear elevation walls. He felt the side elevations looked weak, and all the expense was being put on the front elevations. He was okay with the "Prairie Wheat" siding color as well as the "Evergreen" siding color; however, he was not in favor of the "Evergreen" siding color being used in combination with the "Hartford Green" metal roof.

Commissioner Fitzgerald reviewed the list of trees being removed, and although he understood the neighbors' concerns, he pointed out the existing trees were realistically scrub trees. However, he wanted to see more than just one tree added in the front and rear yards of each new home, and he was very concerned about taking a wooded area down to nothing. He felt that the petitioner should be required to beef up the site with big trees. He was also concerned about the perimeter landscaping; the proposed 2-1/2" caliper trees and the 6" evergreens were fairly small going in, and he felt really sad for the residents who live on the east side of Williams Way who face the site and will be staring at the back of the new homes. He reiterated that the back of the new homes were very unattractive and did not fit the neighborhood at all; therefore, something needed to change with the rear elevations or with the landscaping, otherwise the homes would look like low-end homes when driving down Williams Way. He was uncomfortable with the way the rear elevations were currently proposed and he wanted Staff to be aware of these concerns when reviewing each home individually for administrative approval.

Acting Chair Bombick agreed with Commissioner Fitzgerald's concerns about the rear elevations, which would be wide open to Williams Way, and he felt the expense of adding more details to the rear elevations would be minimal and not ruin the pricing structure being considered by the petitioner. He felt that in general, how the new homes were planned was well done and addressed all of the things he complained about earlier in the meeting. Although he did not know what was on the tree survey in the area located directly east of the existing nature preserve and detention area, he felt it was worth a close look to try to preserve something, especially at the edge of the property, 5 to 7-feet at the back of the rear yards, which would greatly improve how the new subdivision fit in its context.

Acting Chair Bombick felt the plans and elevations looked fine with proposed siding; however, when the siding changed to brick, it appeared pasted on, and he felt that more thought needed to go into how the

returns complete themselves. He felt the side elevations were pretty plain, although the trim pieces would help; however, adding details on the rear elevations that are not flat would be a much better solution. He was also not in favor of shutters on all four elevations. He liked the bold colors being proposed for the new homes, and felt that homeowners should have a choice in whatever color they liked. He also referenced the Astoria Place subdivision on Hintz Road, that had rear elevations facing Arlington Heights Road that were nice, simple and had relief.

Mr. Hautzinger explained that Staff shares the same landscape concerns expressed by the commissioners tonight, and those concerns will be made part of Staff's recommendations for the Plan Commission review, specifically, to add 30 to 40 more replacement trees to the site, and increase the caliper of the new trees. He suggested the motion include a similar recommendation, which would then go forward to the Plan Commission and reinforce the concerns expressed by Staff. He also explained that the revised packet submitted tonight was provided only to illustrate the slight height adjustment that was required on the roof pitch of some of the new homes in order to comply with code, and that the motion should focus on what was originally submitted by the petitioner.

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Commissioner Fasolo asked if adding something on the rear elevations was a requirement, and Commissioner Fitzgerald replied that it was. With regards to #3 in the motion, Mr. Hautzinger explained that the petitioner indicated that it is their intent to provide a landscape package, which was not submitted tonight. The petitioner explained that each model of home would have a landscape package, which was not yet designed.

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FASOLO, AYE; KUBOW, AYE; FITZGERALD, AYE; BOMBICK, AYE; ECKHARDT, RECUSE.
THE MOTION CARRIED.

LAND USE VARIATION CRITERIA

(ALSO APPLIES TO ZONING CODE VARIATIONS)

Variation Request:

- A variation from Arlington Heights Village Code, Ch. 29 Subdivision Control Regulations - Section 29-307, Residential Lot Standards to allow double frontage lots on a non-arterial street.

1. The Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the underlying R-3 zoning district.

Original development of the neighborhood surrounding the Property dates to the 1940's and early-1950's. That original development was for large rural type lots generally consistent in character along the north and south sides of Olive Street. However, by the 1970's the character of neighborhood had changed as surrounding agricultural uses had largely been replaced with traditional suburban residential development. In fact, the original large rural parcels along the south side of Olive Street between Dryden Avenue and Windsor Drive appear to have been resubdivided in the late-1960's or early-1970's to facilitate additional residential development (Clarandon Street). This 1960's/1970's resubdivision of properties along the south side of Olive Street set the stage for the prevailing trend of redevelopment in the neighborhood.

Through the 1990's and early 2000's, Properties on the south side of Olive Street began to redevelop utilizing existing lot configurations resulting from the 1970's development. While these lots were generally larger than those in other surrounding subdivisions, these lots didn't have sufficient depth to justify further resubdivision. To the contrary, the lots along the north side of Olive Street generally retained original configurations dating back to 1950's development. Due to the depth of these lots and the underlying value of the land, lots along the north side of Olive Street justified resubdivision with smaller lots typical of the broader neighborhood. In fact, the parcels on the north side of Olive Street immediately west of the Subject Property and continuing to Dryden Avenue established this trend of development as early as the 1970's and continued this development pattern through the early 2000's.

Due to the trend of redevelopment throughout the neighborhood the value of the Subject Property is in redevelopment consistent with the character of other lots north of Olive Street. Absent the ability to subdivide, the Subject Property loses significant value as each of the existing two lots are

approximately 3 times the size of the lots on the south side of Olive Street (only other large lots in general vicinity). Moreover, due to the configuration of the Subject Property (long and narrow with limited roadway frontage) the additional acreage attributed to each lot of the Subject Property does not create a proportionate increase in value because of practical factors associated with buildability and desirability in the marketplace.

The proposed Christina Court development is consistent with the established trend of development in the neighborhood. The only departure from standards of the underlying R-3 zoning district is the variation for double frontage lots- a variation driven by redevelopment that has occurred all around the Subject Property. The issue is most pronounced along the western property line where an atypical development of the adjacent parcel was permitted in the City of Prospect Heights. This adjacent development permitted right-of-way located along the common property line without taking account for the manner in which the Subject Property might be most efficiently developed. K. Hovnanian explored an alternative site plan, attached as Exhibit C, that netted a comparable value and complies with R-3 district requirements, but said plan was rejected by Village staff, see attached exhibit D, due to jurisdictional issues associated with Arlington Heights' utilities being located in Prospect Heights' right-of-way.

While Lot 8 of the proposed subdivision also abuts adjacent right-of-way at the rear property line, the street frontage is minimal in this location and Somerset Court wasn't intended or designed to accommodate traffic from the Subject Property. Accordingly, staff has not raised this as a double-frontage situation that the code was intended to prevent or for which a variance was required. To suggest otherwise, would bifurcate the Subject Property in an unnatural fashion and create a connection to Somerset Court that is inconsistent with the nature of that existing subdivision.

2. The plight of the owner of the Subject Property is due to unique circumstances associated with the manner in which adjacent properties have been developed.

All of the property surrounding the Subject Property has been subject of redevelopment in the last two decades. That redevelopment never appeared to contemplate the manner in which the Subject Property would most appropriately and efficiently development. Accordingly, the Subject Property is left with some unique adjacencies that create some practical difficulties associated with the ultimate development. In this instance, the development cannot reasonably avoid a double frontage lot condition that is prohibited by Code, but can rationally address the issue to minimize any perceived impact on the neighborhood as set forth in Section 29-307 of the Code (additional landscape).

Immediately west of the Subject Property is a single family subdivision located in Arlington Heights which is consistent with the character of the proposed development. However, this existing subdivision provides no connectivity to the Subject Property and is isolated from the Subject Property by a stormwater detention facility.

Immediately east of the Subject Property is an atypical single family subdivision located in Prospect Heights. The right-of-way for this subdivision extends along the common boundary line of the Subject Property. However, Petitioner has no present right to connect to the right-of-way located in Prospect Heights. Moreover, Petitioner has no right to connect to any Prospect Heights utilities that may be located in the right-of-way nor does Petitioner have the right to install Arlington Heights utilities in the right-of-way belonging to Prospect Heights. In fact, Arlington Heights has provided written communication stating that its municipal utilities should not be located in the Prospect Heights right-of-way. Accordingly, the location of the roadway along the common boundary of the communities creates a unique jurisdictional situation not applicable to most properties.

In addition to the jurisdictional issues outlined above, the Subject Property does not layout well utilizing the adjacent Prospect Heights right-of-way. The lots located west of the Prospect Heights right-of-way would have two to three times the depth of the lots located east of the Prospect Heights right-of-way. Moreover, the Prospect Heights right-of-way utilizes a substandard design with no sidewalk or curb-and-gutter type improvements which are expected in a new high-end residential subdivision. Utilizing the Prospect Heights right-of-way would devalue the lots located in Arlington Heights to the detriment of the Petitioner, the property owner and the Village.

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

The proposed variance to permit double frontage lots will not alter the essential character of the locality. The character of this neighborhood has transformed multiple times over the last 60 years. Originally utilized for agricultural purposes, the property along Olive street was originally developed with a large-lot rural character in the 1940's and early-1950's. As early as 1970, the original rural lots began to transform for more traditional suburban single family residential development. Due to the manner in which redevelopment has occurred over the last forty years, lots on the south side of Olive Street have stayed slightly larger and maintained that rural character- defined by under-improved street frontage with front-yard drainage swales and no sidewalk. The north side of the street is similarly defined by the underimproved street frontage, but with much smaller lots that are in keeping the character of the bulk of existing residential properties in the surrounding Arlington Heights subdivisions.

Petitioner's proposed subdivision is consistent with the redevelopment that has occurred along the north side of Olive Street- all consistent with the underlying R-3 zoning district requirements. In contemplation of the existing streetscape, Petitioner proposes to maintain that under-improved rural character along the Olive Street frontage. In lieu of physical improvements, K. Hovnanian will make a contribution to the Village for its portion of future improvements to Olive Street as requested by Village staff and permitted by Code. Only a single buildable lot will be located along Olive Street. A consolidated stormwater facility will be located at the northwest corner of Olive and

Christina and will provide a large open-space along the Olive Street frontage. The stormwater facility will be improved with natural landscape consistent with the rural character of Olive Street. Within the subdivision Petitioner will provide modern amenity consistent with adjacent subdivisions including curbed streets, storm sewers and sidewalks. The approval of a variance to permit double frontage lots will not alter the character of the proposed subdivision or the broader character of the neighborhood. The Prospect Heights right-of-way is under-improved and functions similar to a long rural driveway. The existence of homes backing to the Prospect Heights right-of-way will not seem out of character as said lot can and will be appropriately treated with landscape enhancements to clearly delineate separation.

There are a number of double frontage lots that currently exist in the Village of Arlington Heights. There are numerous examples where double frontage lots exist adjacent to Major Arterials such as Palatine Road or Buffalo Grove Rd. K. Hovnanian has identified a number of double frontage lots that do not front a Major Arterial Road. The attached Exhibit G includes four (4) examples of double frontage lots in the Village of Arlington Heights all within 1.5 miles of the Subject Property. The highlighted double frontage lots do not alter the essential character of the locality.

- A. Windsor Dr.** – Just 1500 feet north of the subject site these townhome units also back to a cul-de-sac as Windsor Dr ends in a cul-de-sac just north of Rand Road
- B. Carlyle Pl** – Approximately .7 miles due north of the subject property are 6 lots that are accessed via Carlyle Pl, but have a rear yards that abut Windsor Drive.
- C. ColdSpring Rd** – Approximately 1.5 miles northeast of the subject property are 8 lots that are accessed via Coldspring Rd, but have a rear yards that abut N. Schoenbeck Rd. This example is of particular significance as it Schoenbeck Road is the border between Arlington Heights and Prospect Heights. It should be noted that similar to Williams Way, Schoenbeck Road serves as access of homes on its East side in Prospect Heights.
- D. N. Oakwood Dr** – Approximately 1 mile northeast of the subject property are 5 lots that are accessed via N. Oakwood Dr., but have rear yards that abut the east side of N. Birchwood Ln. This example is of particular significance because both roads are local residential streets, the same as the newly proposed Christina Ct and the existing Williams way. Further, N. Birchwood Ln does serve as access for homes along the west side of the street.

ALTA/ACSM LAND TITLE SURVEY

BY
JOHN M. HENRIKSEN
576 E. NORTHWEST HIGHWAY DES PLAINES, ILLINOIS 60016
TEL. 847-795-0301 FAX. 847-795-0302
WWW.HENRIKSENSURVEY.COM
OF

PARCEL 1:
THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST
1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
(EXCEPT THE SOUTH 33 FEET THEREOF) OF SECTION
20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COMMONLY KNOWN AS: 1310 E. OLIVE STREET
ARLINGTON HEIGHTS, IL

P.I.N. 03-20-401-016-0000

PARCEL 2:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST
1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
(EXCEPT THE SOUTH 33 FEET THEREOF) OF SECTION
20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COMMONLY KNOWN AS: 1306 E. OLIVE STREET
ARLINGTON HEIGHTS, IL

P.I.N. 03-20-401-015-0000

NOTE:

- REGARDING ITEM 3 OF TABLE "A";
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE
NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF
THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY,
ILLINOIS, BEING COMMUNITY NUMBER 170056, PANEL 0202, MAP
NUMBER 17031C0202 "J", HAVING A MAP REVISED DATE OF
AUGUST, 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM
HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY
HEREON DRAWN LIES WITHIN ITS UNSHADED ZONE "X", WHICH
IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2 %
ANNUAL CHANCE FLOODPLAIN.
- REGARDING ITEM 6(b) OF TABLE "A";
 - ACCORDING TO THE VILLAGE OF ARLINGTON HEIGHTS,
ILLINOIS ZONING MAP DATED 2014, THE PROPERTY SHOWN
HEREON IN ZONE R-3, ONE FAMILY DWELLING DISTRICT
 - PLEASE REFER TO THE VILLAGE OF ARLINGTON HEIGHTS
ZONING ORDINANCE AND BUILDING CODE REGULATIONS FOR
PARTICULARS. THERE IS THE NEED TO CONSULT A BUILDING
OR ZONING ADMINISRTATOR FOR PARTICULAR
INTERPRETATIONS. THE SURVEYOR CANNOT MAKE A
CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
- UTILITY INFORMATION IS BASED UPON FIELD
MEASUREMENTS AND THE BEST AVAILABLE RECORDS. FIELD
DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE
MEASURED THIS DOES NOT PRECLUDE THE EXISTENCE OF
OTHER UNDERGROUND ITEMS.RECORD INFORMATION IS BASED
UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE
SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE
RECORDS CANNOT BE GUARANTEED, EXCEPT INSOFAR AS
THEY CAN BE VERIFIED BY FIELD MEASUREMENT.

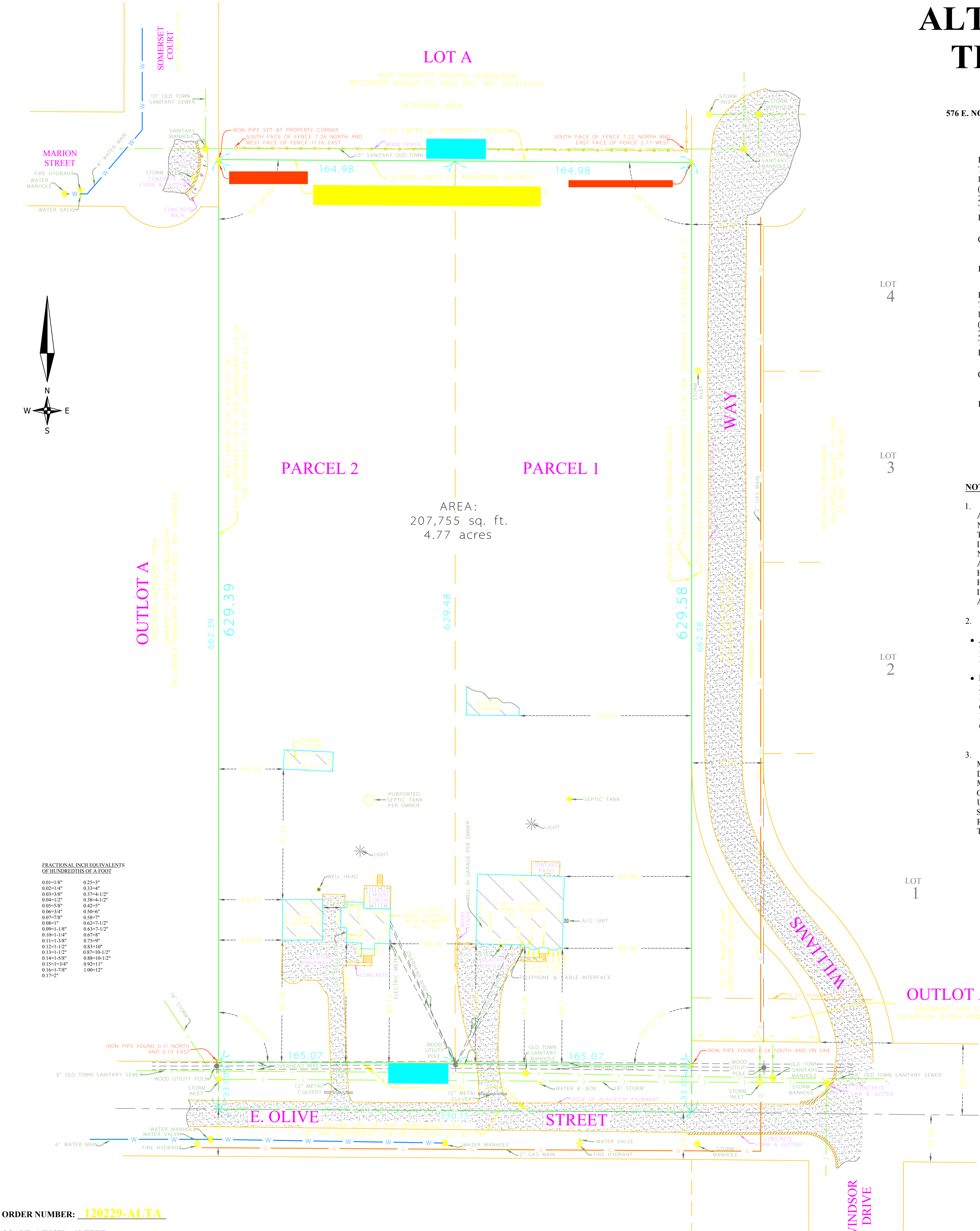
STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO: K. HOVNANIAN HOMES
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 11(b) OF TABLE A
THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 26, 2014

DATE OF PLAT OR MAP: JULY 9, 2014.



ORDER NUMBER: 120229-ALTA

PRELIMINARY PLAT OF SUBDIVISION FOR CHRISTINA COURT



PARCEL 1:
THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33 FEET THEREOF) OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUTY, ILLINOIS.

COMMONLY KNOWN AS: 1310 E. OLIVE STREET ARLINGTON HEIGHTS, IL

P.I.N. 03-20-401-015-0000

PARCEL 2:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 33 FEET THEREOF) OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1306 E. OLIVE STREET ARLINGTON HEIGHTS, IL

P.I.N. 03-20-401-015-0000

AREA = 207,755 SQ. FT. / 4.769 ACRES

OWNER OF LAND PROPOSED TO BE SUBDIVIDED:
PIN: 03-20-401-016 AND 03-20-401-015-0000
COUNTRY G LLC
1303 WILLIAMSWAY
PROSPECT HEIGHTS, IL 60004

NOTES:

PUDE= PUBLIC UTILITY and DRAINAGE EASEMENT
FIP = FOUND IRON PIPE "AS SHOWN ON THE EXISTING PLAT OF SURVEY"

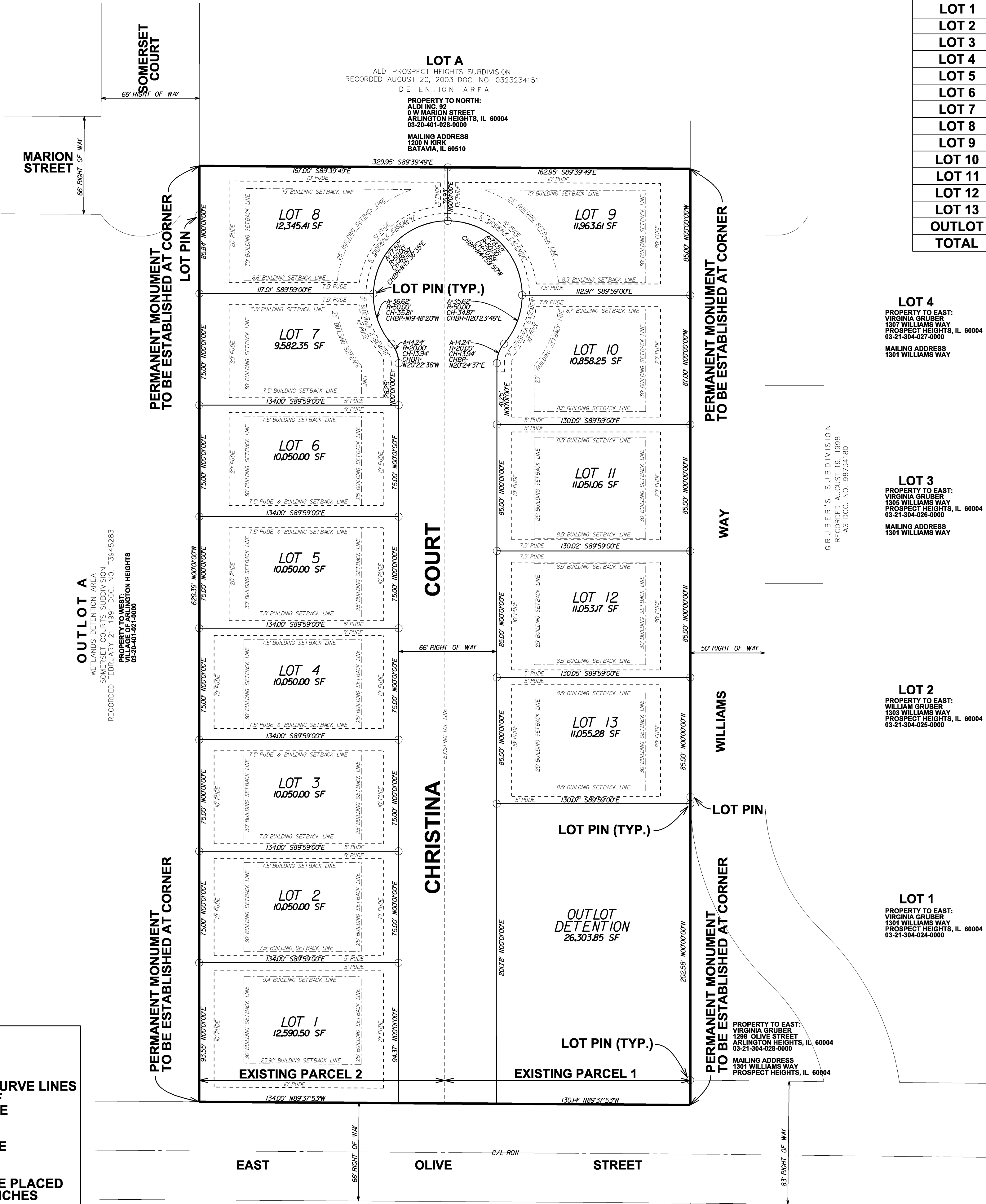
ARLINGTON HEIGHTS PROPOSED MONUMENT REQUIREMENTS:

A. PERMANENT MONUMENTS SHALL BE PLACED AT ALL CORNERS AND AT ALL POINTS TANGENT TO CURVE LINES ALONG THE BOUNDARY OF THE SUBDIVISION. PERMANENT MONUMENTS SHALL BE CONSTRUCTED OF CONCRETE, THE MINIMUM DIMENSIONS OF SHICH SHALL BE FOUR BY FOUR INCHES AT THE TOP OF THE MONUMNET AND SIX BY SIX INCHES AT THE BOTTOM; SUCH MONUMENT SHALL BE A MINIMUM OF 36 INCHES LONG WITH A COPPER DOWEL OF AT LEAST 3/8 OF AN INCH IN DIAMETER AND 2-1/2 INCHES IN LENGTH EMBEDDED IN THE TOP OF SUCH MONUMENT SO THAT THE DOWEL SHALL BE FLUSH WITH THE SURFACE OF THE MONUMENT AND PLACED IN THE CENTER OF THE MONUMENT.

B. ALL LOT CORNERS OF THE SUBDIVISION WHERE CONCRETE MONUMENTS ARE NOT REQUIRED TO BE PLACED SHALL BE MARKED BY GALVANIZED OR WROUGHT IRON PIPE OR IRON OR STEEL BARS AT LEAST 18 INCHES LONG AND NOT LESS THAN 1/2 INCH IN DIAMETER. THE TOP OF THE PIPE SHALL BE SET LEVEL WITH THE ESTABLISHED GRADE OF THE LOT.

C. FOR EACH 20 ACRES OR FRACTION THEREOF IN THE SUBDIVISION, ONE PERMANENT BENCHMARK SHALL BE ESTABLISHED AT A LOCATION DESIGNATED BY THE DIRECTOR OF ENGINEERING. THIS BECNHMARK SHALL BE CONSTRUCTED OF CONCRETE, FOUR BY FOUR INCHES AT THE TOP, SIX BY SIX INCHES AT THE BOTTOM AND 48 INCHES IN LENGTH WITH A BRASS PLATE SECURELY FASTENED TO THE SURFACE. THE BRASS PLATE SHALL BE INSCRIBED WITH THE NUMBER AND ELEVATION OF THE BENCHMARK.

D. ALL LOT CORNERS SHALL BE MONUMENTED WITH LOT PINS AS DESCRIBED IN "B" ABOVE.



LOT AREAS	
LOT 1	12,590.50 SF
LOT 2	10,050.00 SF
LOT 3	10,050.00 SF
LOT 4	10,050.00 SF
LOT 5	10,050.00 SF
LOT 6	10,050.00 SF
LOT 7	9,582.35 SF
LOT 8	12,345.41 SF
LOT 9	11,963.61 SF
LOT 10	10,858.25 SF
LOT 11	11,051.06 SF
LOT 12	11,053.17 SF
LOT 13	11,055.28 SF
OUTLOT	26,303.85 SF
TOTAL	167,053.48 SF / 3.835 AC

LOT 4
PROPERTY TO EAST:
VIRGINIA GRUBER
1307 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-027-0000
MAILING ADDRESS
1301 WILLIAMS WAY

LOT 3
PROPERTY TO EAST:
VIRGINIA GRUBER
1305 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-026-0000
MAILING ADDRESS
1301 WILLIAMS WAY

LOT 2
PROPERTY TO EAST:
WILLIAM GRUBER
1303 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-025-0000

LOT 1
PROPERTY TO EAST:
VIRGINIA GRUBER
1301 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004
03-21-304-024-0000

PROPERTY TO EAST:
VIRGINIA GRUBER
1288 OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-21-304-028-0000
MAILING ADDRESS
1301 WILLIAMS WAY
PROSPECT HEIGHTS, IL 60004

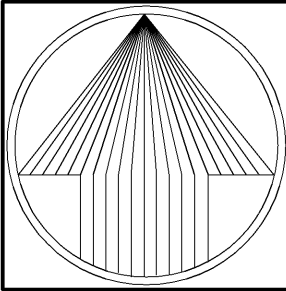
PROPERTY TO SOUTH:
GREGORY KAY
1221 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-031-0000

PROPERTY TO SOUTH:
PROCHASKA AGATHA
1303 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-033-0000

PROPERTY TO SOUTH:
ANNA MAY SCHROEDER
1313 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-035-0000

PROPERTY TO SOUTH:
MICHAEL BASIELLO
1317 E OLIVE STREET
ARLINGTON HEIGHTS, IL 60004
03-20-410-026-0000

PROPERTY TO SOUTH:
MICHAEL BASIELLO
1240 N WINDSOR STREET
ARLINGTON HEIGHTS, IL 60004
03-21-306-048-0000



NORTH

CHRISTINA COURT

ARLINGTON HEIGHTS, ILLINOIS
PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60048
PHONE: (630) 387-2557
FAX: (630) 387-2557
E-MAIL ADDRESS: pba@pearsonbrown.com
© COPYRIGHT 2015 PEARSON, BROWN & ASSOCIATES, INC. ALL RIGHTS RESERVED

DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 01/30/15

DESCRIPTION

03/12/15 AKZ REVISED PER VILLAGE REVIEW COMMENTS
04/21/15 AKZ REVISED PER VILLAGE REVIEW COMMENTS

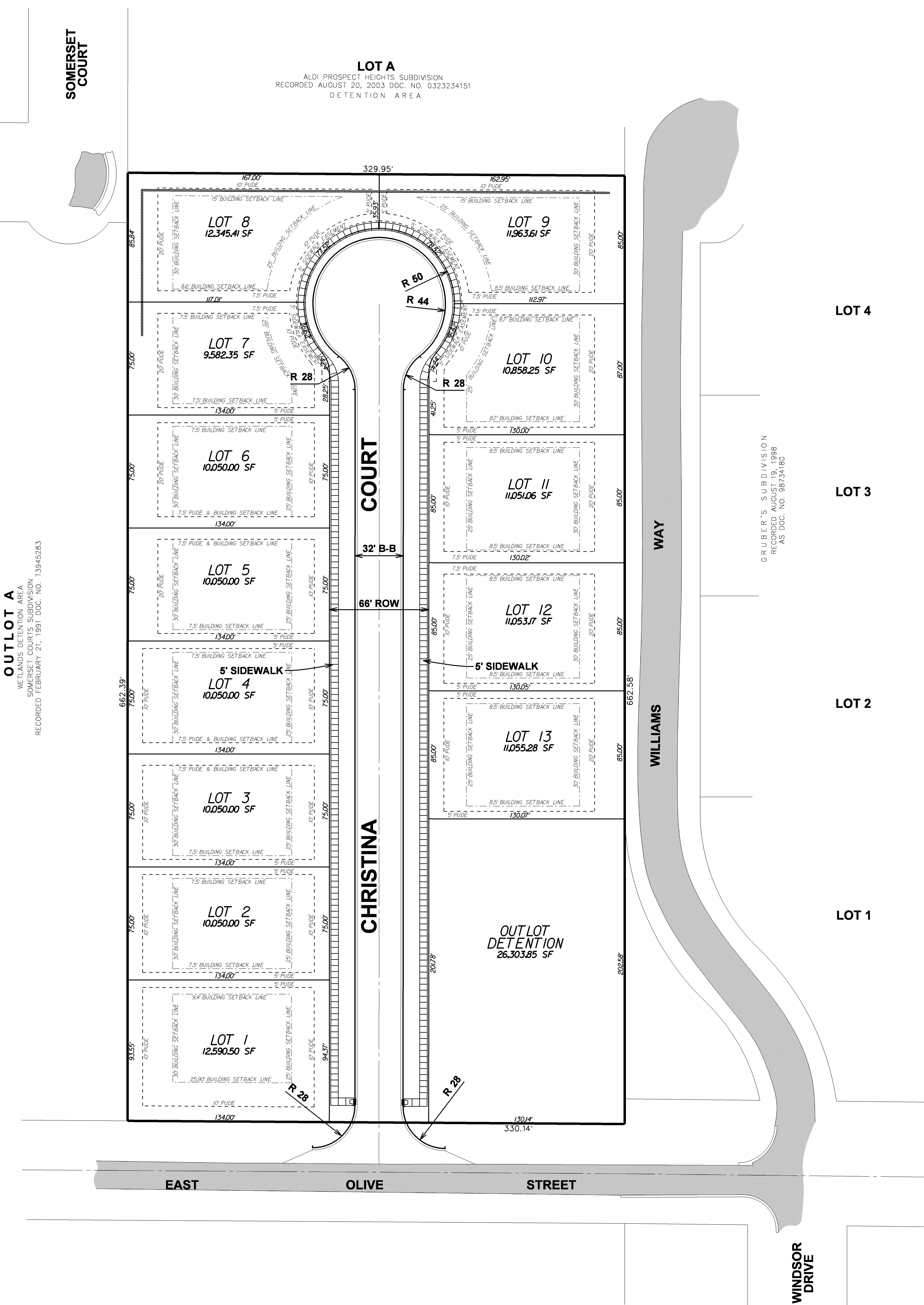
REVISIONS

PRELIMINARY PLAT

SHEET NUMBER
1
OF 4 SHEETS
JOB NO. 1463

R-3 Single Family Zoning Ordinance				
Lot	Lot Size	Max Floor area [1]	Max Bldg Covrg (35%)	Max Impervious Lot Cvrg (50%)
1	12,590.50	5,474.20	4,406.68	6,295.25
2	10,050.00	4,458.00	3,517.50	5,025.00
3	10,050.00	4,458.00	3,517.50	5,025.00
4	10,050.00	4,458.00	3,517.50	5,025.00
5	10,050.00	4,458.00	3,517.50	5,025.00
6	10,050.00	4,458.00	3,517.50	5,025.00
7	9,582.35	4,270.94	3,353.82	4,791.18
8	12,345.41	5,376.16	4,320.89	6,172.71
9	11,963.61	5,223.44	4,187.26	5,981.80
10	10,858.25	4,781.30	3,800.39	5,429.12
11	11,051.06	4,858.42	3,867.87	5,525.53
12	11,053.17	4,859.27	3,868.61	5,526.58
13	11,055.28	4,860.11	3,869.35	5,527.64

1. (Ord. #03-065) 5.3-3.2 - Max Floor Calculation for Single Family Lots in R3
One Family Dwelling: (b) Lots over 8,750 SF = 3938 + [(LA-8750) x 0.4]



1463

2

OF 4 SHEETS

SITE PLAN

REVISIONS

DATE	BY	DESCRIPTION
03/12/15	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
04/21/15	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60048
PHONE: (847) 387-2557
FAX: (847) 387-2557
E-MAIL ADDRESS: pba@pearsonbrown.com

ARLINGTON HEIGHTS, ILLINOIS

DESIGNED BY: R.A.A.

DRAWN BY: A.K.Z.

CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 01/30/15

CHRISTINA COURT

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60048
PHONE: (847) 387-2557
FAX: (847) 387-2557
E-MAIL ADDRESS: pba@pearsonbrown.com

ARLINGTON HEIGHTS, ILLINOIS

1" = 40'

40'

20'

0

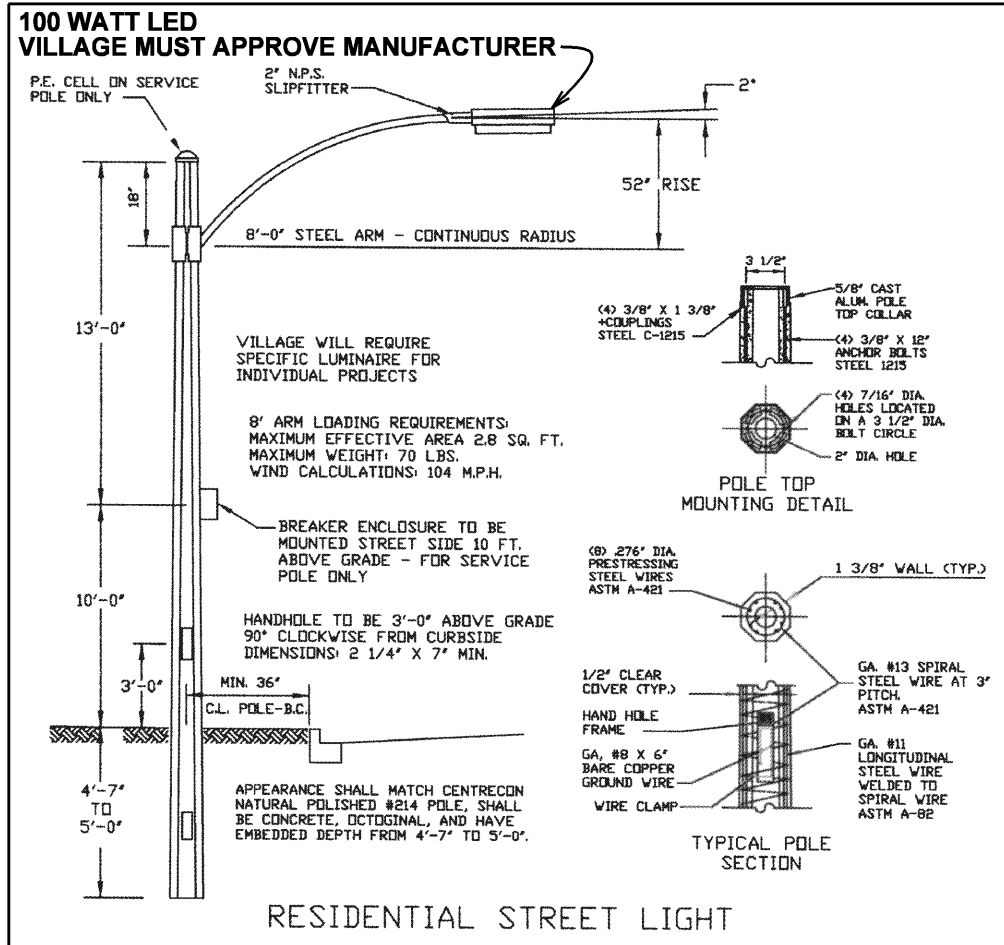
20'

40'

NORTH

EXISTING	PROPOSED						
		SANITARY SEWER			GUARD RAIL		
		FORCE MAIN			FENCE		
		STORM SEWER			GAS MAIN		
		P.V.C. STORM SEWER			TELEPHONE CABLE		
		COMBINED SEWER			ELECTRIC CABLE		
		WATER MAIN			RETAINING WALL		
		DRAIN TILE			UTILITY POLE		
		TRENCH BACKFILL			PEDESTAL		
		MANHOLE			TRANSFORMER		
		CATCH BASIN			DECIDUOUS TREE, DIAMETER		
		INLET			EVERGREEN TREE, HEIGHT		
		2' STORM MANHOLE			SOIL BORING		
		INLET MANHOLE					
		CLEAN-OUT					
		VALVE VAULT					
		VALVE BOX					
		BUFFALO BOX					
		FIRE HYDRANT					
		STREET LIGHT					
		FLARED END SECTION					
		HEADWALL					
		LIFT STATION					
		TRIPLE BASIN					
		GREASE BASIN					
		CURB & GUTTER					
		CURB & REVERSE GUTTER PITCH					
		DEPRESSED CURB & GUTTER					

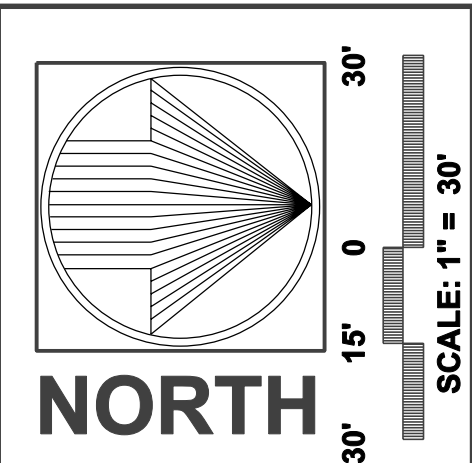
STORMWATER DETENTION CALCULATIONS - ARLINGTON HEIGHTS, IL										4-21-15
										80% LOT COVERAGE
Site Requirements:										
Site Area										roadway and sidewalk
Allowable Release Rate (Area = 0.667 cfs/ac)										50% lot coverage +
Previous: (g = 0.50)										total impervious %
Impervious: (g = 0.16)										
Weighted C Factor										
					4.770					
					0.416		Acres			
					2.500			52.4		
					2.270		Acres	47.6	percent	
					0.714					
A	B	C	D	E	F	G	H	I	J	K
Runoff Factor (%)	Storm Duration (minutes)	Storm Duration (hours)	Rainfall Intensity "I" (in/hr)	Site Area "A" (acres)	Initial Flow Rate (cfs)	Peak Flow Rate (cfs)	Release Rate (cfs)	Storage Rate (cfs)	Storage Rate (cfs)	Storage Rate (cfs)
0.714	5	0.08	10.92	4.770	32.20	0.416	36.71			
0.714	10	0.17	10.02	4.770	34.13	0.416	33.73			
0.714	15	0.25	8.20	4.770	27.03	0.416	27.46			
0.714	30	0.50	5.60	4.770	19.08	0.416	18.67			
0.714	60	1.00	3.96	4.770	11.13	0.416	10.72			
0.714	100	1.50	2.63	4.770	6.86	0.416	6.45			85.4
0.714	120	2.00	2.24	4.770	6.03	0.416	5.62			87.6
0.714	150	2.50	1.62	4.770	5.52	0.416	5.10			90.0
0.714	240	4.00	1.20	4.770	4.06	0.416	3.65			93.4
0.714	300	5.00	0.95	4.770	3.24	0.416	2.83			95.8
0.714	400	6.67	0.69	4.770	2.21	0.416	1.80			97.9
0.714	480	8.00	0.75	4.770	2.55	0.416	2.14			98.4
0.714	600	10.00	0.60	4.770	2.12	0.416	1.71			99.0
0.714	900	15.00	0.41	4.770	1.40	0.416	1.00			99.5
0.714	1200	2.00	0.30	4.770	1.01	0.416	0.60			100.0
0.714	720	12.00	0.55	4.770	1.87	0.416	1.46			100.0
0.714	840	14.00	0.49	4.770	1.67	0.416	1.25			100.0
0.714	960	16.00	0.46	4.770	1.57	0.416	1.15			100.0
0.714	960	16.00	0.41	4.770	1.46	0.416	1.05			100.0
0.714	1000	16.67	0.41	4.770	1.40	0.416	1.00			100.0
0.714	1000	16.67	0.39	4.770	1.33	0.416	0.91			100.0
										(A'D'E)
Max. Volume = 1.456					Ac-Ft					
5.6454					Gal-Ft					

[illegible]

DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 01/30/15

	DATE BY	DESCRIPTION
	AKZ 13/12/15	REVISED PER VILLAGE REVIEW COMMENTS
	AKZ 14/21/15	REVISED PER VILLAGE REVIEW COMMENTS

OF 4 SHEETS



PEARSON, BROWN

[illegible]

AUTOTURN
ARLINGTON HEIGHTS TOWER 131

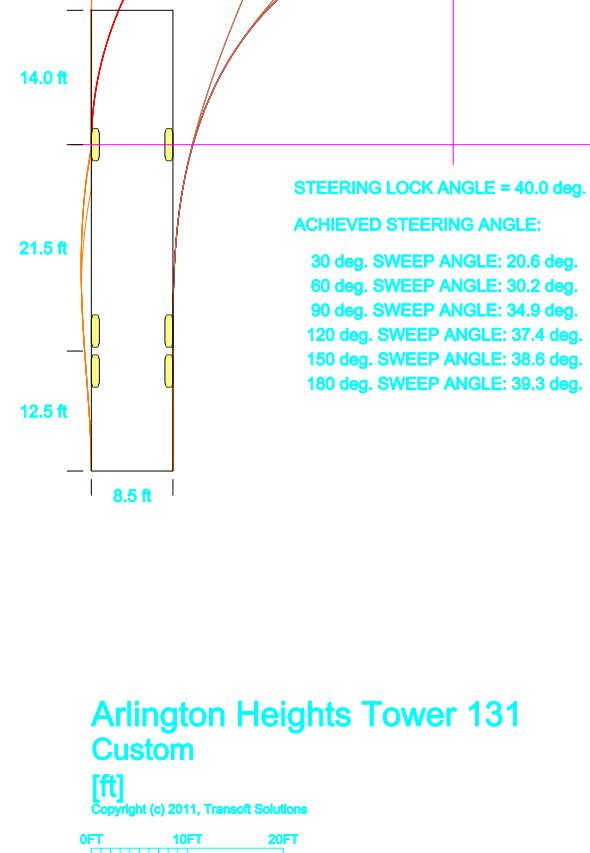
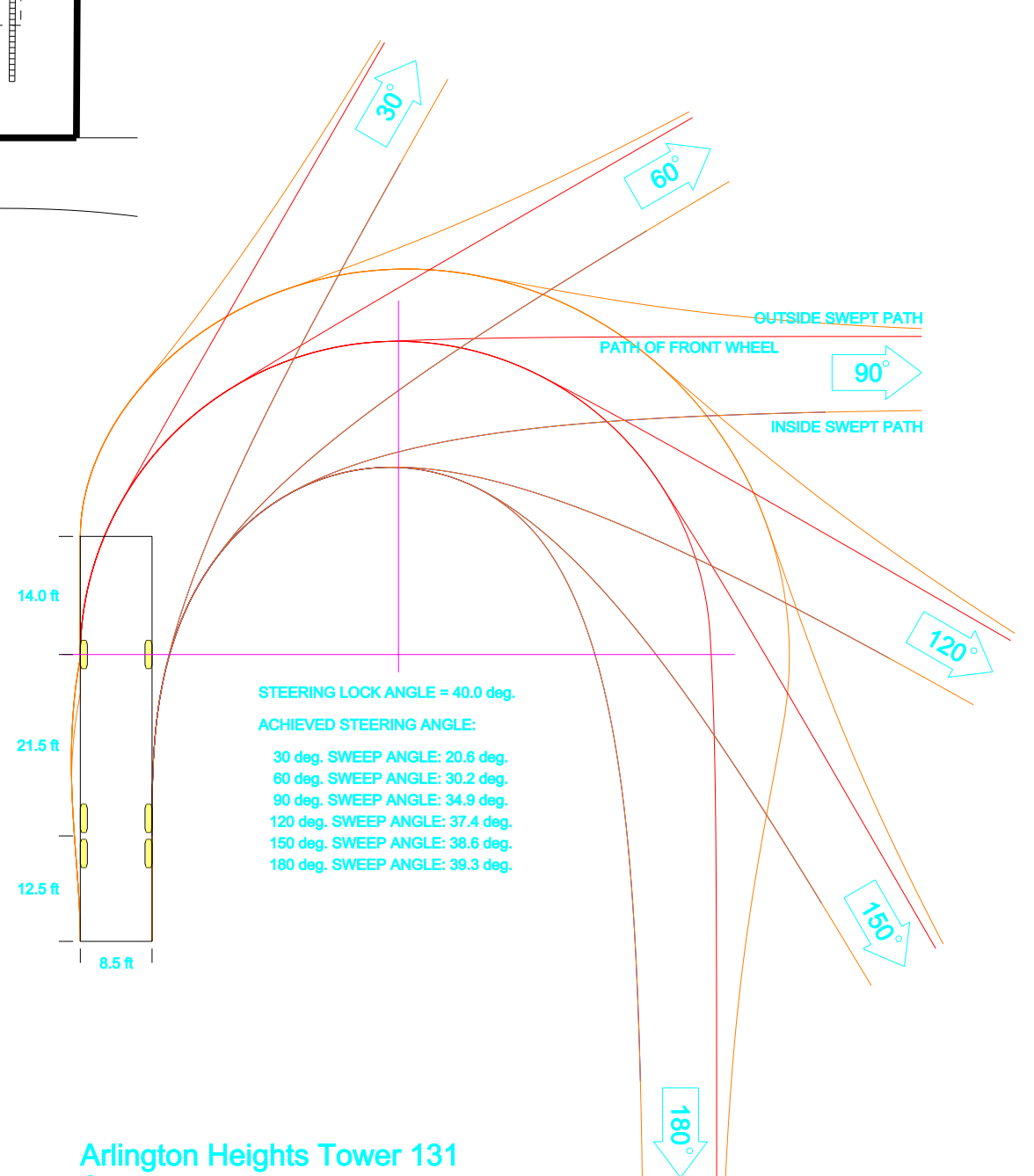
EXHIBIT	
A	JOB No. 1463

AUTOTUR
ARLINGTON

EXHIBIT

A

JOB No. 1463



COLOR LEGEND

BROWN = VEHICLE BODY

PURPLE = VEHICLE PATH

RED = FRONT TIRES

BLUE = REAR TIRES

**SOMERSET
COURT**

LOTA
ALDI PROSPECT HEIGHTS SUBDIVISION
RECORDED AUGUST 20, 2003 DOC. NO. 03232415
DETENTION AREA

INA COURT

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60048
PHONE: (847) 357-4707
FAX: (847) 357-2557

E-MAIL ADDRESS: pba@pearsonbrown.com

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CHRIS-

DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 04/27/15

[illegible]

REVISIONS

**AUTOTURN
ARLINGTON HEIGHTS TOWER 131**

EXHIBIT
B

JOB No. 1463

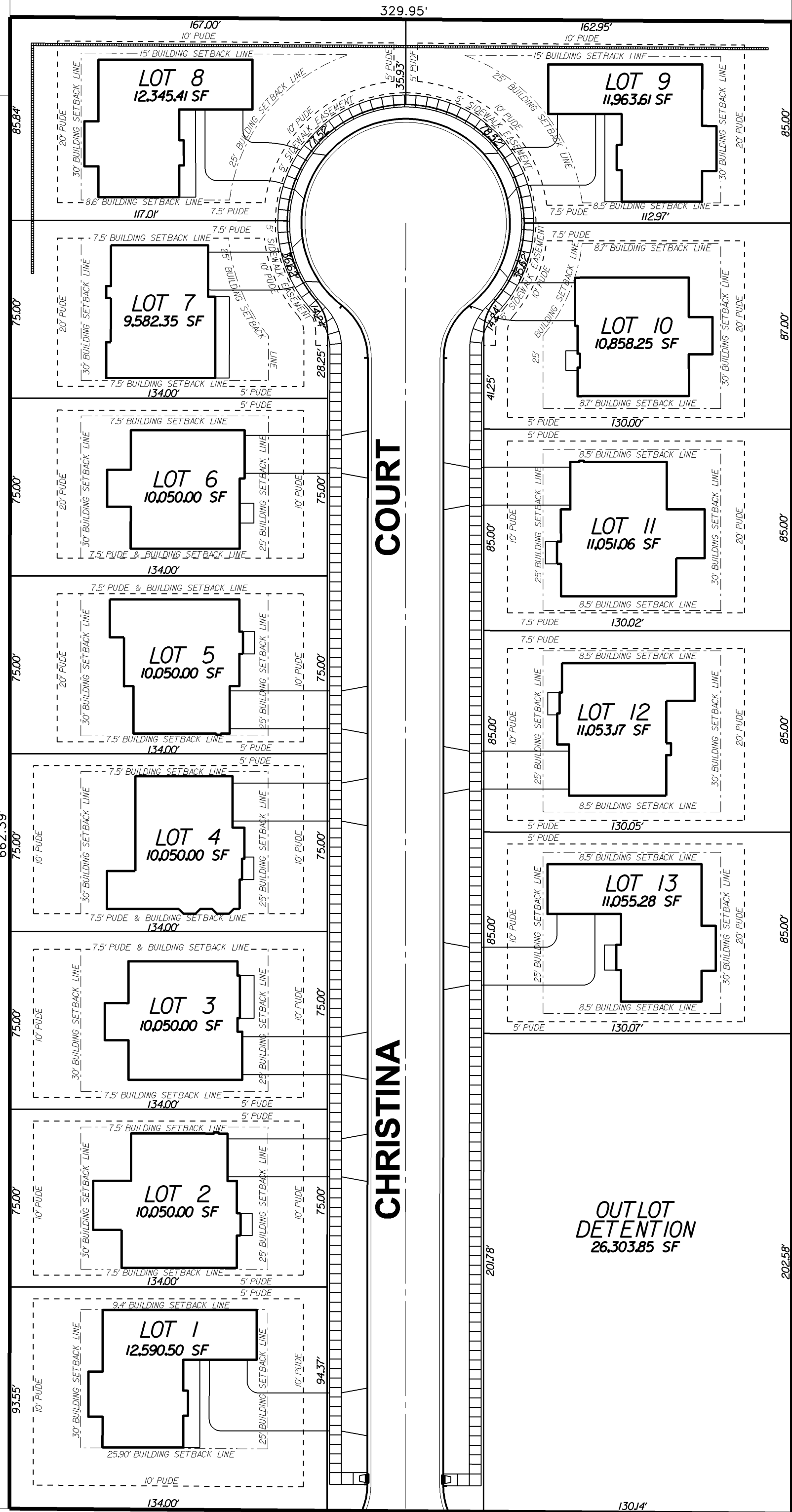
OUTLOT A

WETLANDS DETENTION AREA
SOMERSET COURTS SUBDIVISION
RECORDED FEBRUARY 21, 1991 DOC. NO. 13945283

MARION STREET

SOMERSET COURT

LOT A
ALDI PROSPECT HEIGHTS SUBDIVISION
RECORDED AUGUST 20, 2003 DOC. NO. 0323234151
DETENTION AREA



EAST OLIVE STREET

WAY

WILLIAMS

GRUBER'S SUBDIVISION
RECORDED AUGUST 19, 1988
AS DOC. NO. 98734180

WINDSOR DRIVE

LOT 1

LOT 2

LOT 3

LOT 4

FOUNDATION SITE PLAN EXHIBIT

DATE	BY	DESCRIPTION
03/12/15	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
04/21/15	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

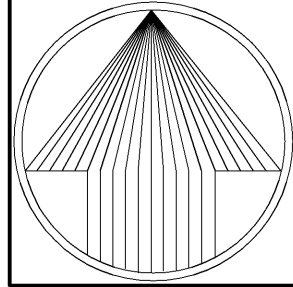
REVISIONS

SHEET NUMBER
3
OF 4 SHEETS

CHRISTINA COURT

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
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DESIGNED BY: R.A.A.
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CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 01/30/15

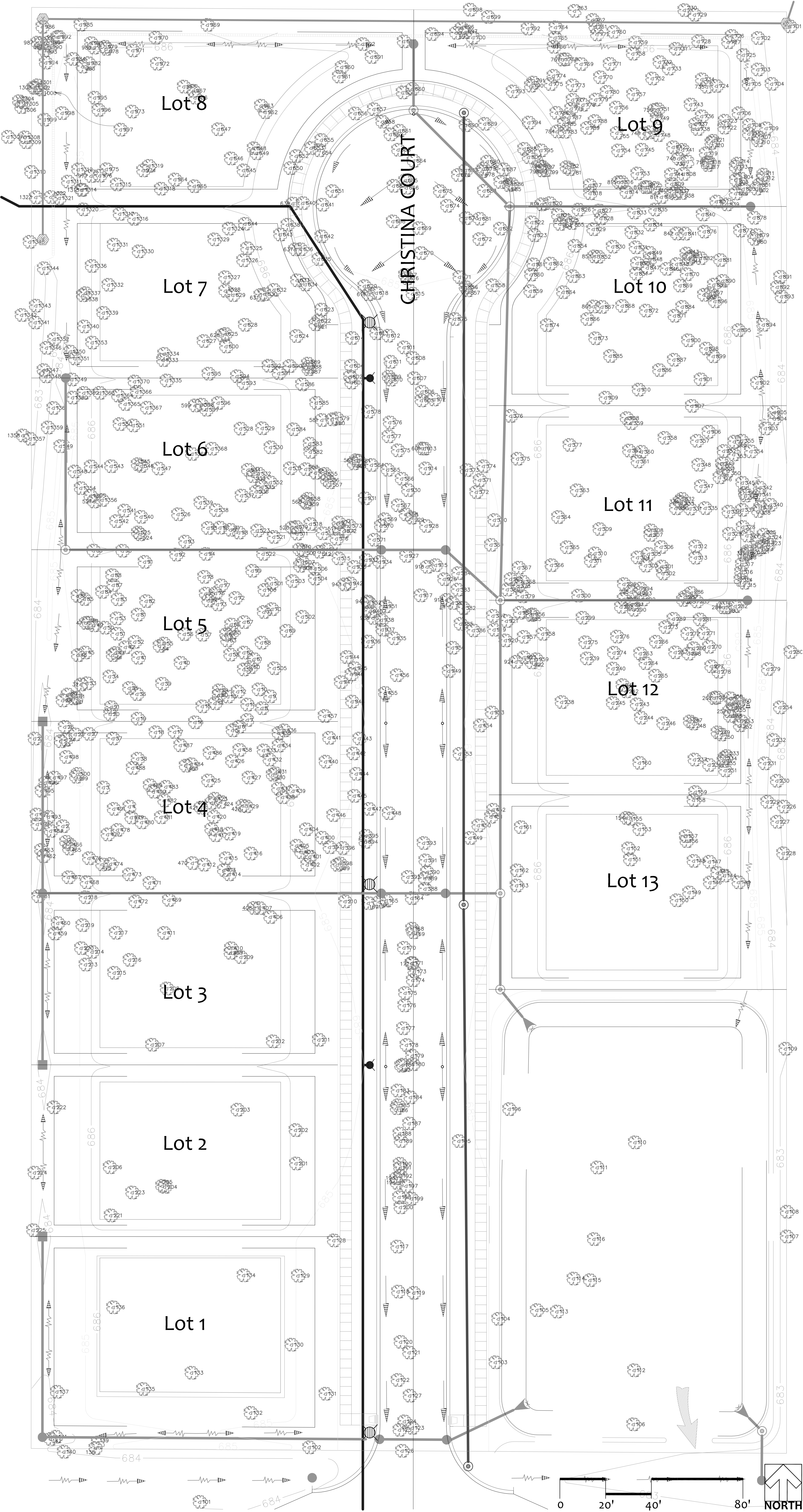


NORTH

JOB No. 1463

TREE No.	DBH In.	TYPE (COMMON NAME)	SCIENTIFIC NAME	H' ±	F ±	COMMENTS
1	6	Common Buckthorn	Rhamnus cathartica	6	6	dead
2	4	Box Elder	Acer negundo	5	5	no branching
3	10	Siberian Elm	Ulmus pumila	6	6	dead
4	4	Siberian Elm	Ulmus pumila	6	6	dead
5	5	Siberian Elm	Ulmus pumila	5	5	
6	4	Box Elder	Acer negundo	5	5	
7	5	Silver Maple	Acer saccharinum	5	5	
8	4	Silver Maple	Acer saccharinum	4	4	
9	32	Eastern Cottonwood	Populus deltoides	3	4	
10	5	Silver Maple	Acer saccharinum	5	5	
11	6	Siberian Elm	Ulmus pumila	5	5	
12	9	Sugar Maple	Acer saccharinum	4	4	
13	6	Siberian Elm	Ulmus pumila	4	5	
14	6	Silver Maple	Acer saccharinum	5	5	
15	4	Siberian Elm	Ulmus pumila	5	5	
16	7	Sugar Maple	Acer saccharum	5	5	
17	12	Slippery Elm	Ulmus pumila	4	4	
18	9	Slippery Elm	Ulmus pumila	5	5	
19	6	Box Elder	Acer negundo	4	4	
20	7	Siberian Elm	Ulmus pumila	5	5	half dead
21	4	Black Cherry	Prunus serotina	4	4	
22	6	Common Buckthorn	Rhamnus cathartica	5	5	
23	5	Common Buckthorn	Rhamnus cathartica	5	5	
24	6	Common Buckthorn	Rhamnus cathartica	5	5	
25	8	Eastern Red Cedar	Juniperus virginiana	5	5	
26	5	Common Buckthorn	Rhamnus cathartica	5	5	
27	12c	Common Buckthorn	Rhamnus cathartica	5	5	
28	12c	Common Buckthorn	Rhamnus cathartica	5	5	
29	4	Siberian Elm	Ulmus pumila	4	5	
30	4	Common Buckthorn	Rhamnus cathartica	5	5	
31	12c	Common Buckthorn	Rhamnus cathartica	5	5	
32	12	Black Cherry	Prunus serotina	3	4	
33	8	Black Cherry	Prunus serotina	3	4	
34	3	Common Buckthorn	Rhamnus cathartica	3	3	
35	8	Black Cherry	Prunus serotina	3	4	
36	6	Black Cherry	Prunus serotina	3	4	
37	4	Slippery Elm	Ulmus pumila	5	5	
38	4	Common Buckthorn	Rhamnus cathartica	5	5	
39	5	Siberian Elm	Ulmus pumila	4	4	
40	7	Siberian Elm	Ulmus pumila	4	4	
41	5	Siberian Elm	Ulmus pumila	4	5	
42	5	Downy Hawthorn	Crataegus mollis	4	5	
43	6	Downy Hawthorn	Crataegus mollis	4	5	
44	10c	Downy Hawthorn	Crataegus mollis	4	5	
45	9c	Common Buckthorn	Rhamnus cathartica	4	5	
46	8c	Downy Hawthorn	Crataegus mollis	5	5	
47	6	Eastern Red Cedar	Juniperus virginiana	5	5	
48	3	Eastern Red Cedar	Juniperus virginiana	6	6	
49	3	Common Buckthorn	Rhamnus cathartica	5	5	
50	4	Eastern Red Cedar	Juniperus virginiana	5	5	
51	5	Eastern Red Cedar	Juniperus virginiana	6	6	
52	7c	Eastern Red Cedar	Juniperus virginiana	5	5	
53	4	Siberian Elm	Ulmus pumila	4	4	
54	5	Common Buckthorn	Rhamnus cathartica	5	5	
55	6	Siberian Elm	Ulmus pumila	5	5	
56	14	Silver Maple	Acer saccharinum	4	4	
57	8	Siberian Elm	Ulmus pumila	4	4	
58	5	Siberian Elm	Ulmus pumila	5	5	
59	4	Silver Maple	Acer saccharinum	5	5	
60	7	Silver Maple	Acer saccharinum	5	5	
61	6	Silver Maple	Acer saccharinum	5	5	
62	5	Silver Maple	Acer saccharinum	5	5	
63	4	Siberian Elm	Ulmus pumila	5	5	
64	4	Silver Maple	Acer saccharinum	5	5	
65	5	Silver Maple	Acer saccharinum	5	5	
66	5	Silver Maple	Acer saccharinum	5	5	
67	5	Siberian Elm	Ulmus pumila	4	4	
68	6	Siberian Elm	Ulmus pumila	4	5	
69	6	Siberian Elm	Ulmus pumila	5	5	
70	10	Silver Maple	Acer saccharinum	3	4	
71	3	Silver Maple	Acer saccharinum	5	5	
72	5	Silver Maple	Acer saccharinum	5	5	
73	10	Siberian Elm	Ulmus pumila	5	5	
74	6	Silver Maple	Acer saccharinum	5	5	
75	3	Silver Maple	Acer saccharinum	5	5	
76	5	Siberian Elm	Ulmus pumila	5	5	
77	4	Common Buckthorn	Rhamnus cathartica	5	5	codominate
78	12	Silver Maple	Acer saccharinum	5	5	codominate
79	5	Black Cherry	Prunus serotina	4	4	assumed (no tag)
80	3	Siberian Elm	Ulmus pumila	4	4	assumed (no tag)
81	4	Common Buckthorn	Rhamnus cathartica	4	4	
82	14	Siberian Elm	Ulmus pumila	5	4	
83	12c	Common Buckthorn	Rhamnus cathartica	4	4	
84	8	Siberian Elm	Ulmus pumila	4	4	
85	6	Downy Hawthorn	Crataegus mollis	5	5	
86	4	Common Buckthorn	Rhamnus cathartica	5	5	
87	4	Common Buckthorn	Rhamnus cathartica	5	5	
88	9c	Common Buckthorn	Rhamnus cathartica	4	4	
89	10	Downy Hawthorn	Crataegus mollis	3	4	
90	3	Silver Maple	Acer saccharinum	4	5	
91	5	Downy Hawthorn	Crataegus mollis	4	4	
92	4	Box Elder	Acer negundo	5	5	
93	5	Common Buckthorn	Rhamnus cathartica	5	5	
94	5	Siberian Elm	Ulmus pumila	4	4	
95	11	Siberian Elm	Ulmus pumila	4	3	
96	5	Silver Maple	Acer saccharinum	4	4	
97	6	Silver Maple	Acer saccharinum	4	4	
98	8	Silver Maple	Acer saccharinum	4	4	
99	8	Silver Maple	Acer saccharinum	4	5	twisted
100	11	Siberian Elm	Ulmus pumila	3	4	
101	16	Siberian Elm	Ulmus pumila	4	4	
102	10	Crabapple variety	Malus in variety	4	4	wires
103	20	Silver Maple	Acer saccharinum	4	4	
104	13	Norway Spruce	Picea abies	4	4	
105	19	Silver Maple	Acer saccharinum	3	3	
106	22	White Pine	Pinus strobus	2	2	5 Replacement Trees
107	13	Silver Maple	Acer saccharinum	3	3	
108	15c	Silver Maple	Acer saccharinum	3	3	
109	10	Silver Maple	Acer saccharinum	3	3	
110	10	Colorado Spruce	Picea pungens	4	4	leaning/twisted
111	32	Silver Maple	Acer saccharinum	4	4	
112	12	Colorado Spruce	Picea pungens	2	2	4 Replacement Trees
113	16	Silver Maple	Acer saccharinum	4	4	leaning
114	6	Colorado Spruce	Picea pungens	4	5	
115	8	Colorado Spruce	Picea pungens	4	4	one sided
116	11x2	Arborvitae	Thuja occidentalis	3	4	one sided
117	14	Silver Maple	Acer saccharinum	3	4	one sided
118	17	Box Elder	Acer negundo	4	4	
119	7	Silver Maple	Acer saccharinum	4	4	
120	9	Box Elder	Acer negundo	5	5	almost dead
121	6	Common Buckthorn	Rhamnus cathartica	5	5	
122	6	Box Elder	Acer negundo	4	5	leaning
123	19	Box Elder	Acer negundo	4	4	
124	4	Common Buckthorn	Rhamnus cathartica	4	4	
125	10x2	Box Elder	Acer negundo	4	4	leaning
126	10	Box Elder	Acer negundo	4	5	leaning
127	3x3	Common Buckthorn	Rhamnus cathartica	4	4	
128	20	Norway Spruce	Picea abies	3	3	5 Replacement Trees
129	26	Norway Spruce	Picea abies	3	3	6 Replacement Trees
130	15	Norway Spruce	Picea abies	4	4	
131	13	Norway Spruce	Picea abies	5	4	
132	18	Norway Spruce	Picea abies	3	4	one sided
133	14	Colorado Spruce	Picea pungens	4	4	
134	19	Norway Spruce	Picea abies	3	3	4 Replacement Trees
135	24	White Pine	Pinus strobus	4	3	
136	22	Sugar Maple	Acer saccharum	4	4	
137	20	American Beech	Fagus grandifolia	5	4	split/holes
138	8	Common Buckthorn	Rhamnus cathartica	5	5	codominant/twisted
139	7	Box Elder	Acer negundo	5	5	
140	18c	Common Buckthorn	Rhamnus cathartica	4	4	wires
141	30	Siberian Elm	Ulmus pumila	5	5	split
142	6	Box Elder	Acer negundo	5	5	
143	9	Box Elder	Acer negundo	4	4	
144	6	Common Buckthorn	Rhamnus cathartica	5	5	
145	4	Common Buckthorn	Rhamnus cathartica	5	5	
146	3	Common Buckthorn	Rhamnus cathartica	4	4	
147	13	Siberian Elm	Ulmus pumila	5	5	
148	18	Silver Maple	Acer saccharinum	4	4	
149	4	Silver Maple	Acer saccharinum	4	4	
150	19	Box Elder	Acer negundo	4	3	
151	6	Box Elder	Acer negundo	5	5	
152	4	Common Buckthorn	Rhamnus cathartica	5	5	
153	22	Silver Maple	Acer saccharinum	4	4	
154	5	Common Buckthorn	Rhamnus cathartica	5	5	
155	5	Common Buckthorn	Rhamnus cathartica	5	5	

Note: all tree on site shall be removed.



1 of 3

CHECKED

KTK

DRAWN

KTK

PROJECT

KHH401

DATE

1/23/15

Per Review

4/30/15

Per Comments

3/13/15

REVISIONS

Christina Court, Arlington Heights, IL

K. Hovnanian Homes

TREE PRESERVATION/REMOVAL PLAN

KROGSTAD

LAND DESIGN LIMITED

LANDSCAPE ARCHITECTURE • CONSULTING

519 PEMBROOK CT. N., CRYSTAL LAKE, IL 60014

P. 815 529 1511

KROGSTAD@LANDDESIGNLIMITED.COM

156	7	Silver Maple	Acer saccharinum	5	5	
157	7	Silver Maple	Acer saccharinum	5	5	
158	17	Silver Maple	Acer saccharinum	4	5	
159	12	Slippery Elm	Ulmus pumila	5	5	
160	8	Box Elder	Acer negundo	5	5	
161	10	Silver Maple	Acer saccharinum	5	5	
162	15	Siberian Elm	Ulmus pumila	5	5	
163	18	Siberian Elm	Ulmus pumila	5	5	
164	9	Box Elder	Acer negundo	5	5	leaning
165	30	Silver Maple	Acer saccharinum	4	4	
166	15	Silver Maple	Acer saccharinum	5	5	
167	21	Silver Maple	Acer saccharinum	4	4	
168	13	Box Elder	Acer negundo	4	5	leaning
169	6	Box Elder	Acer negundo	4	4	
170	13	Siberian Elm	Ulmus pumila	5	5	half dead/hole
171	6	Box Elder	Acer negundo	4	4	
172	5	Box Elder	Acer negundo	5	5	
173	10	Box Elder	Acer negundo	5	5	
174	10	Box Elder	Acer negundo	5	5	lean
175	30	Silver Maple	Acer saccharinum	3	3	
176	8	Box Elder	Acer negundo	4	4	
177	5	Box Elder	Acer negundo	5	5	
178	5	Box Elder	Acer negundo	4	5	
179	16	Box Elder	Acer negundo	5	5	
180	10	Box Elder	Acer negundo	4	5	
181	8	Box Elder	Acer negundo	4	4	
182	16	Siberian Elm	Ulmus pumila	4	4	
183	15	Box Elder	Acer negundo	5	5	lean
184	6	Box Elder	Acer negundo	4	5	lean
185	10	Box Elder	Acer negundo	4	5	lean
186	4	Common Buckthorn	Rhamnus cathartica	3	3	
187	9	Box Elder	Acer negundo	4	4	
188	10	Box Elder	Acer negundo	4	4	
189	11	Box Elder	Acer negundo	4	5	
190	7	Box Elder	Acer negundo	4	4	
191	5	Box Elder	Acer negundo	5	5	
192	5	Box Elder	Acer negundo	5	5	
193	5	Common Buckthorn	Rhamnus cathartica	4	4	
194	8	Box Elder	Acer negundo	4	5	
195	38	Silver Maple	Acer saccharinum	3	3	
196	12	Silver Maple	Acer saccharinum	3	3	
197	7	Box Elder	Acer negundo	4	5	
198	8	Box Elder	Acer negundo	4	5	
199	8	Common Buckthorn	Rhamnus cathartica	5	5	
200	8	Box Elder	Acer negundo	5	5	leaning
201	27	Tuliptree	Liriodendron tulipifera	5	5	
202	38	American Elm	Ulmus americana	4	3	codominant
203	24	Box Elder	Acer negundo			
204	7	Box Elder	Acer negundo	5	5	
205	6	Common Buckthorn	Rhamnus cathartica	4	4	
206	12	Crabapple variety	Malus in variety	5	5	
207	16	Box Elder	Acer negundo	5	5	leaning
208	5	Box Elder	Acer negundo	4	4	
209	44	Siberian Elm	Ulmus pumila	4	3	
210	7	Box Elder	Acer negundo	4	4	
211	6	Crabapple variety	Malus in variety	5	5	
212	5	Crabapple variety	Malus in variety	5	5	
213	12	Box Elder	Acer negundo	5	5	
214	12	Box Elder	Acer negundo	5	5	hole
215	32	Box Elder	Acer negundo	6	6	fallen
216	38	Siberian Elm	Ulmus pumila	4	3	
217	20	Box Elder	Acer negundo	6	6	
218	12	Siberian Elm	Ulmus pumila	4	4	
219	7	Box Elder	Acer negundo	5	5	
220	4	Box Elder	Acer negundo	5	5	
221	14c	Common Buckthorn	Rhamnus cathartica	5	4	
222	14	Basswood	Tilia americana	5	5	
223	13	Siberian Elm	Ulmus pumila	5	5	
224	4	Common Buckthorn	Rhamnus cathartica	4	4	
225	12	Box Elder	Acer negundo	5	5	leaning
226	6	Box Elder	Acer negundo	4	5	
227	6	Silver Maple	Acer saccharinum	5	5	
228	5	Siberian Elm	Ulmus pumila	5	5	
229	4	Box Elder	Acer negundo	5	5	
230	5	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
231	6	Box Elder	Acer negundo	4	4	
232	7x2	Silver Maple	Acer saccharinum	5	5	
233	12	Box Elder	Acer negundo	5	5	
234	6	Silver Maple	Acer saccharinum	5	5	
235	6	Silver Maple	Acer saccharinum	5	5	
236	14	Box Elder	Acer negundo	5	5	
237	6	Silver Maple	Acer saccharinum	5	5	
238	7	Box Elder	Acer negundo	5	5	
239	5	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
240	3	Silver Maple	Acer saccharinum	4	4	
241	8	Siberian Elm	Ulmus pumila	5	5	
242	7	Siberian Elm	Ulmus pumila	6	6	
243	9	Siberian Elm	Ulmus pumila	4	4	
244	12	Siberian Elm	Ulmus pumila	4	5	
245	7	Siberian Elm	Ulmus pumila	4	5	
246	7	Siberian Elm	Ulmus pumila	5	5	
247	9	Siberian Elm	Ulmus pumila	5	5	
248	5	Silver Maple	Acer saccharinum	5	5	
249	9	Silver Maple	Acer saccharinum	5	5	
250	10	Silver Maple	Acer saccharinum	5	5	
251	10	Silver Maple	Acer saccharinum	5	5	
252	8	Silver Maple	Acer saccharinum	5	5	
253	8	Silver Maple	Acer saccharinum	5	5	
254	6	Box Elder	Acer negundo	4	4	
255	4	Silver Maple	Acer saccharinum	4	4	
256	6	Silver Maple	Acer saccharinum	5	5	
257	8	Silver Maple	Acer saccharinum	5	5	
258	4	Silver Maple	Acer saccharinum	5	5	
259	7	Silver Maple	Acer saccharinum	5	5	
260	13	Silver Maple	Acer saccharinum	4	4	
261	4	Silver Maple	Acer saccharinum	5	5	
262	6	Siberian Elm	Ulmus pumila	5	5	
263	12	Siberian Elm	Ulmus pumila	5	5	
264	8	Siberian Elm	Ulmus pumila	5	5	
265	15	Siberian Elm	Ulmus pumila	5	5	
266	8	Siberian Elm	Ulmus pumila	4	4	
267	3x2	Common Buckthorn	Rhamnus cathartica	4	4	
268	8	Siberian Elm	Ulmus pumila	5	5	
269	6	Siberian Elm	Ulmus pumila	5	5	
270	10	Siberian Elm	Ulmus pumila	5	5	
271	9	Siberian Elm	Ulmus pumila	5	5	
272	7	Siberian Elm	Ulmus pumila	5	5	
273	7	Siberian Elm	Ulmus pumila	5	5	
274	5	Silver Maple	Acer saccharinum	5	5	
275	4	Box Elder	Acer negundo	4	4	
276	6	Slippery Elm	Ulmus pumila	4	5	
277	15	Box Elder	Acer negundo	4	4	
278	5	Silver Maple	Acer saccharinum	5	5	
279	4	Silver Maple	Acer saccharinum	5	5	
280	4	Slippery Elm	Ulmus rubra 'Muhl'	5	5	
281	8	Siberian Elm	Ulmus pumila	4	4	
282	7	Box Elder	Acer negundo	5	5	
283	4	Siberian Elm	Ulmus pumila	5	5	
284	3	Common Buckthorn	Rhamnus cathartica	4	4	
285	7	Siberian Elm	Ulmus pumila	5	5	
286	8	Siberian Elm	Ulmus pumila	4	4	
287	4	Siberian Elm	Ulmus pumila	5	5	
288	5	Siberian Elm	Ulmus pumila	4	4	
289	5	Siberian Elm	Ulmus pumila	4	4	
290	3	Silver Maple	Acer saccharinum	4	4	
291	4	Silver Maple	Acer saccharinum	5	5	
292	6	Silver Maple	Acer saccharinum	4	4	
293	5	Silver Maple	Acer saccharinum	4	4	
294	7	Silver Maple	Acer saccharinum	4	4	
295	5	Siberian Elm	Ulmus pumila	4	4	
296	4	Siberian Elm	Ulmus pumila	4	4	
297	6	Siberian Elm	Ulmus pumila	5	5	
298	5	Siberian Elm	Ulmus pumila	4	4	
299	12c	Common Buckthorn	Rhamnus cathartica	3	3	
300	4	Siberian Elm	Ulmus pumila	4	4	
301	10	Siberian Elm	Ulmus pumila	3	3	codominant
302	4	Silver Maple	Acer saccharinum	4	4	
303	4	Siberian Elm	Ulmus pumila	4	4	
304	8	Siberian Elm	Ulmus pumila	4	4	
305	5	Siberian Elm	Ulmus pumila	4	4	
306	6	Siberian Elm	Ulmus pumila	4	4	
307	6	Siberian Elm	Ulmus pumila	5	5	
308	12	Siberian Elm	Ulmus pumila	4	4	
309	7	Siberian Elm	Ulmus pumila	3	3	
310	4	Siberian Elm	Ulmus pumila	5	5	

311	6	Siberian Elm	Ulmus pumila	3	3	
312	5	Green Ash	Fraxinus pennsylvanica	4	4	
313	3	Siberian Elm	Ulmus pumila	5	5	
314	7	Siberian Elm	Ulmus pumila	4	4	
315	7	Common Buckthorn	Rhamnus cathartica	5	5	
316	7	Silver Maple	Acer saccharinum	4	4	
317	7	Silver Maple	Acer saccharinum	4	4	
318	4	Box Elder	Acer negundo	5	5	
319	6	Siberian Elm	Ulmus pumila	5	5	
320	6	Siberian Elm	Ulmus pumila	5	5	
321	4	Silver Maple	Acer saccharinum	5	5	
322	6	Siberian Elm	Ulmus pumila	4	4	
323	7c	Common Buckthorn	Rhamnus cathartica	4	4	
324	5	Common Buckthorn	Rhamnus cathartica	4	4	
325	4	Common Buckthorn	Rhamnus cathartica	4	4	
326	9	Siberian Elm	Ulmus pumila	4	4	
327	6	Silver Maple	Acer saccharinum	4	4	
328	3	Siberian Elm	Ulmus pumila	5	5	
329	4	Common Buckthorn	Rhamnus cathartica	4	4	
330	6	Siberian Elm	Ulmus pumila	4	4	
331	6	Siberian Elm	Ulmus pumila	4	4	
332	16	Siberian Elm	Ulmus pumila	4	4	codominant
333	4	Siberian Elm	Ulmus pumila	5	5	
334	4	Siberian Elm	Ulmus pumila	5	5	
335	4	Green Ash	Fraxinus pennsylvanica	4	4	
336	4	Common Buckthorn	Rhamnus cathartica	4	4	
337	4	Common Buckthorn	Rhamnus cathartica	4	4	
338	5	Siberian Elm	Ulmus pumila	5	5	
339	5	Siberian Elm	Ulmus pumila	5	5	
340	5	Siberian Elm	Ulmus pumila	5	5	
341	6	Siberian Elm	Ulmus pumila	4	4	
342	7	Green Ash	Fraxinus pennsylvanica	4	4	
343	4	Siberian Elm	Ulmus pumila	4	4	
344	4	Siberian Elm	Ulmus pumila	4	4	
345	4	Silver Maple	Acer saccharinum	4	4	
346	4	Silver Maple	Acer saccharinum	4	4	
347	6x4	Silver Maple	Acer saccharinum	4	4	
348	5	Box Elder	Acer negundo	4	4	
349	6	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
350	5	Silver Maple	Acer saccharinum	4	4	
351	3	Silver Maple	Acer saccharinum	4	4	
352	7	Siberian Elm	Ulmus pumila	4	4	
353	4	Siberian Elm	Ulmus pumila	4	4	
354	5	Siberian Elm	Ulmus pumila	4	4	
355	4	Siberian Elm	Ulmus pumila	5	5	
356	3	Siberian Elm	Ulmus pumila	4	4	
357	10	Siberian Elm	Ulmus pumila	3	3	
358	6x2	Green Ash	Fraxinus pennsylvanica	4	4	codominant
359	5	Siberian Elm	Ulmus pumila	4	4	codominant
360	6c	Common Buckthorn	Rhamnus cathartica	3	3	
361	4	Siberian Elm	Ulmus pumila	5	5	vine
362	5	Siberian Elm	Ulmus pumila	4	4	
363	9	Green Ash	Fraxinus pennsylvanica	4	4	
364	5	Crabapple variety	Malus in variety	4	4	codominant
365	3	Common Buckthorn	Rhamnus cathartica	4	4	
366	5	Siberian Elm	Ulmus pumila	4	4	
367	10	Siberian Elm	Ulmus pumila	4	4	
368	4	Siberian Elm	Ulmus pumila	4	4	
369	9	Siberian Elm	Ulmus pumila	4	4	
370	3	Siberian Elm	Ulmus pumila	4	4	
371	4	Siberian Elm	Ulmus pumila	4	4	
372	5	Eastern Red Cedar	Juniperus virginiana	5	5	
373	6	Siberian Elm	Ulmus pumila	4	4	
374	6	Eastern Red Cedar	Juniperus virginiana	4	4	
375	4	Siberian Elm	Ulmus pumila	4	4	
376	4	Siberian Elm	Ulmus pumila	4	4	
377	6	Siberian Elm	Ulmus pumila	3	3	
378	3	Siberian Elm	Ulmus pumila	4	4	
379	6	Common Buckthorn	Rhamnus cathartica	5	5	
380	9c	Common Buckthorn	Rhamnus cathartica	5	5	
381	4	Eastern Cottonwood	Populus deltoides	4	4	
382	8	Eastern Cottonwood	Populus deltoides	4	4	
383	26	Eastern Cottonwood	Populus deltoides	3	4	
384	4	Siberian Elm	Ulmus pumila	4	4	
385	4	Siberian Elm	Ulmus pumila	4	4	
386	4	Siberian Elm	Ulmus pumila	4	4	
387	5	Siberian Elm	Ulmus pumila	4	4	
388	6	Box Elder	Acer negundo	5	5	
389	14	Box Elder	Acer negundo	4	5	
390	9	Box Elder	Acer negundo	4	5	
391	20	Siberian Elm	Ulmus pumila	4	4	
392	5	Box Elder	Acer negundo	4	4	
393	5	Silver Maple	Acer saccharinum	6	6	dead
394	6	Slippery Elm	Ulmus rubra 'Muhl'	4	5	
395	8	Box Elder	Acer negundo	5	5	
396	8	Slippery Elm	Ulmus rubra 'Muhl'	5	5	
397	7	Box Elder	Acer negundo	5	5	
398	6	Box Elder	Acer negundo	5	5	
399	5	Box Elder	Acer negundo	5	5	
400	6	Box Elder	Acer negundo	5	5	
401	8	Box Elder	Acer negundo	5	5	
402	2	Box Elder	Acer negundo	4	5	
403	12	Box Elder	Acer negundo	5	5	
404	14	Box Elder	Acer negundo	5	5	lean
405	7	Slippery Elm	Ulmus rubra 'Muhl'	5	5	
406	10	Box Elder	Acer negundo	5	5	
407	10	Box Elder	Acer negundo	5	5	
408	8	Box Elder	Acer negundo	5	5	
409	8	Siberian Elm	Ulmus pumila	5	5	
410	7	Siberian Elm	Ulmus pumila	4	4	
411	22	Box Elder	Acer negundo	5	5	
412	13	Siberian Elm	Ulmus pumila	4	5	lean
413	7	Siberian Elm	Ulmus pumila	5	5	
414	14	Siberian Elm	Ulmus pumila	5	5	
415	5	Box Elder	Acer negundo	5	5	
416	5	Siberian Elm	Ulmus pumila	5	5	
417	5	Box Elder	Acer negundo	5	5	hole
418	4	Box Elder	Acer negundo	5	5	
419	4	Siberian Elm	Ulmus pumila	4	4	
420	6	Siberian Elm	Ulmus pumila	4	4	
421	8	Silver Maple	Acer saccharinum	5	5	
422	8	Silver Maple	Acer saccharinum	5	5	
423	5	Box Elder	Acer negundo	5	5	
424	6	Box Elder	Acer negundo	5	5	
425	6	Box Elder	Acer negundo	4	4	
426	8x3	Silver Maple	Acer saccharinum	4	4	
427	10	Silver Maple	Acer saccharinum	4	4	
428	4	Box Elder	Acer negundo	5	5	
429	12	Slippery Elm	Ulmus rubra 'Muhl'	3	3	
430	10	Box Elder	Acer negundo	5	5	
431	6	Box Elder	Acer negundo	5	5	
432	4	Siberian Elm	Ulmus pumila	4	4	
433	8	Siberian Elm	Ulmus pumila	5	5	lean
434	5	Silver Maple	Acer saccharinum	4	5	
435	9	Siberian Elm	Ulmus pumila	5	5	
436	5	Siberian Elm	Ulmus pumila	4	4	
437	7	Silver Maple	Acer saccharinum	4	5	
438	4	Silver Maple	Acer saccharinum	5	5	
439	7	Silver Maple	Acer saccharinum	5	5	cracked
440	10	Siberian Elm	Ulmus pumila	4	4	
441	7	Silver Maple	Acer saccharinum	5	5	
442	5	Box Elder	Acer negundo	5	5	
443	12	Slippery Elm	Ulmus rubra 'Muhl'	5	4	
444	6	Box Elder	Acer negundo	5	5	
445	7	Box Elder	Acer negundo	5	5	
446	5	Siberian Elm	Ulmus pumila	5	5	
447	4	Silver Maple	Acer saccharinum	5	5	
448	5	Silver Maple	Acer saccharinum	5	5	
449	7	Box Elder	Acer negundo	5	5	
450	8	Siberian Elm	Ulmus pumila	5	5	
451	4	Common Buckthorn	Rhamnus cathartica	5	5	
452	4	Common Buckthorn	Rhamnus cathartica	5	5	
453	60	Silver Maple	Acer saccharinum	5	5	
454	6	Common Buckthorn	Rhamnus cathartica	5	5	
455	8	Box Elder	Acer negundo	4	4	
456	10	Siberian Elm	Ulmus pumila	5	5	
457	5	Silver Maple	Acer saccharinum	4	4	
458	7	Box Elder	Acer negundo	5	5	
459	5	Common Buckthorn	Rhamnus cathartica	4	4	
460	4	Common Buckthorn	Rhamnus cathartica	5	5	
461	4	Common Buckthorn	Rhamnus cathartica	5	5	
462	6	Common Buckthorn	Rhamnus cathartica	4	5	
463	7	Common Buckthorn	Rhamnus cathartica	4	5	
464	9	Common Buckthorn	Rhamnus cathartica	4	4	
465	4	Box Elder	Acer negundo	4	4	

621	15	Eastern Cottonwood	Populus deltoides	4	4	
622	4	Box Elder	Acer negundo	4	4	
623	20	Eastern Cottonwood	Populus deltoides	4	4	
624	5	Siberian Elm	Ulmus pumila	5	5	
625	3	Siberian Elm	Ulmus pumila	4	5	
626	14	Eastern Cottonwood	Populus deltoides	4	4	
627	11	Eastern Cottonwood	Populus deltoides	4	4	
628	3	Common Buckthorn	Rhamnus cathartica	5	5	
629	6	Siberian Elm	Ulmus pumila	4	4	
630	16	Eastern Cottonwood	Populus deltoides	4	5	
631	3	Silver Maple	Acer saccharinum	5	5	
632	11	Eastern Cottonwood	Populus deltoides	4	4	lean
633	5	Eastern Cottonwood	Populus deltoides	4	4	
634	5	Box Elder	Acer negundo	4	4	
635	13	Eastern Cottonwood	Populus deltoides	3	4	
636	8	Eastern Cottonwood	Populus deltoides	4	4	bent
637	16	Eastern Cottonwood	Populus deltoides	4	4	
638	14	Eastern Cottonwood	Populus deltoides	4	4	
639	10	Green Ash	Fraxinus pennsylvanica	4	3	
640	10	Siberian Elm	Ulmus pumila	4	4	total codominant
641	5	Siberian Elm	Ulmus pumila	4	5	
642	9	Siberian Elm	Ulmus pumila	4	4	
643	5	Siberian Elm	Ulmus pumila	4	4	
644	6	Siberian Elm	Ulmus pumila	4	4	
645	17	Eastern Cottonwood	Populus deltoides	3	4	
646	4	Siberian Elm	Ulmus pumila	5	5	
647	6	Siberian Elm	Ulmus pumila	4	4	
648	11	Eastern Cottonwood	Populus deltoides	4	4	
649	7	Eastern Cottonwood	Populus deltoides	4	4	
650	16	Eastern Cottonwood	Populus deltoides	4	4	thin
651	3	Siberian Elm	Ulmus pumila	5	5	lean
652	3	Siberian Elm	Ulmus pumila	6	6	
653	10	Eastern Cottonwood	Populus deltoides	4	4	
654	11	Eastern Cottonwood	Populus deltoides	4	4	
655	24	Eastern Cottonwood	Populus deltoides	3	3	
656	22	Eastern Cottonwood	Populus deltoides	3	3	
657	10c	Common Buckthorn	Rhamnus cathartica	5	5	
658	6	Siberian Elm	Ulmus pumila	4	5	lean
659	17	Eastern Cottonwood	Populus deltoides	4	4	
660	5	Silver Maple	Acer saccharinum	5	5	
661	10	Green Ash	Fraxinus pennsylvanica	5	5	lean
662	4	Common Buckthorn	Rhamnus cathartica	5	5	
663	6	Siberian Elm	Ulmus pumila	5	5	
664	6	Common Buckthorn	Rhamnus cathartica	4	4	
665	6	Eastern Red Cedar	Prunus serotina	5	5	
666	4	Siberian Elm	Ulmus pumila	4	5	lean
667	8	Siberian Elm	Ulmus pumila	4	4	
668	12c	Common Buckthorn	Rhamnus cathartica	4	4	
669	6	Eastern Red Cedar	Juniperus virginiana	5	5	
670	15c	Common Buckthorn	Rhamnus cathartica	3	3	
671	4	Box Elder	Acer negundo	4	4	
672	10	Siberian Elm	Ulmus pumila	4	4	codominant
673	8	Siberian Elm	Ulmus pumila	4	3	
674	4	Siberian Elm	Ulmus pumila	5	4	
675	4	Common Buckthorn	Rhamnus cathartica	4	4	
676	4	Siberian Elm	Ulmus pumila	4	5	
677	5	Siberian Elm	Ulmus pumila	4	4	
678	5	Siberian Elm	Ulmus pumila	4	4	
679	6	Siberian Elm	Ulmus pumila	4	4	
680	4	Siberian Elm	Ulmus pumila	4	4	
681	4	Siberian Elm	Ulmus pumila	4	4	
682	8	Common Buckthorn	Rhamnus cathartica	3	3	
683	4	Siberian Elm	Ulmus pumila	4	4	
684	6	Box Elder	Acer negundo	4	4	
685	5	Siberian Elm	Ulmus pumila	5	5	
686	6	Siberian Elm	Ulmus pumila	5	5	
687	6	Box Elder	Acer negundo	4	5	contorted
688	5	Siberian Elm	Ulmus pumila	4	4	
689	6	Siberian Elm	Ulmus pumila	3	3	
690	5	Black Cherry	Prunus serotina	4	4	codominant
691	22	Silver Maple	Acer saccharinum	4	4	
692	10	Silver Maple	Acer saccharinum	5	5	
693	8	Siberian Elm	Ulmus pumila	4	4	
694	4	Silver Maple	Acer saccharinum	5	5	
695	7	Box Elder	Acer negundo	5	5	
696	5	Box Elder	Acer negundo	5	5	
697	6	Black Cherry	Prunus serotina	4	4	twisted
698	6	Silver Maple	Acer saccharinum	4	4	
699	6	Common Buckthorn	Rhamnus cathartica	5	5	
700	4	Box Elder	Acer negundo	4	4	
701	5	Box Elder	Acer negundo	3	3	
702	10	Box Elder	Acer negundo	4	4	
703	9	Siberian Elm	Ulmus pumila	3	4	
704	11	Eastern Cottonwood	Populus deltoides	3	3	
705	4	Siberian Elm	Ulmus pumila	3	3	
706	8	Siberian Elm	Ulmus pumila	4	4	
707	5	Siberian Elm	Ulmus pumila	4	4	
708	7	Siberian Elm	Ulmus pumila	4	4	
709	4	Common Buckthorn	Rhamnus cathartica	4	4	
710	4	Siberian Elm	Ulmus pumila	4	5	
711	5	Siberian Elm	Ulmus pumila	4	4	
712	6x3	Box Elder	Acer negundo	4	4	2 stems
713	4	Common Buckthorn	Rhamnus cathartica	4	4	
714	5	Siberian Elm	Ulmus pumila	5	5	
715	4	Siberian Elm	Ulmus pumila	4	4	
716	5	Siberian Elm	Ulmus pumila	4	4	
717	4	Common Buckthorn	Rhamnus cathartica	5	5	
718	3	Common Buckthorn	Rhamnus cathartica	4	5	
719	3	Siberian Elm	Ulmus pumila	4	4	
720	6	Siberian Elm	Ulmus pumila	4	4	
721	6	Siberian Elm	Ulmus pumila	4	4	
722	4	Common Buckthorn	Rhamnus cathartica	4	4	
723	4	Siberian Elm	Ulmus pumila	4	4	
724	3	Box Elder	Acer negundo	4	4	
725	3	Common Buckthorn	Rhamnus cathartica	4	4	
726	14	Eastern Cottonwood	Populus deltoides	4	4	lean
727	7	Siberian Elm	Ulmus pumila	4	4	
728	6	Siberian Elm	Ulmus pumila	4	4	
729	18	Box Elder	Acer negundo	5	5	
730	4	Siberian Elm	Ulmus pumila	4	4	
731	8	Common Buckthorn	Rhamnus cathartica	3	4	
732	4	Common Buckthorn	Rhamnus cathartica	4	4	
733	11	Siberian Elm	Ulmus pumila	4	4	
734	4	Common Buckthorn	Rhamnus cathartica	4	4	
735	4	Common Buckthorn	Rhamnus cathartica	4	4	
736	5	Siberian Elm	Ulmus pumila	4	4	
737	7	Common Buckthorn	Rhamnus cathartica	5	5	
738	4	Siberian Elm	Ulmus pumila	5	5	
739	4	Siberian Elm	Ulmus pumila	4	4	
740	4	Siberian Elm	Ulmus pumila	4	4	
741	6	Siberian Elm	Ulmus pumila	4	4	
742	8	Siberian Elm	Ulmus pumila	5	5	
743	5	Black Cherry	Prunus serotina	4	4	codominant
744	4	Siberian Elm	Ulmus pumila	4	4	
745	5	Siberian Elm	Ulmus pumila	4	4	
746	6	Siberian Elm	Ulmus pumila	4	4	
747	6	Siberian Elm	Ulmus pumila	4	4	
748	6	Siberian Elm	Ulmus pumila	4	4	
749	7	Siberian Elm	Ulmus pumila	4	4	
750	5	Siberian Elm	Ulmus pumila	4	4	
751	5	Siberian Elm	Ulmus pumila	4	4	
752	4	Common Buckthorn	Rhamnus cathartica	4	4	
753	3	Siberian Elm	Ulmus pumila	5	5	
754	7	Siberian Elm	Ulmus pumila	4	4	
755	4x5	Common Buckthorn	Rhamnus cathartica	4	4	
756	6	Siberian Elm	Ulmus pumila	5	4	cracked
757	6	Siberian Elm	Ulmus pumila	4	4	
758	12	Siberian Elm	Ulmus pumila	4	5	codominant
759	7	Siberian Elm	Ulmus pumila	5	5	
760	6	Siberian Elm	Ulmus pumila	5	5	
761	20	Eastern Cottonwood	Populus deltoides	4	4	codominant
762	4	Common Buckthorn	Rhamnus cathartica	5	5	
763	8	Siberian Elm	Ulmus pumila	5	5	
764	4	Common Buckthorn	Rhamnus cathartica	5	5	
765	9	Siberian Elm	Ulmus pumila	4	4	
766	5	Siberian Elm	Ulmus pumila	4	5	
767	5	Siberian Elm	Ulmus pumila	4	4	
768	4	Siberian Elm	Ulmus pumila	4	4	
769	10	Black Cherry	Prunus serotina	3	3	
770	6	Siberian Elm	Ulmus pumila	4	4	
771	5	Box Elder	Acer negundo	4	4	
772	5	Siberian Elm	Ulmus pumila	4	4	
773	4	Siberian Elm	Ulmus pumila	4	4	
774	7	Siberian Elm	Ulmus pumila	4	4	
775	4x3	Common Buckthorn	Rhamnus cathartica	4	4	

776	6	Common Buckthorn	Rhamnus cathartica	4	4	
777	5	Common Buckthorn	Rhamnus cathartica	4	4	
778	5	Common Buckthorn	Rhamnus cathartica	4	4	
779	5	Siberian Elm	Ulmus pumila	4	4	
780	3	Silver Maple	Acer saccharinum	4	5	
781	7	Green Ash	Fraxinus pennsylvanica	5	5	
782	6	Siberian Elm	Ulmus pumila	4	4	
783	5	Siberian Elm	Ulmus pumila	4	4	
784	4	Common Buckthorn	Rhamnus cathartica	4	5	
785	6	Siberian Elm	Ulmus pumila	4	4	
786	4	Siberian Elm	Ulmus pumila	4	4	
787	4	Siberian Elm	Ulmus pumila	4	4	
788	6	Silver Maple	Acer saccharinum	4	4	
789	4	Siberian Elm	Ulmus pumila	4	4	
790	6	Siberian Elm	Ulmus pumila	3	3	
791	4	Siberian Elm	Ulmus pumila	4	4	
792	9	Box Elder	Acer negundo	5	5	
793	5	Siberian Elm	Ulmus pumila	4	4	
794	4	Common Buckthorn	Rhamnus cathartica	4	4	
795	6	Siberian Elm	Ulmus pumila	4	4	
796	5	Siberian Elm	Ulmus pumila	4	4	
797	4	Siberian Elm	Ulmus pumila	4	4	
798	4	Siberian Elm	Ulmus pumila	5	5	
799	5	Siberian Elm	Ulmus pumila	4	4	
800	3	Siberian Elm	Ulmus pumila	4	4	
801	4	Siberian Elm	Ulmus pumila	4	4	
802	4	Siberian Elm	Ulmus pumila	5	5	
803	4	Siberian Elm	Ulmus pumila	4	4	
804	4	Siberian Elm	Ulmus pumila	4	4	
805	4	Common Buckthorn	Rhamnus cathartica	4	4	
806	4	Common Buckthorn	Rhamnus cathartica	4	4	
807	5	Siberian Elm	Ulmus pumila	4	4	
808	4	Siberian Elm	Ulmus pumila	4	4	
809	4	Siberian Elm	Ulmus pumila	4	4	
810	5	Siberian Elm	Ulmus pumila	4	4	
811	5	Siberian Elm	Ulmus pumila	4	4	
812	6	Siberian Elm	Ulmus pumila	4	4	
813	6	Siberian Elm	Ulmus pumila	4	4	
814	6	Siberian Elm	Ulmus pumila	4	4	
815	6	Siberian Elm	Ulmus pumila	4	4	
816	4	Silver Maple	Acer saccharinum	4	4	
817	4	Siberian Elm	Ulmus pumila	4	4	
818	6	Silver Maple	Acer saccharinum	4	4	
819	8c	Common Buckthorn	Rhamnus cathartica	4	4	
820	4	Siberian Elm	Ulmus pumila	4	4	
821	4	Common Buckthorn	Rhamnus cathartica	4	4	
822	4	Eastern Red Cedar	Juniperus virginiana	5	5	
823	8	Siberian Elm	Ulmus pumila	4	4	
824	6	Green Ash	Fraxinus pennsylvanica	4	5	lean
825	4	Siberian Elm	Ulmus pumila	4	4	
826	6	Green Ash	Fraxinus pennsylvanica	4	4	
827	7	Siberian Elm	Ulmus pumila	4	4	
828	10c	Common Buckthorn	Rhamnus cathartica	3	3	
829	5	Siberian Elm	Ulmus pumila	4	4	
830	5	Common Buckthorn	Rhamnus cathartica	4	4	
831	4	Common Buckthorn	Rhamnus cathartica	4	4	
832	3	Common Buckthorn	Rhamnus cathartica	4	4	
833	4	Common Buckthorn	Rhamnus cathartica	4	4	
834	4	Common Buckthorn	Rhamnus cathartica	4	4	
835	3	Box Elder	Acer negundo	4	4	
836	4	Siberian Elm	Ulmus pumila	4	4	
837	4	Siberian Elm	Ulmus pumila	4	4	
838	5	Siberian Elm	Ulmus pumila	4	4	
839	6	Siberian Elm	Ulmus pumila	4	4	
840	6	Siberian Elm	Ulmus pumila	4	4	
841	3	Common Buckthorn	Rhamnus cathartica	4	4	
842	7	Siberian Elm	Ulmus pumila	4	4	
843	6	Siberian Elm	Ulmus pumila	4	4	
844	8	Siberian Elm	Ulmus pumila	4	4	
845	6	Siberian Elm	Ulmus pumila	4	4	
846	4	Siberian Elm	Ulmus pumila	4	4	
847	5	Common Buckthorn	Rhamnus cathartica	4	4	
848	6	Siberian Elm	Ulmus pumila	4	4	
849	5	Siberian Elm	Ulmus pumila	4	4	
850	6	Common Buckthorn	Rhamnus cathartica	4	4	
851	4	Common Buckthorn	Rhamnus cathartica	4	4	
852	6	Siberian Elm	Ulmus pumila	4	4	
853	7	Siberian Elm	Ulmus pumila	4	4	
854	4	Siberian Elm	Ulmus pumila	4	4	
855	4	Box Elder	Acer negundo	5	5	
856	5	Box Elder	Acer negundo	4	4	
857	5	Siberian Elm	Ulmus pumila	4	4	
858	4	Siberian Elm	Ulmus pumila	4	4	
859	5	Box Elder	Acer negundo	4	4	
860	6	Siberian Elm	Ulmus pumila	3	3	
861	7	Box Elder	Acer negundo	4	4	
862	4	Siberian Elm	Ulmus pumila	4	4	
863	4	Siberian Elm	Ulmus pumila	4	4	
864	4	Green Ash	Fraxinus pennsylvanica	4	4	
865	5	Common Buckthorn	Rhamnus cathartica	5	5	
866	7	Siberian Elm	Ulmus pumila	4	4	
867	5	Common Buckthorn	Rhamnus cathartica	5	5	
868	4	Eastern Red Cedar	Juniperus virginiana	4	5	
869	8	Siberian Elm	Ulmus pumila	4	4	
870	7	Siberian Elm	Ulmus pumila	4	4	
871	5	Common Buckthorn	Rhamnus cathartica	4	4	
872	6c	Common Buckthorn	Rhamnus cathartica	3	3	
873	5	Eastern Red Cedar	Juniperus virginiana	4	4	
874	5	Eastern Red Cedar	Juniperus virginiana	3	3	
875	8	Box Elder	Acer negundo	4	5	
876	6	Common Buckthorn	Rhamnus cathartica	4	4	
877	8	Siberian Elm	Ulmus pumila	4	4	
878	4	Siberian Elm	Ulmus pumila	4	4	
879	4	Siberian Elm	Ulmus pumila	4	4	
880	5	Siberian Elm	Ulmus pumila	4	4	
881	4	Common Buckthorn	Rhamnus cathartica	4	4	
882	7	Siberian Elm	Ulmus pumila	3	4	
883	7	Common Buckthorn	Rhamnus cathartica	4	4	
884	3	Siberian Elm	Ulmus pumila	4	4	
885	5	Eastern Red Cedar	Juniperus virginiana	3	4	
886	4	Eastern Red Cedar	Juniperus virginiana	5	5	
887	7	Siberian Elm	Ulmus pumila	4	4	
888	6	Siberian Elm	Ulmus pumila	4	4	
889	4	Common Buckthorn	Rhamnus cathartica	4	4	
890	4	Common Buckthorn	Rhamnus cathartica	4	4	
891	9	Box Elder	Acer negundo	3	4	
892	5	Box Elder	Acer negundo	4	4	
893	4	Box Elder	Acer negundo	4	4	
894	3	Siberian Elm	Ulmus pumila	4	4	
895	4	Bradford Pear	Pyrus calleryana 'Bradford'	4	4	
896	7c	Common Buckthorn	Rhamnus cathartica	4	4	
897	4	Common Buckthorn	Rhamnus cathartica	4	4	
898	6	Siberian Elm	Ulmus pumila	4	4	
899	3	Box Elder	Acer negundo	4	4	
900	6c	Common Buckthorn	Rhamnus cathartica	4	4	
901	6	Slippery Elm	Ulmus rubra 'Muhl'	4	4	
902	6	Siberian Elm	Ulmus pumila	4	4	
903	3	Box Elder	Acer negundo	3	4	
904	3	Box Elder	Acer negundo	3	4	
905	4	Box Elder	Acer negundo	3	4	
906	4	Siberian Elm	Ulmus pumila	5	5	
907	8c	Common Buckthorn	Rhamnus cathartica	3	3	
908	7	Common Buckthorn	Rhamnus cathartica	4	4	
909	3	Eastern Red Cedar	Juniperus virginiana	4	4	
910	3x2	Common Buckthorn	Rhamnus cathartica	4	4	
911	6	Eastern Red Cedar	Juniperus virginiana	3	4	
912	5	Norway Spruce	Picea abies	3	4	2 Replacement Trees
913	6	Box Elder	Acer negundo	5	5	
914	8	Siberian Elm	Ulmus pumila	4	4	
915	10	Box Elder	Acer negundo	5	5	
916	8	Siberian Elm	Ulmus pumila	4	4	
917	12	Siberian Elm	Ulmus pumila	4	4	
918	14	Box Elder	Acer negundo	4	4	
919	6	Box Elder	Acer negundo	5	5	
920	4	Siberian Elm	Ulmus pumila	5	5	
921	10	Box Elder	Acer negundo	5	5	
922	5	Common Buckthorn	Rhamnus cathartica	5	5	same tree as 953
923	5	Common Buckthorn	Rhamnus cathartica	3	3	
924	4	Common Buckthorn	Rhamnus cathartica	5	5	
925	5	Siberian Elm	Ulmus pumila	4	4	
926	4	Box Elder	Acer negundo	4	4	
927	4	Silver Maple	Acer saccharinum	4	4	
928	8	Box Elder	Acer negundo	5	5	
929	7x2	Box Elder	Acer negundo	5	5	
930	5	Box Elder	Acer negundo	5	5	

[illegible]

Diagram illustrating a tree support system for evergreen trees. The diagram shows a cross-section of the ground with a 6-inch layer of mulch and a 12-inch layer of soil. A central vertical stake is surrounded by a root ball. Two diagonal stakes are driven into the ground on either side of the root ball, connected by a horizontal wire. The root ball diameter is labeled as 2 X ROOT BALL DIA.

EVERGREEN TREES
N.T.S.

The diagram illustrates the required planting pit for a deciduous tree. The tree is shown with a trunk and a canopy. The pit is a rectangular hole in the ground. The following labels and dimensions are provided:

- WATERPROOF TREE WR (MUST BE REMOVED IN 1 YEAR)**: Points to the vertical liner on the inside of the pit.
- 2-3" SHREDDED BARK MULCH FORM SAUCER AROUND OUTSIDE EDGE**: Points to the mulch layer at the top of the pit.
- SPADDLED EDGE**: Points to the top edge of the pit.
- FINISHED GRADE**: Points to the ground surface level.
- EXISTING SUBGRADE**: Points to the ground level below the finished grade.
- 8" DIA. x 18" DEEP CULTIVATED SOIL TO INCORPORATE 25 PERCENT COMPOST INTO EXISTING SOIL**: Points to the soil layer at the bottom of the pit.
- PLANTING SOIL MIXTURE (SEE SPECIFICATIONS)**: Points to the soil layer at the bottom of the pit.
- 6"**: Dimension for the depth of the pit.
- 2 X**: Dimension for the width of the pit, indicating it is twice the diameter of the root ball.
- ROOT BALL DIA.**: Dimension for the diameter of the root ball.

DECIDUOUS TREES
N.T.S.

RETAINING WALL SECTION

SCALE: 1/2" = 1'-0"

Labels in diagram:

- SPLIT RAIL FENCE
- ORNAMENTAL GRASS
- FINISHED GRADE
- RETAINING WALL
- PROPERTY LINE
- FINISHED GRADE

Dimensions:

- 4'-0"
- 4'-6"

SPLIT RAIL FENCE ELEVATION
SCALE: 1/2" = 1'-0"

Arlington Heights

Exhibit E

Christina Court lot range is 9,374 - 12,288

YELLOW = Lots smaller than Christina Ct

BLUE = Lots similar to Christina Ct

GREEN = Lots bigger than Christina Ct

YELLOW	%	BLUE	%	GREEN	%	TOTAL
57	40%	75	52%	11	8%	143

Prospect Heights

Exhibit G – Double Frontage Lots

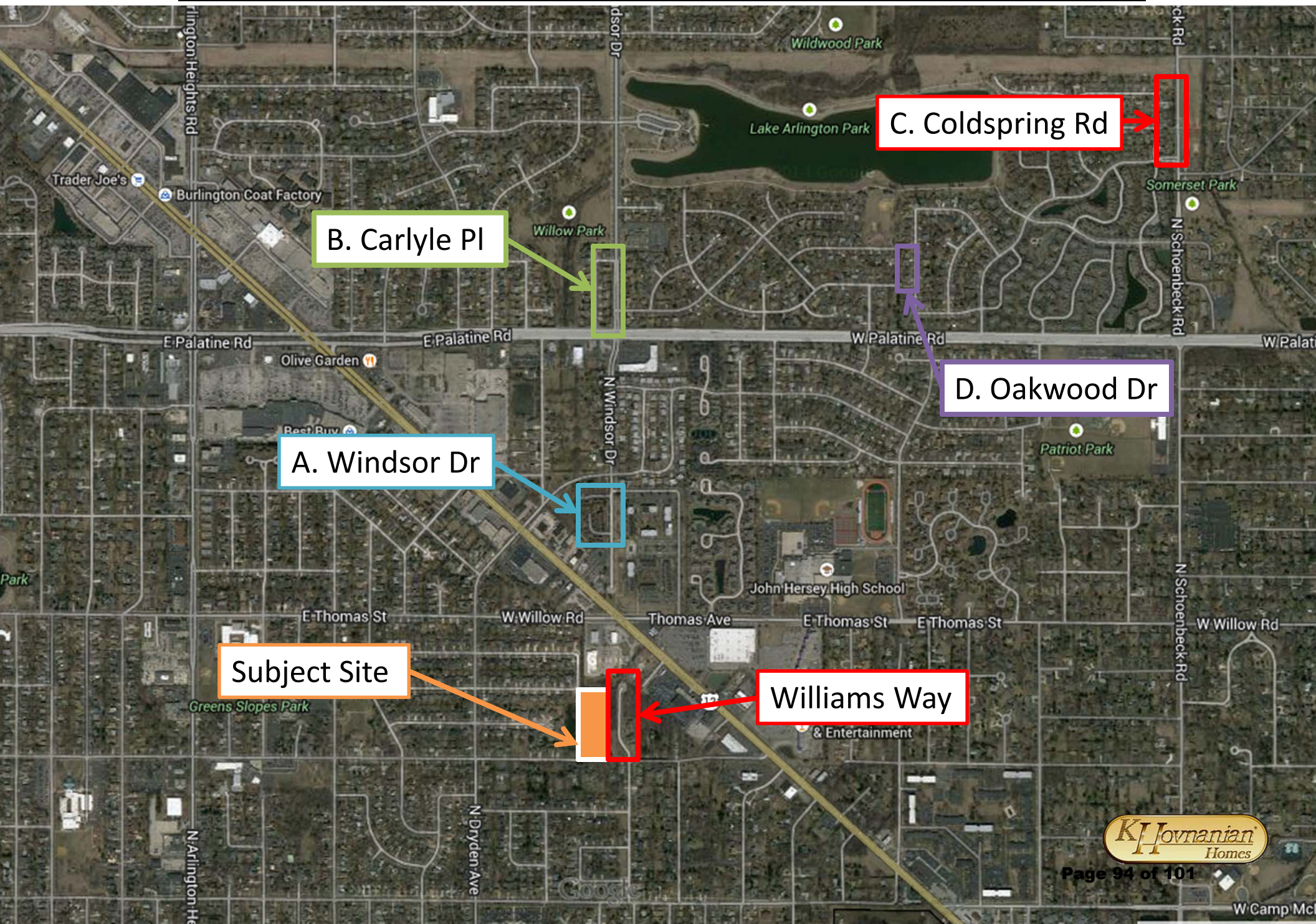


EXHIBIT G - EXAMPLE A

Double Frontage Lots

N Wilshire Ave

N Windsor Dr



EXHIBIT G - EXAMPLE B

Double Frontage Lots

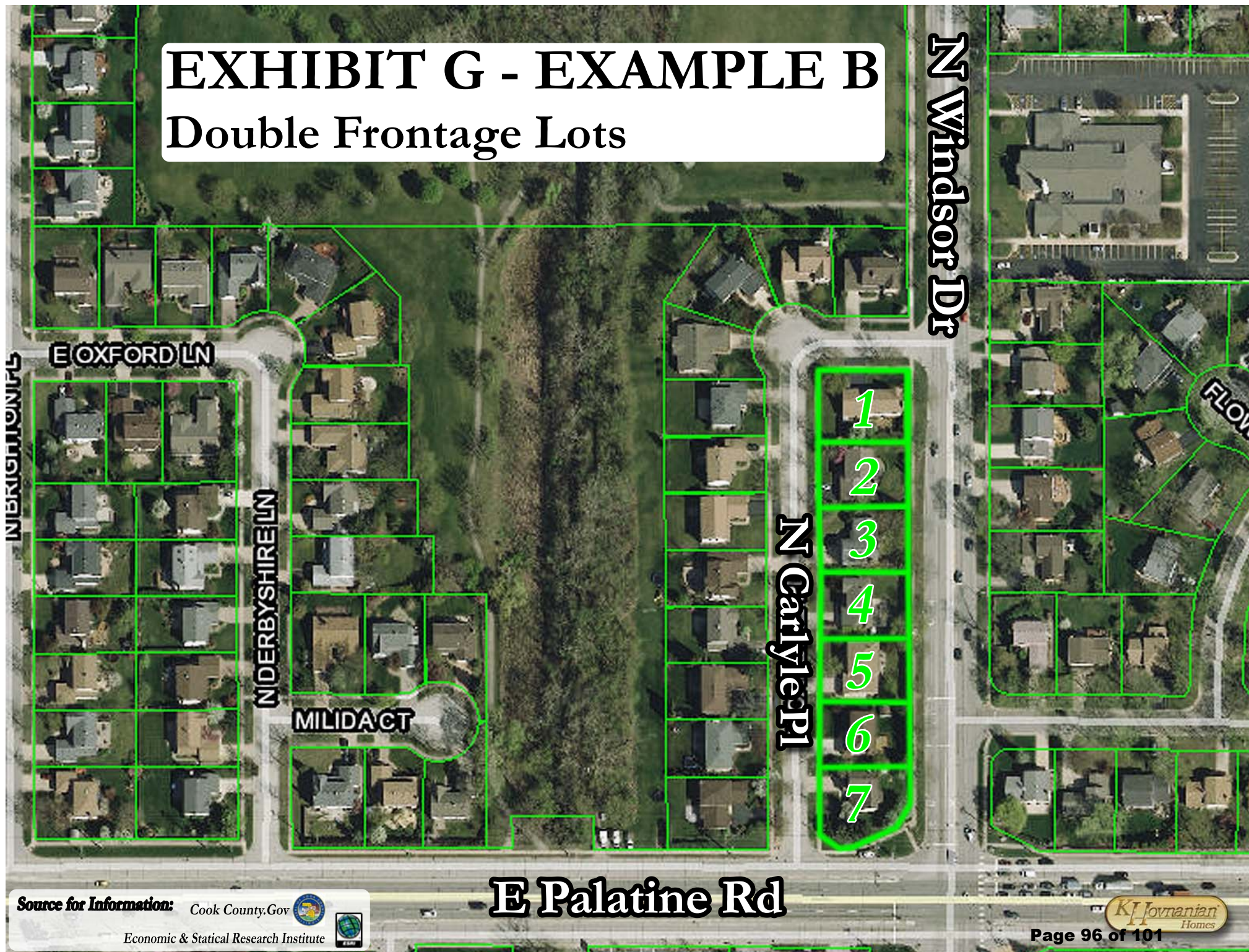


EXHIBIT G - EXAMPLE C

Double Frontage Lots

Woodbury Dr

Country Lake Rd

Coldspring Rd

N Schoenbeck Rd

WILDWOOD DR W

WILDWOOD DR W

1

2

3

4

5

6

7

8



EXHIBIT G - EXAMPLE D

Double Frontage Lots

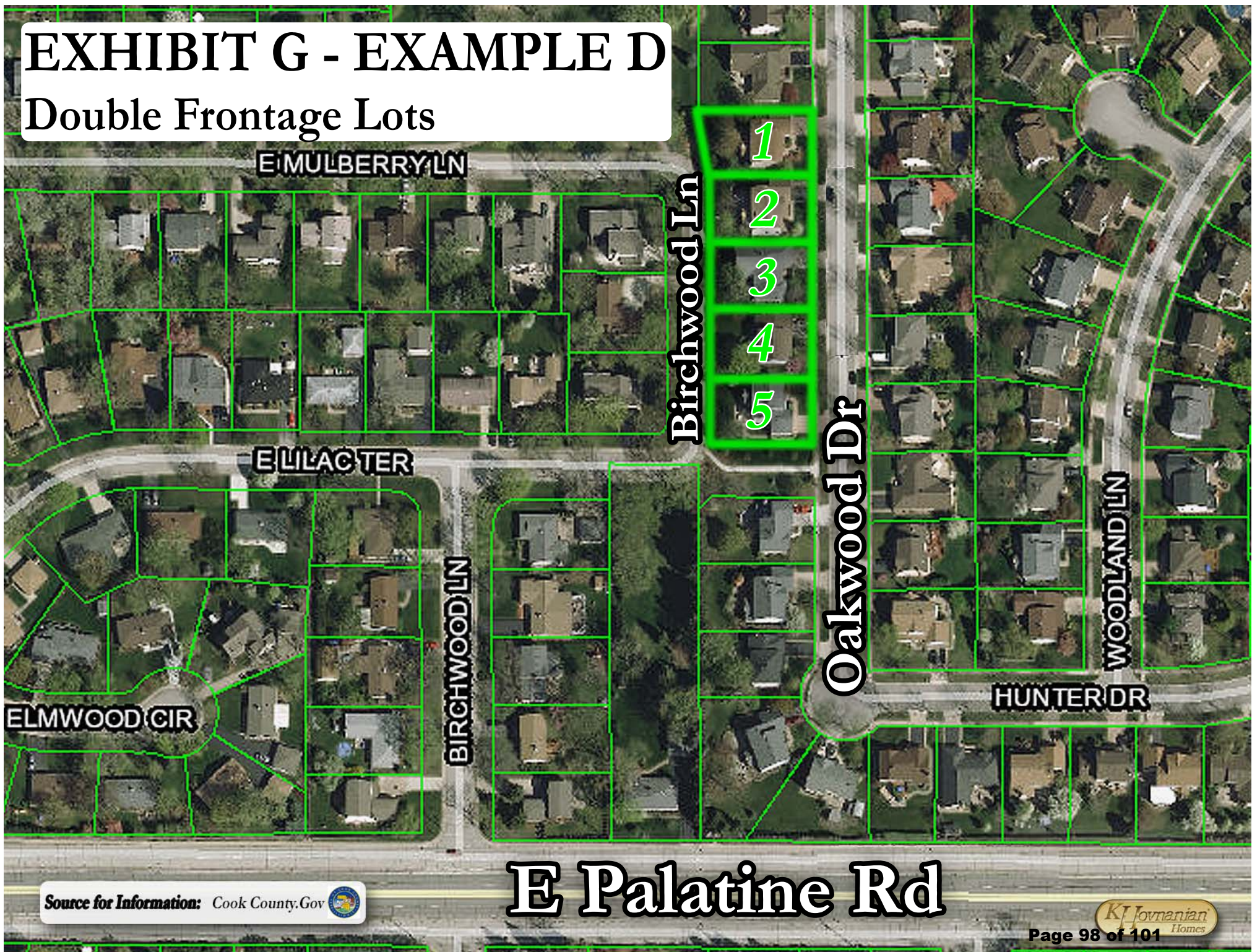


Exhibit H

Cul-de-sac design examples

The page features a dark blue header. Below the title, there are several horizontal decorative elements: a solid teal bar, a light teal bar with a fine grid pattern, and a series of overlapping white and teal bars of varying lengths.

N Windsor Dr

EXHIBIT H - EXAMPLE A

Extended Cul-de-sac

1 2 3 4 5

Jonquil Cir

10 9 8 7 6

CHERRY HILL DR

KJovnanian
Homes

EXHIBIT H - EXAMPLE B & C

Extended Cul-de-sac

E Hintz Rd

N Arlington Heights Rd

N Pine Ave

Chapel Hill Dr

N Eladdow Ave

B

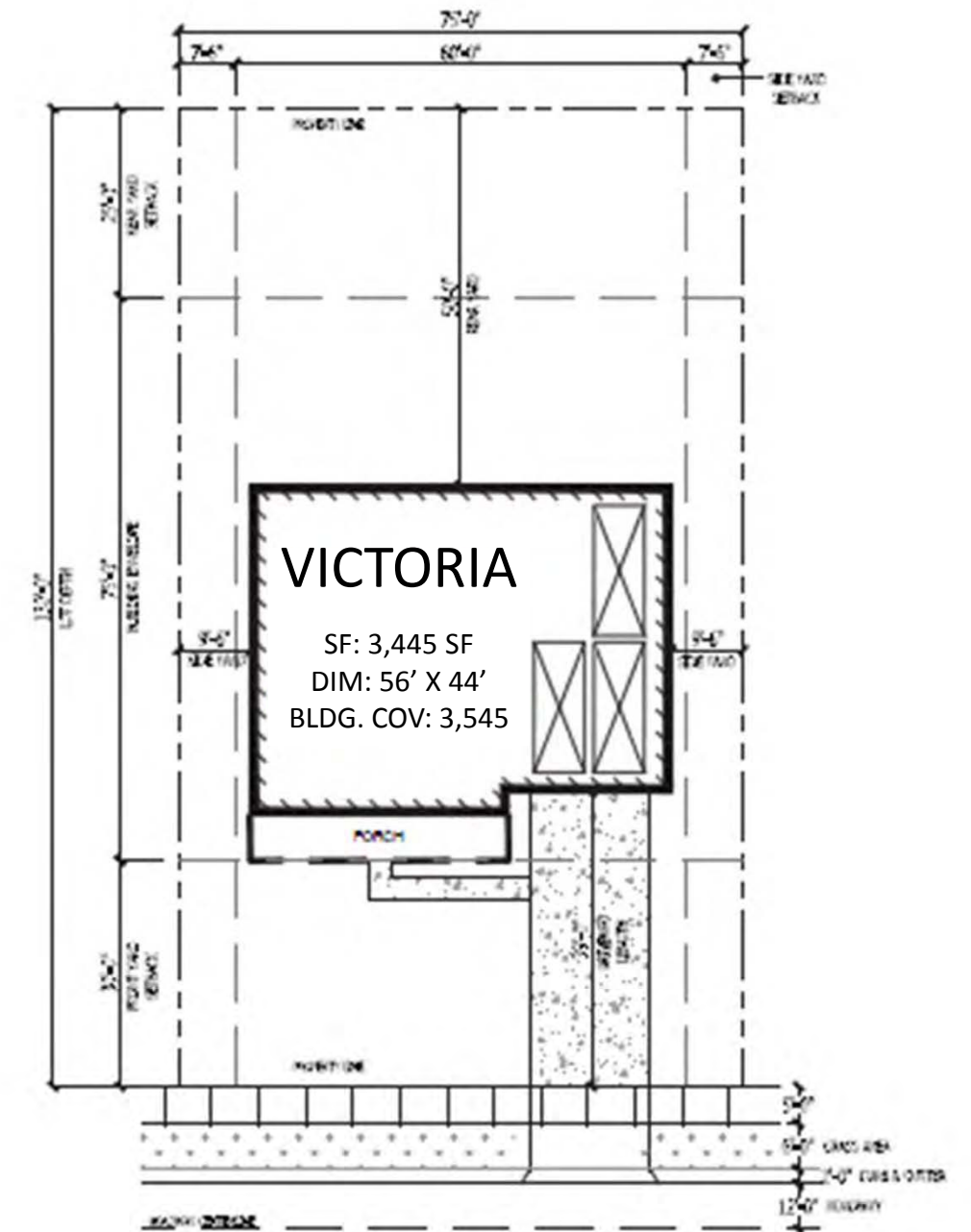
C

*Please note
Example B abuts
to non-residential
zoning

KJ Jovanian
Homes

D. Floor Plans

Victoria | 3445 SF 56' x 44'



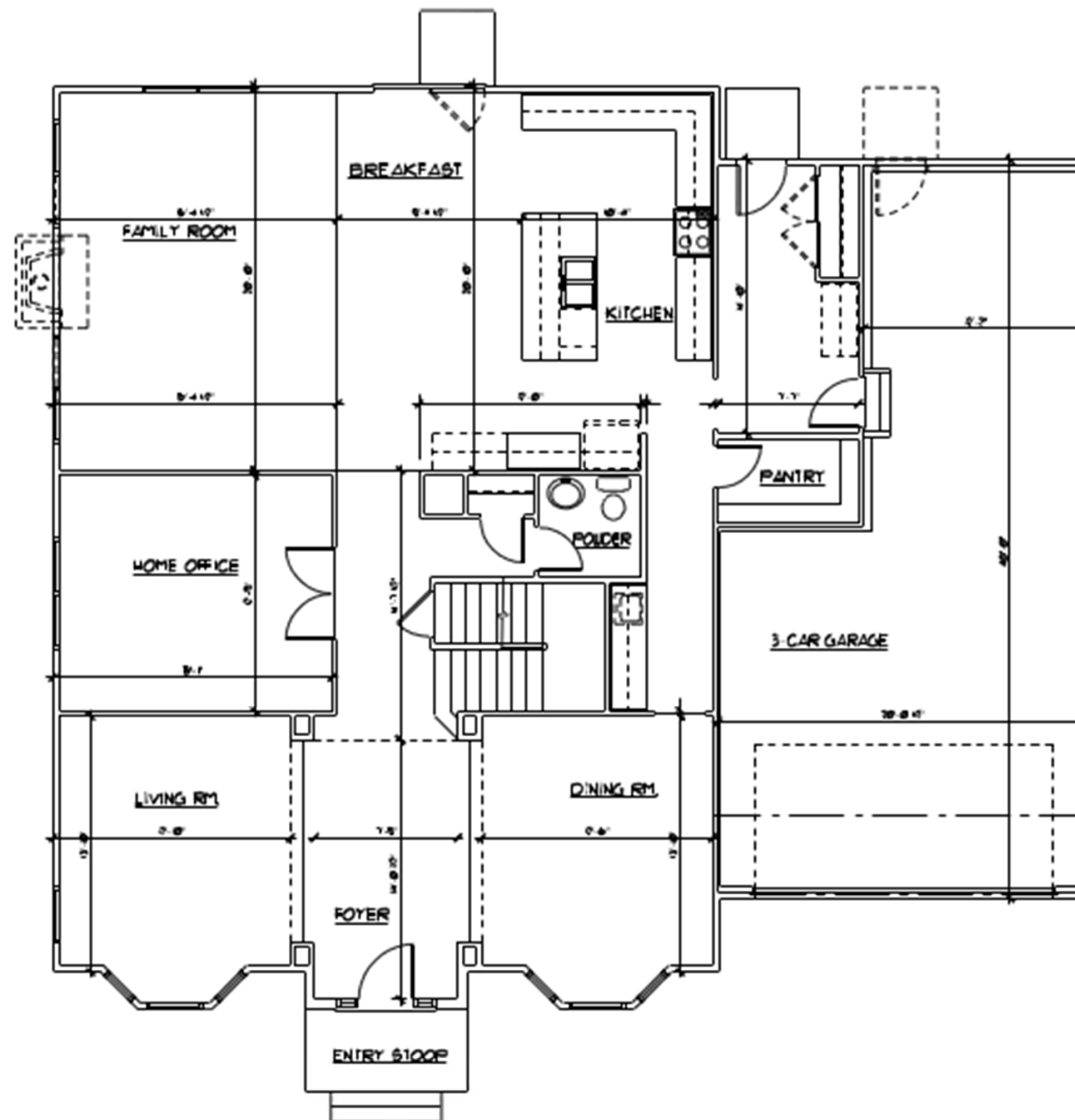
TYPICAL LOT

VICTORIA

3445 Square Feet: 56' x 44'

FIRST FLOOR PLAN

3 CAR GARAGE



PN  FIRST FLOOR PLAN - STANDARD "GS" ELEVATION
SCALE: 1/4" = 1'-0"

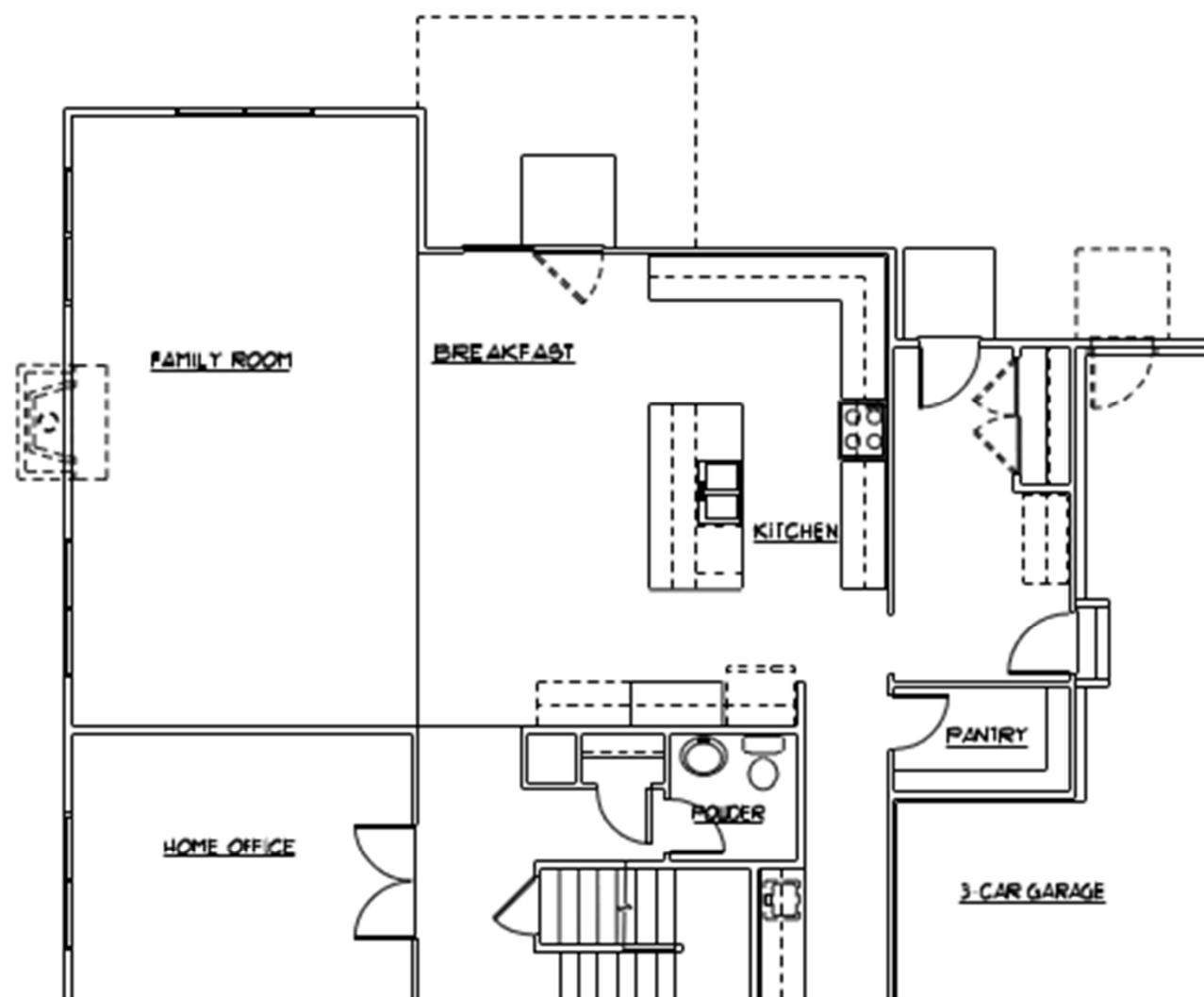
LIVING AREA	1,863 SQ. FT.
GARAGE	682 SQ. FT.
TOTAL	2,545 SQ. FT.

CHICAGO DIVISION
CHRISTINA COURT

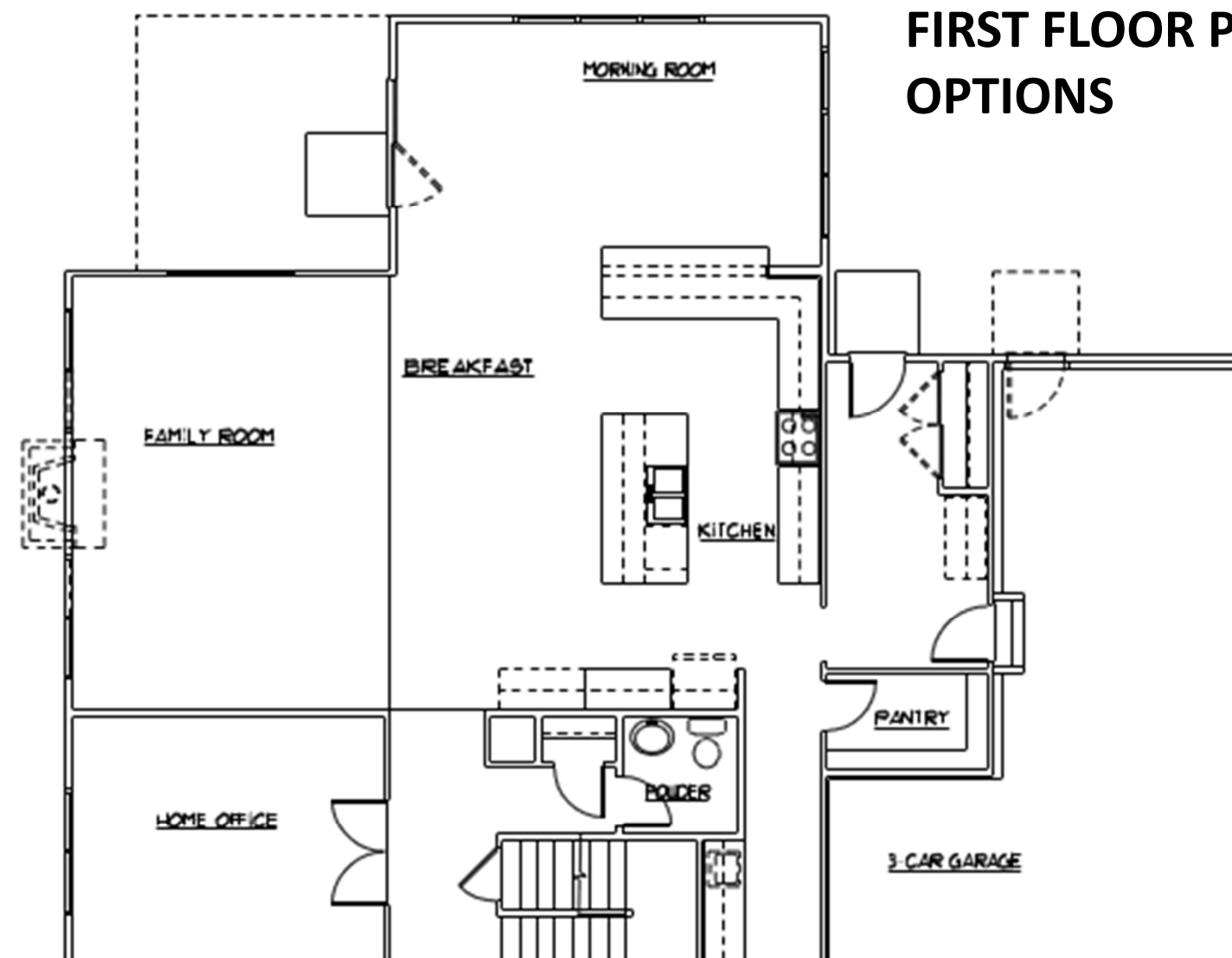
VICTORIA

3445 Square Feet: 56' x 44'

FIRST FLOOR PLAN OPTIONS

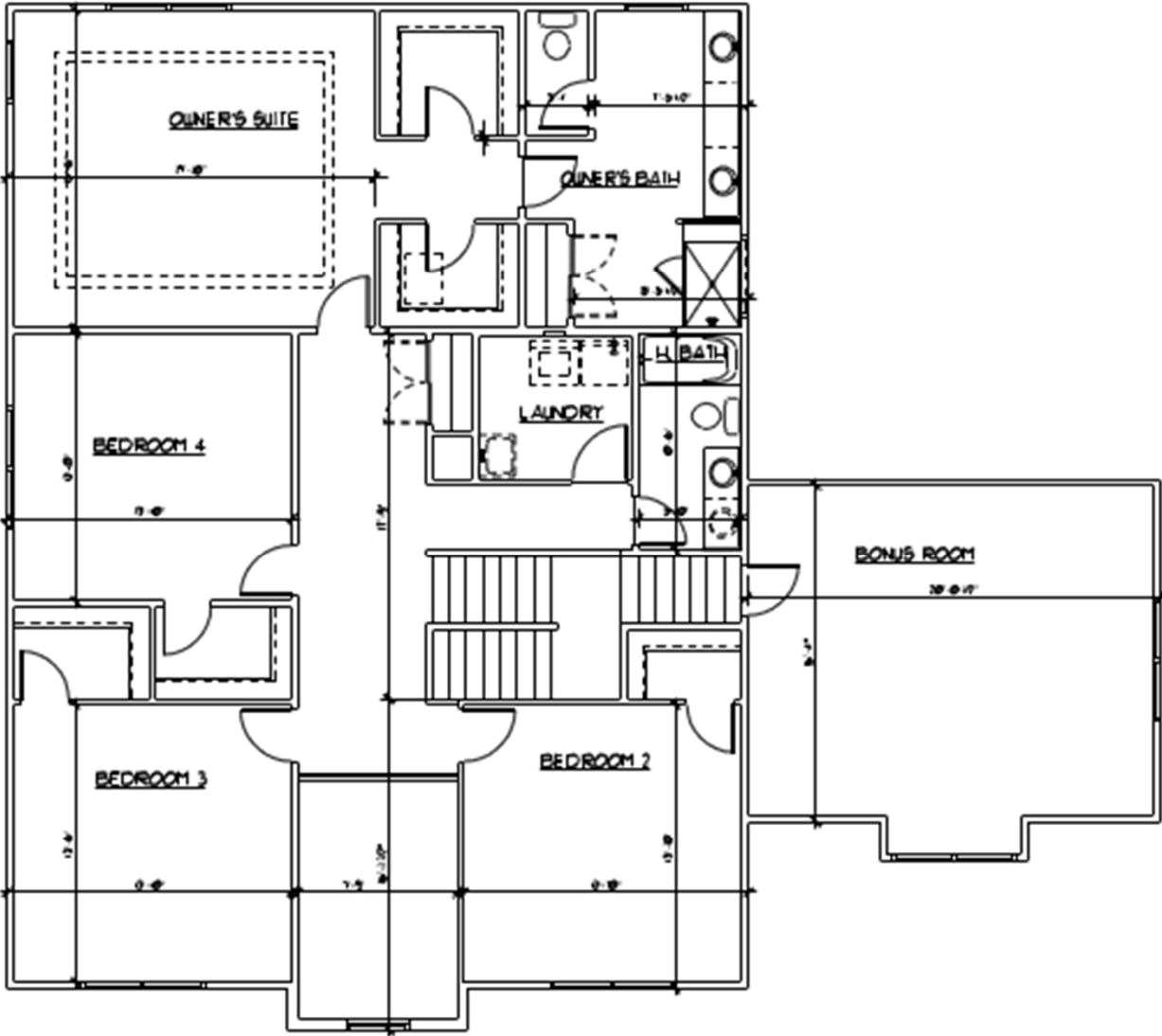
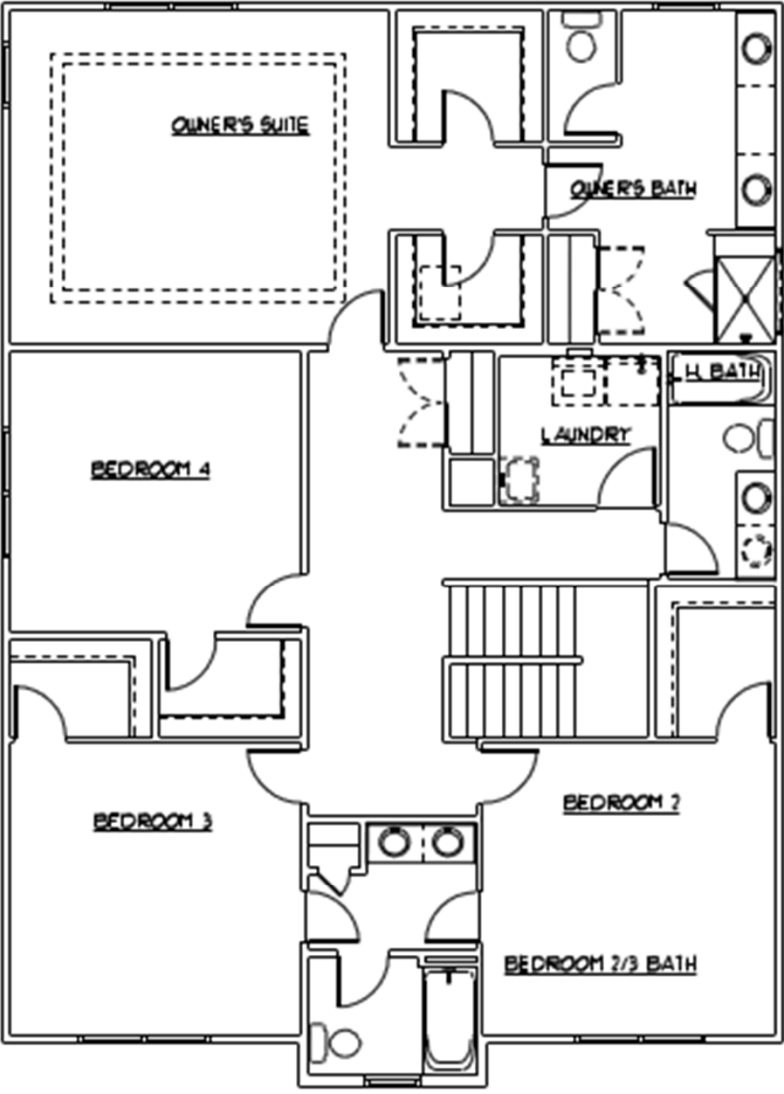
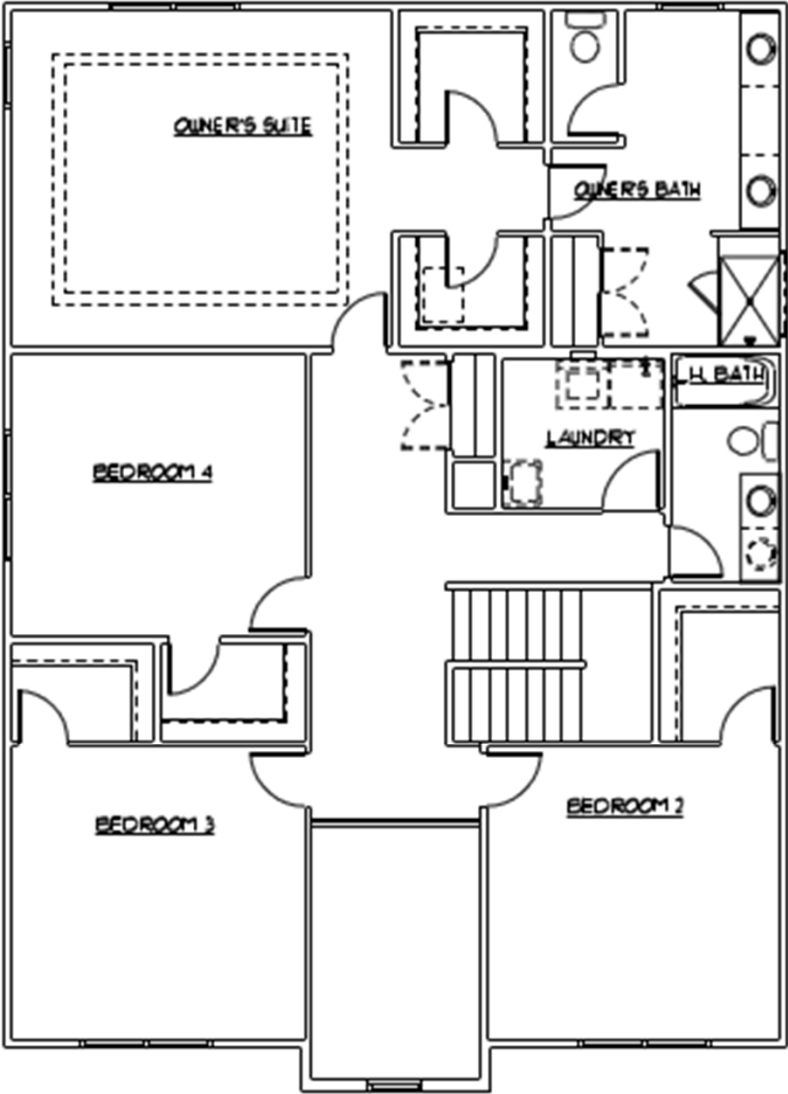


PN  **OPTIONAL FAMILY ROOM EXTENSION**
SCALE: 1/4" = 1'-0"



PN  **OPTIONAL MORNING ROOM**
SCALE: 1/4" = 1'-0"

VICTORIA
3445 Square Feet: 56' x 44'
SECOND FLOOR PLAN
OPTIONS



SECOND FLOOR PLAN - STANDARD "GS" ELEVATION
SCALE: 1/4" = 1'-0"

(FIRST FLOOR) 1,863 SQ. FT.
SECOND FLOOR 1,582 SQ. FT.
TOTAL 3,445 SQ. FT.

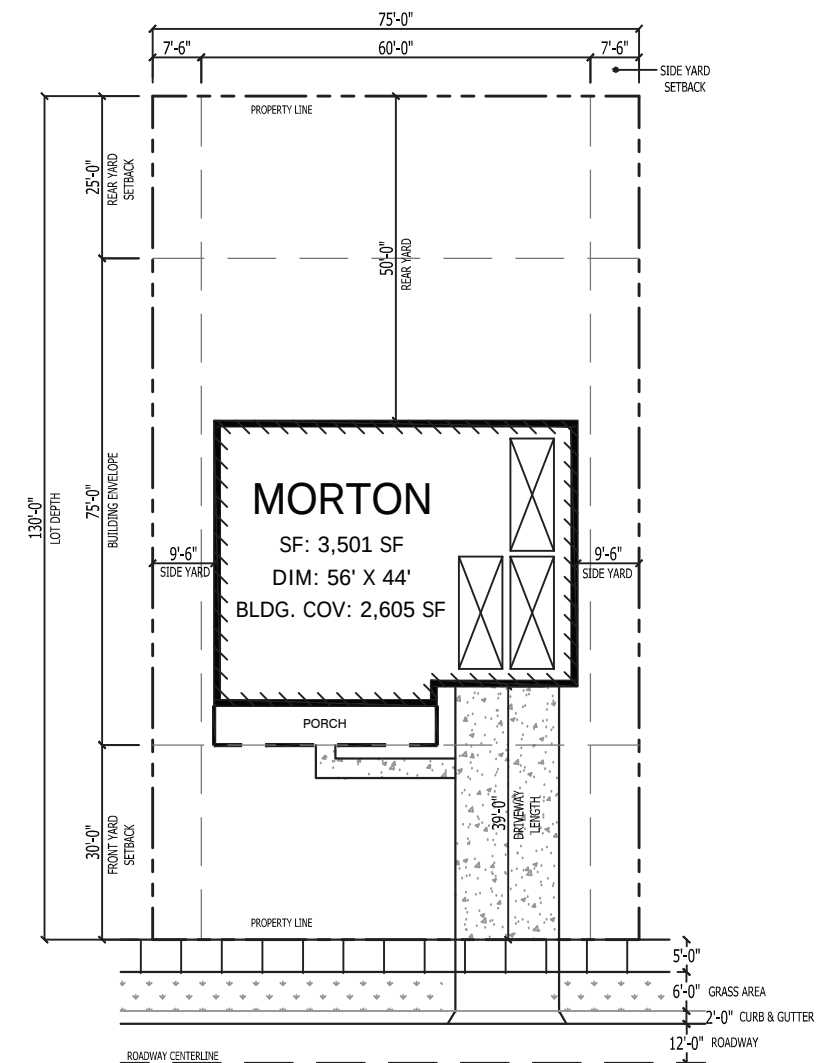
CHICAGO DIVISION

CHRISTINA COURT

SECOND FLOOR PLAN - OPT. BEDROOM 2/3 BATH - STANDARD "GS" ELEVATION
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN - STANDARD "GS" ELEVATION W/OPTIONAL BONUS ROOM
SCALE: 1/4" = 1'-0"

Morton | 3501 SF 56' x 44'



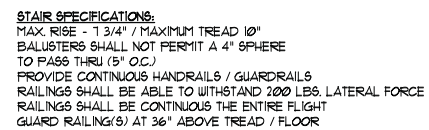
TYPICAL LOT

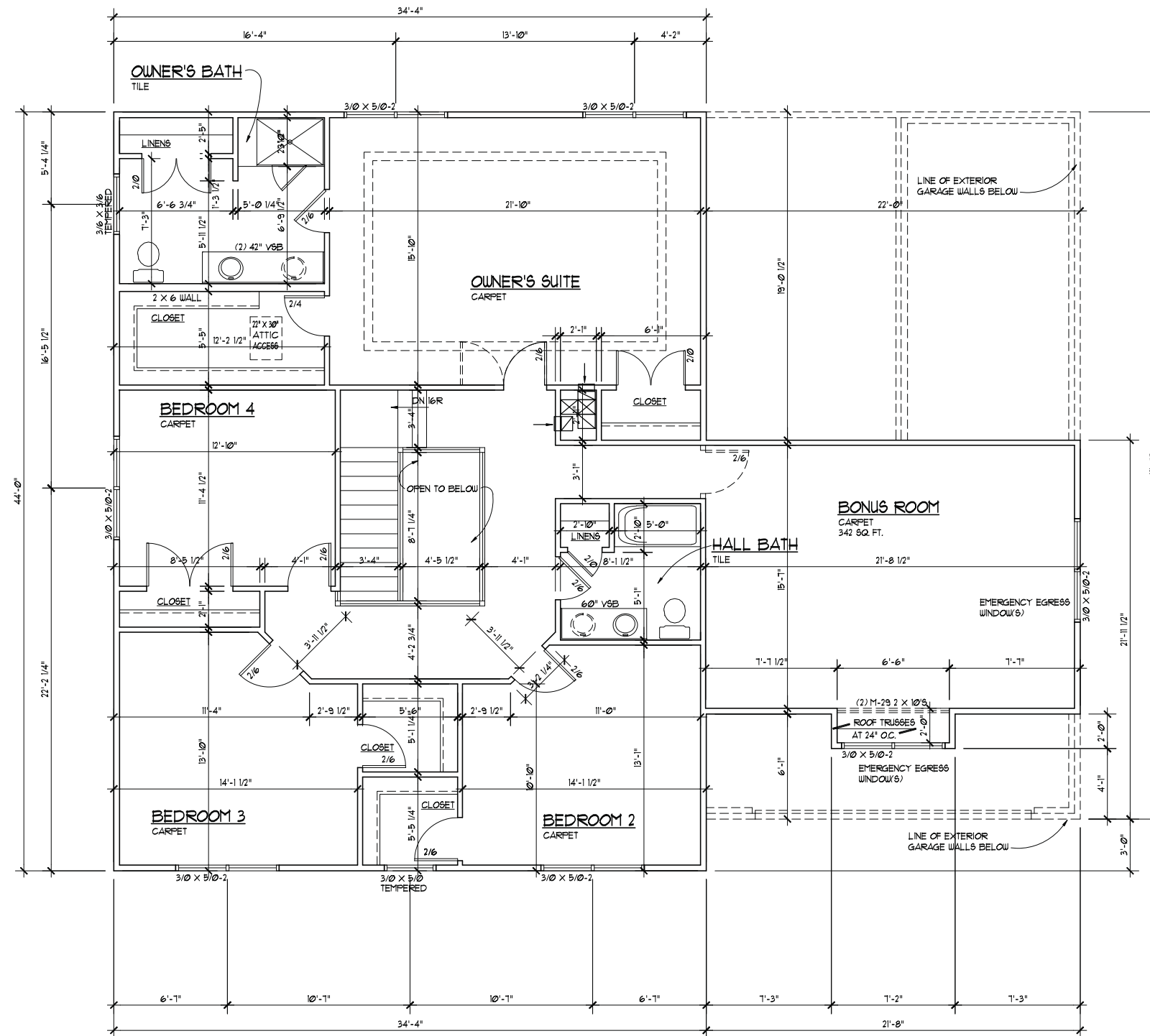
9'-10 1/2" 2'-10 1/2" 5'-0" 2'-10 1/2" 17'-2" 14'-3 1/2"

6/0 SLIDER 3/0 X 5/6 3/0 X 5/6

2'-0"

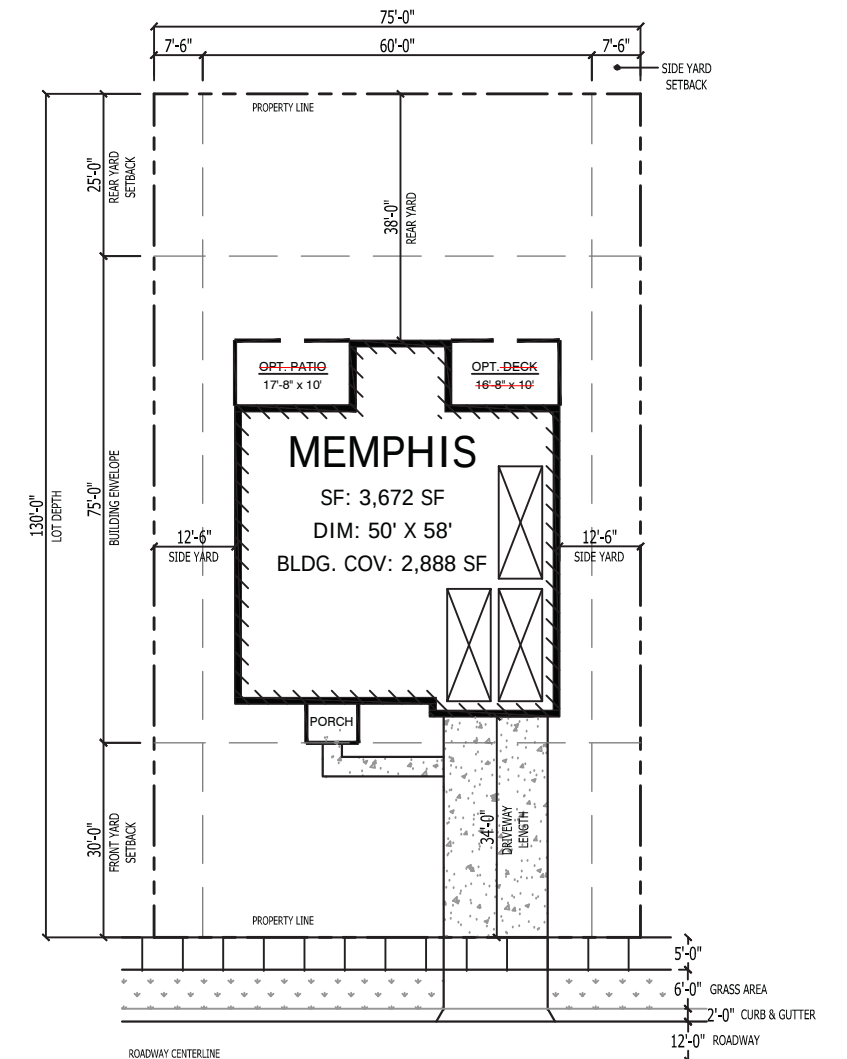
OPTIONAL
 36" DIRECT VENT GAS FIREPLACE
 WITH NON-COMBUSTIBLE HEARTH
 AND FACING PER T 4 C HOMES
 SPECS - PROVIDE FOR
 OUTSIDE COMBUSTION AIR






SECOND FLOOR PLAN W/OPTIONAL BONUS ROOM
 SCALE: 1/4" = 1'-0"

Memphis | 3672 SF 50' x 58'



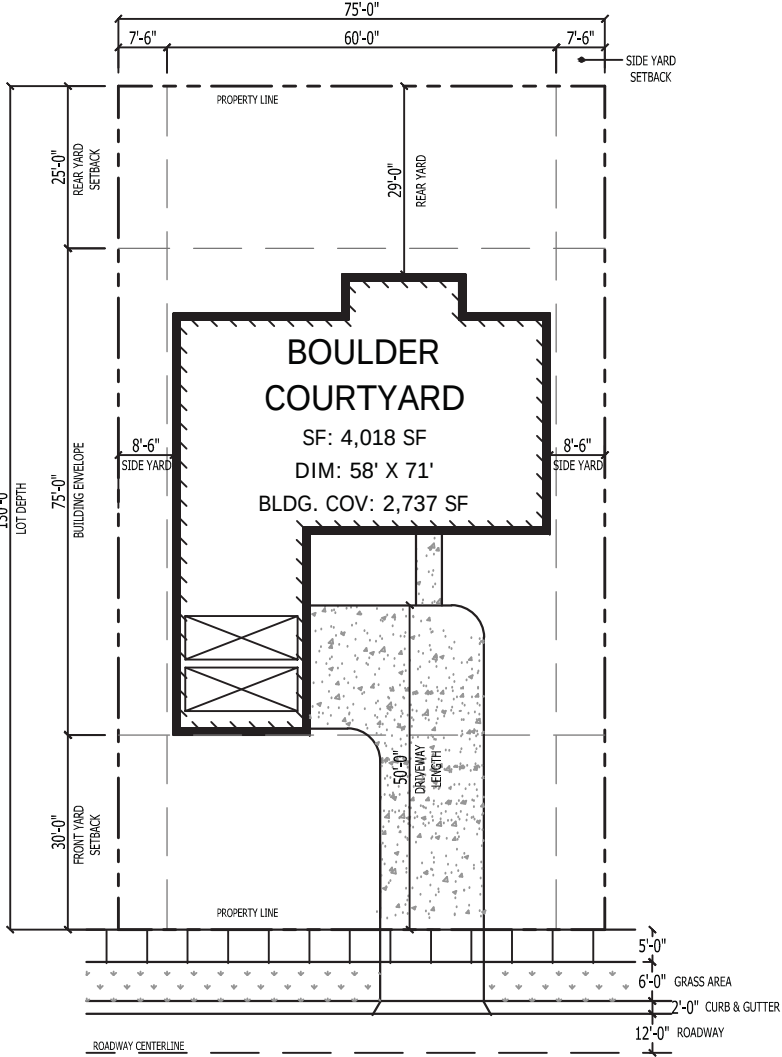
TYPICAL LOT



0 2' 4'

Page 42.3A.1

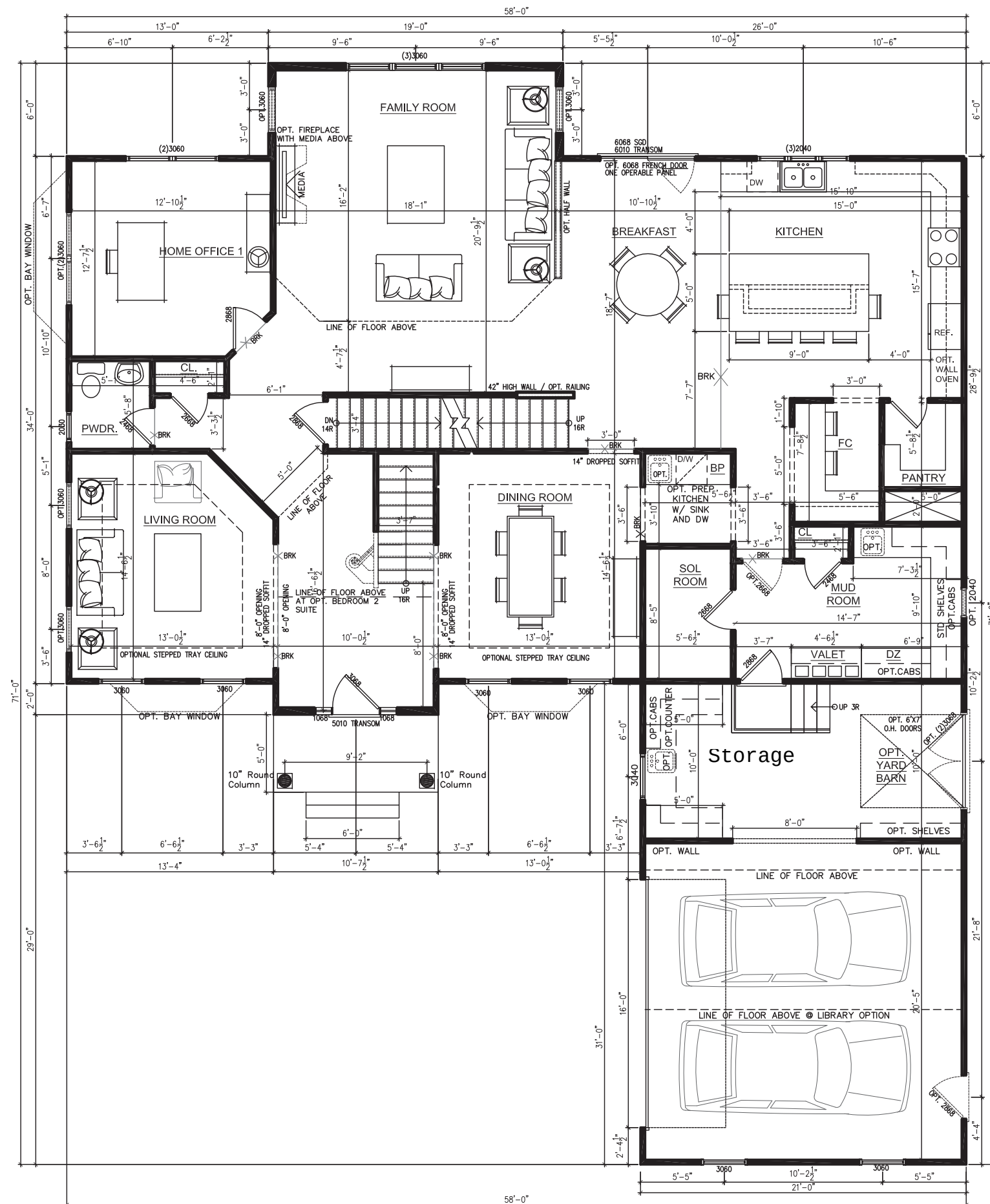
Boulder Courtyard | 4018 SF 58' x 71'



BOULDER COURTYARD

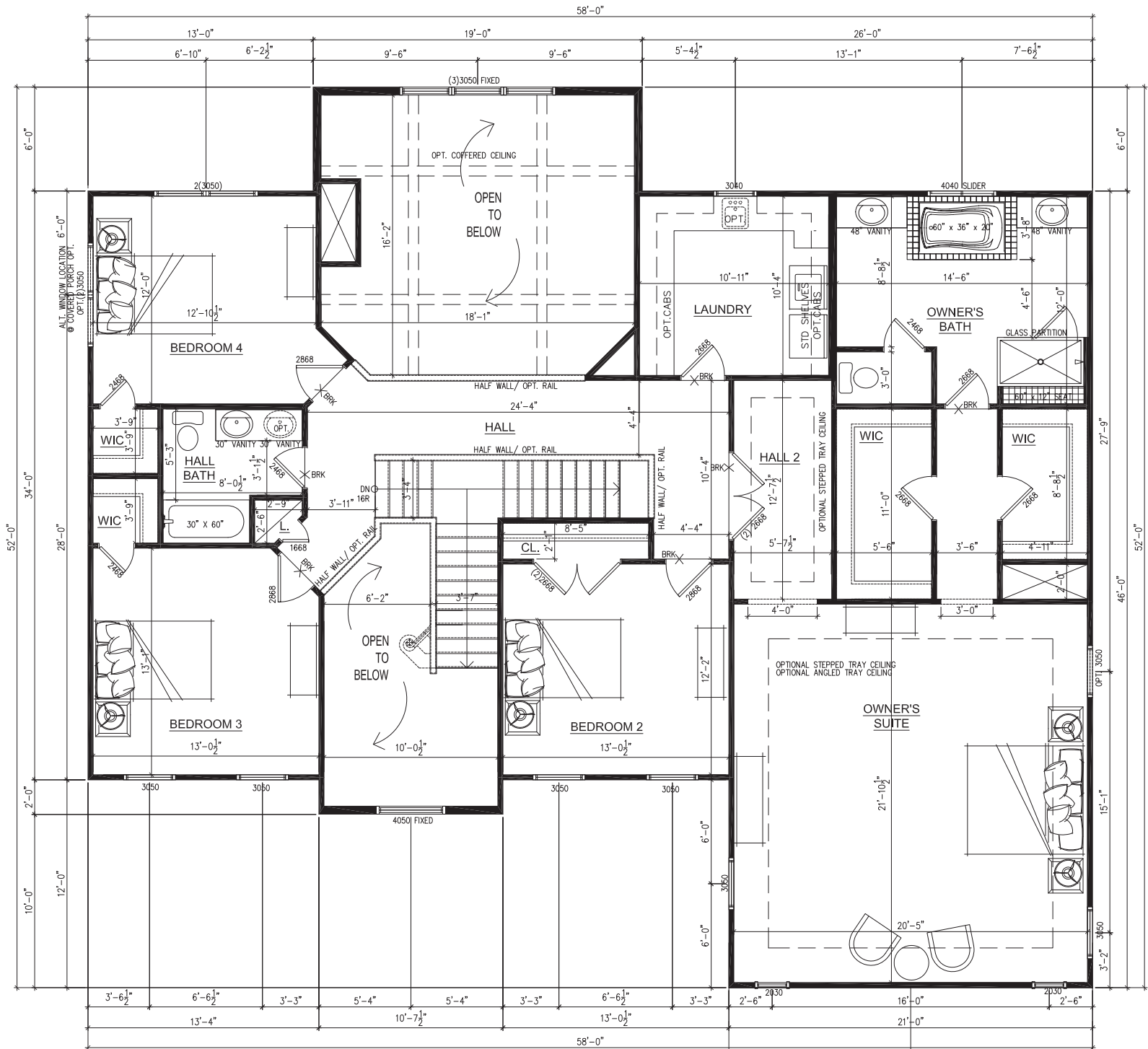
4018 Square Feet: 58'x71'

FIRST FLOOR PLAN 2 CAR COURTYARD ENTRY GARAGE

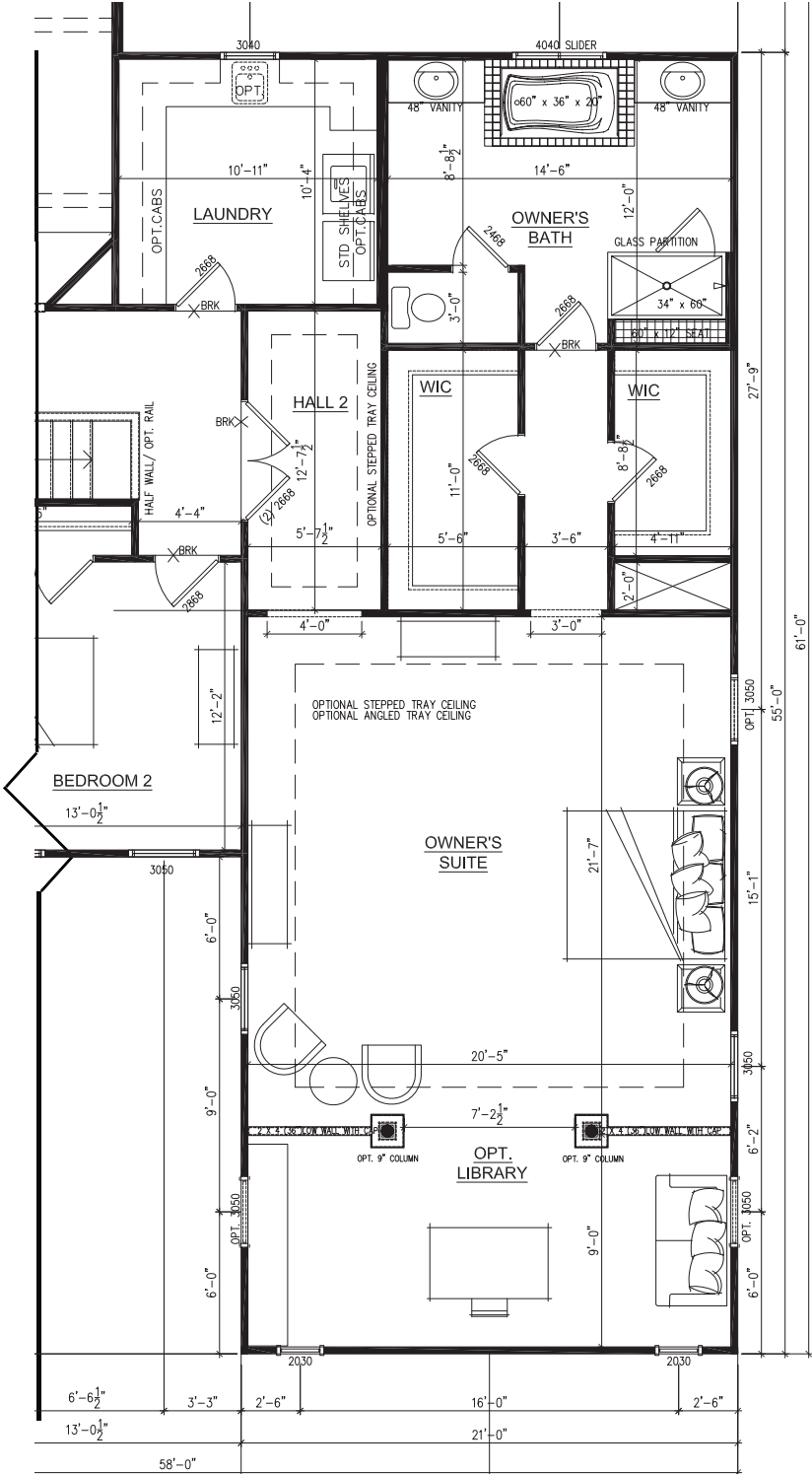


CHICAGO DIVISION
CHRISTINA COURT

BOULDER COURTYARD
4018 Square Feet: 58'x71'
SECOND FLOOR PLAN



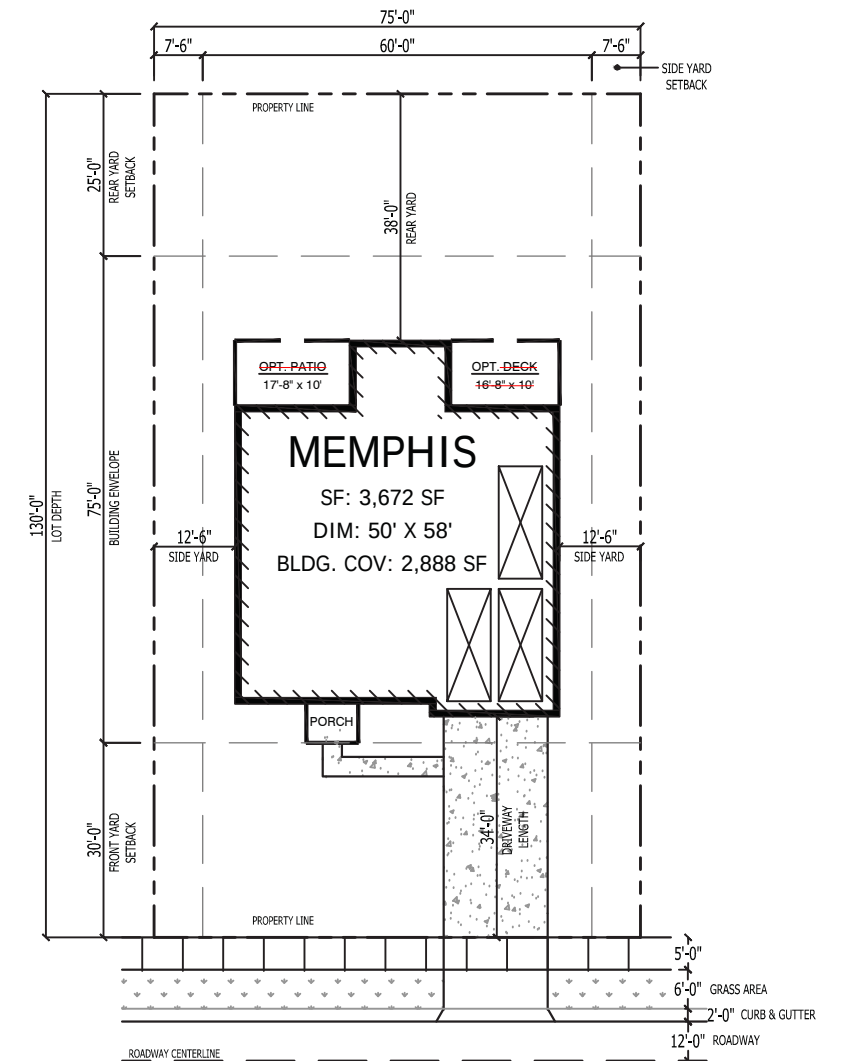
SECOND FLOOR PLAN
1/8" = 1'0"



OPT. EXTENDED LIBRARY
AT OWNER'S SUITE +225 SQFT

C. Elevations

Memphis | 3672 SF 50' x 58'



TYPICAL LOT



ELEVATION B (BRICK)



ELEVATION B (STONE)



ELEVATION B (SIDING)

MEMPHIS

3672 Square Feet: 50'x58'

ELEVATION G



1 FRONT ELEVATION - FORM 'GT' (STONE)
SCALE: 1/4"=1'-0"



2 FRONT ELEVATION - FORM 'GB' (BRICK)
SCALE: 1/4"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

MEMPHIS

3672 Square Feet: 50'x58'

ELEVATION G



1 FRONT ELEVATION - FORM 'GS' (SIDING)
SCALE: 1/4"=1'-0"



3 LEFT SIDE ELEVATION - FORM 'G'
SCALE: 1/8"=1'-0"



4 REAR ELEVATION - FORM 'G'
SCALE: 1/8"=1'-0"



5 RIGHT SIDE ELEVATION - FORM 'G'
SCALE: 1/8"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

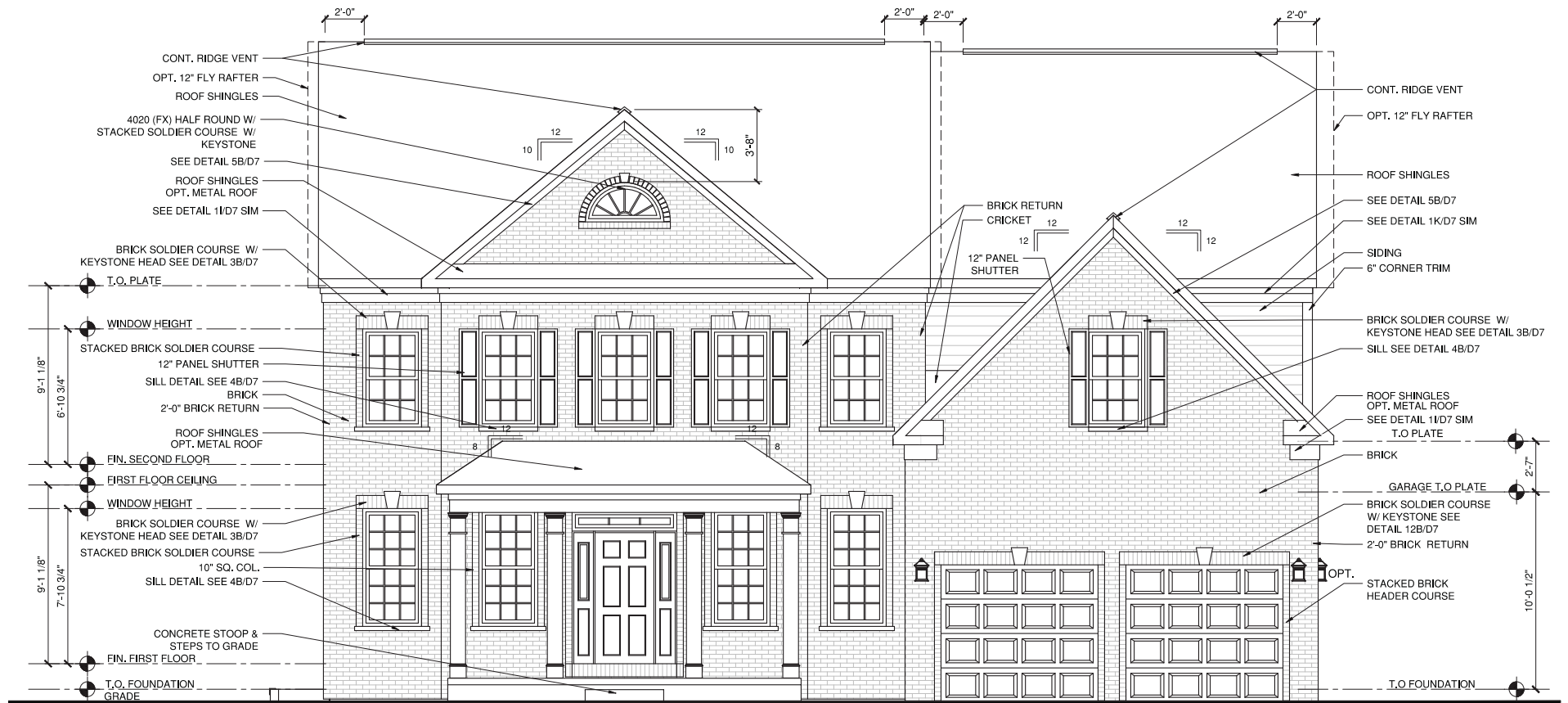
MEMPHIS

3672 Square Feet: 50'x58'

ELEVATION H



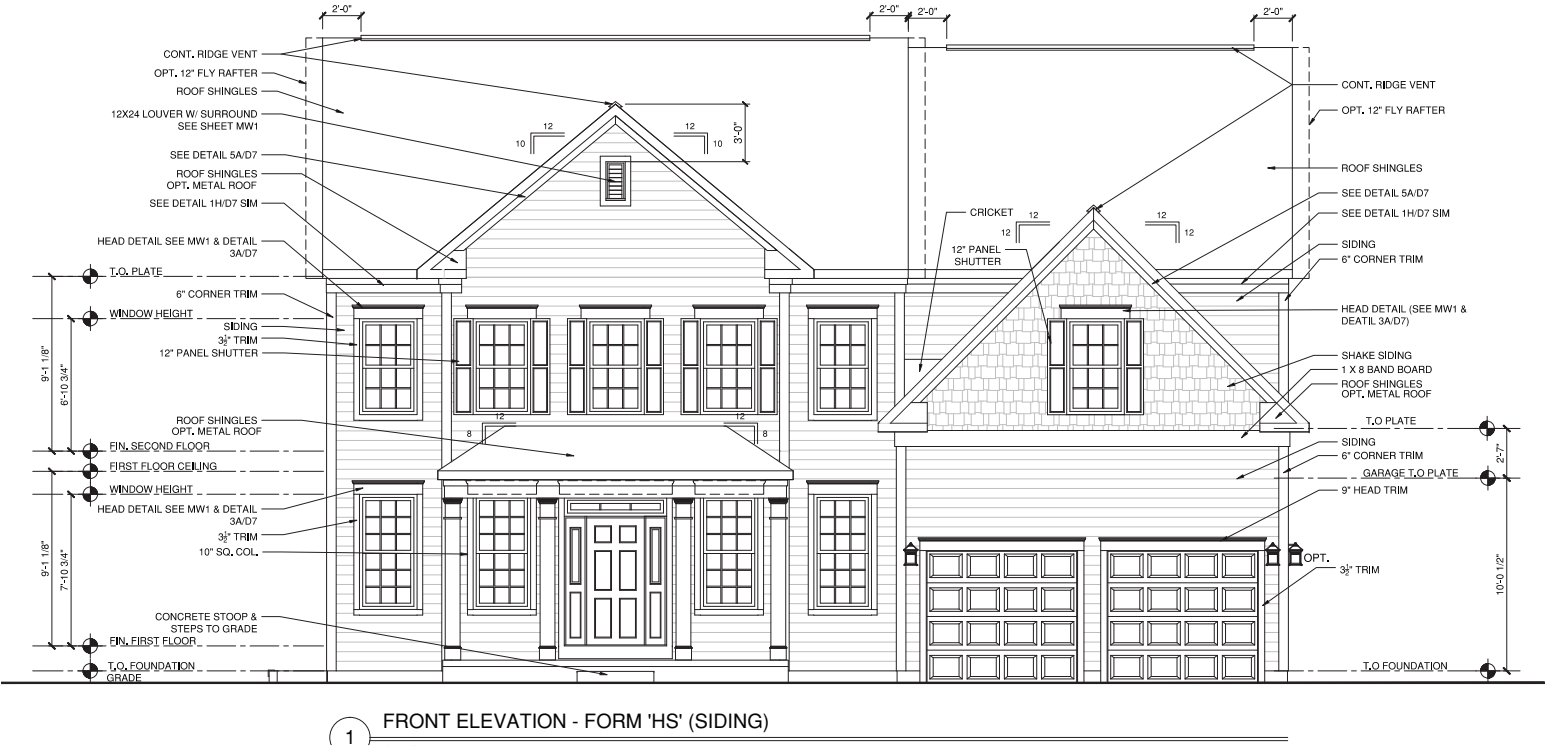
1 FRONT ELEVATION - FORM 'HT' (STONE)
SCALE: 1/4"=1'-0"



4 FRONT ELEVATION - FORM 'HB' (BRICK)
SCALE: 1/4"=1'-0"

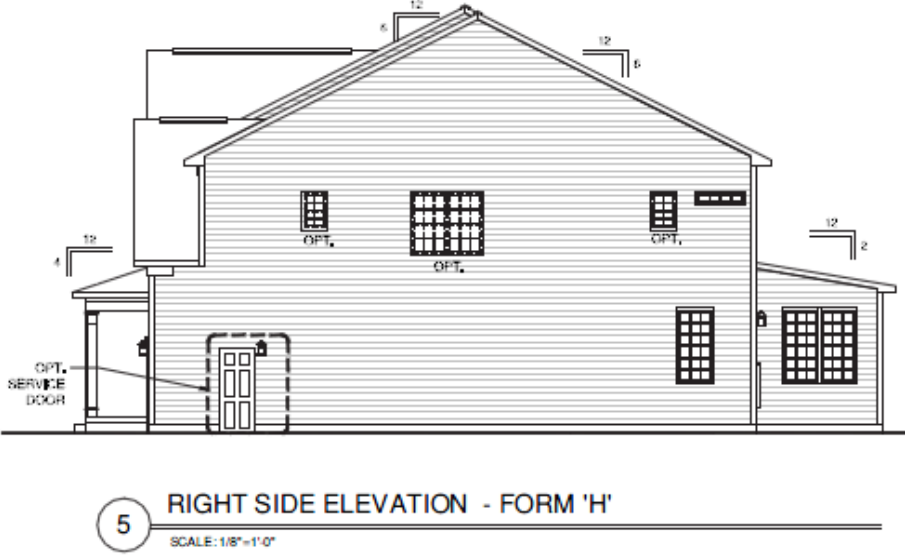
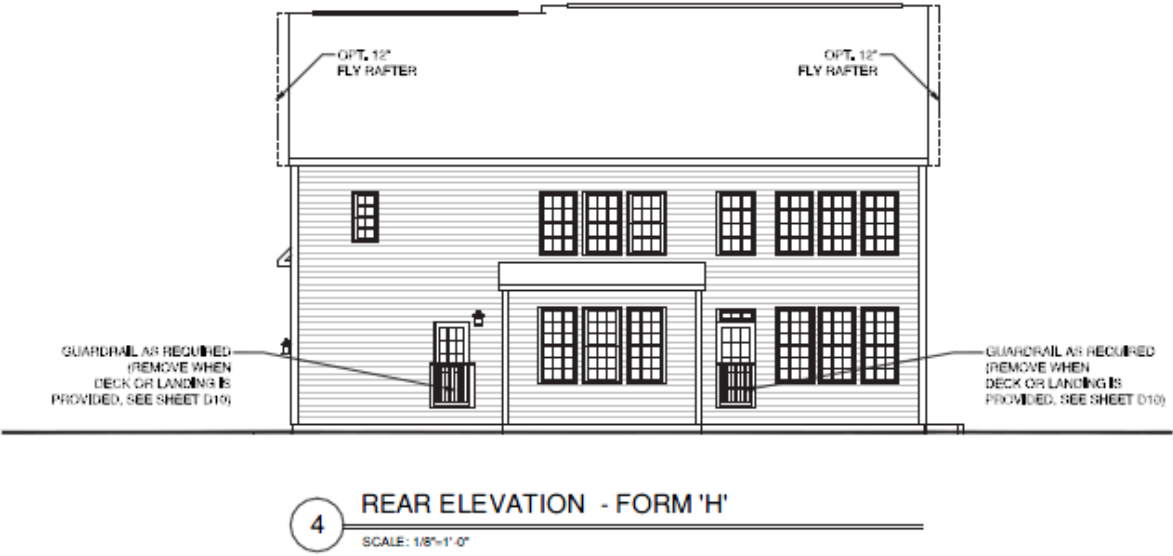
CHICAGO DIVISION
CHRISTINA COURT

MEMPHIS
3672 Square Feet: 50'x58'
ELEVATION H

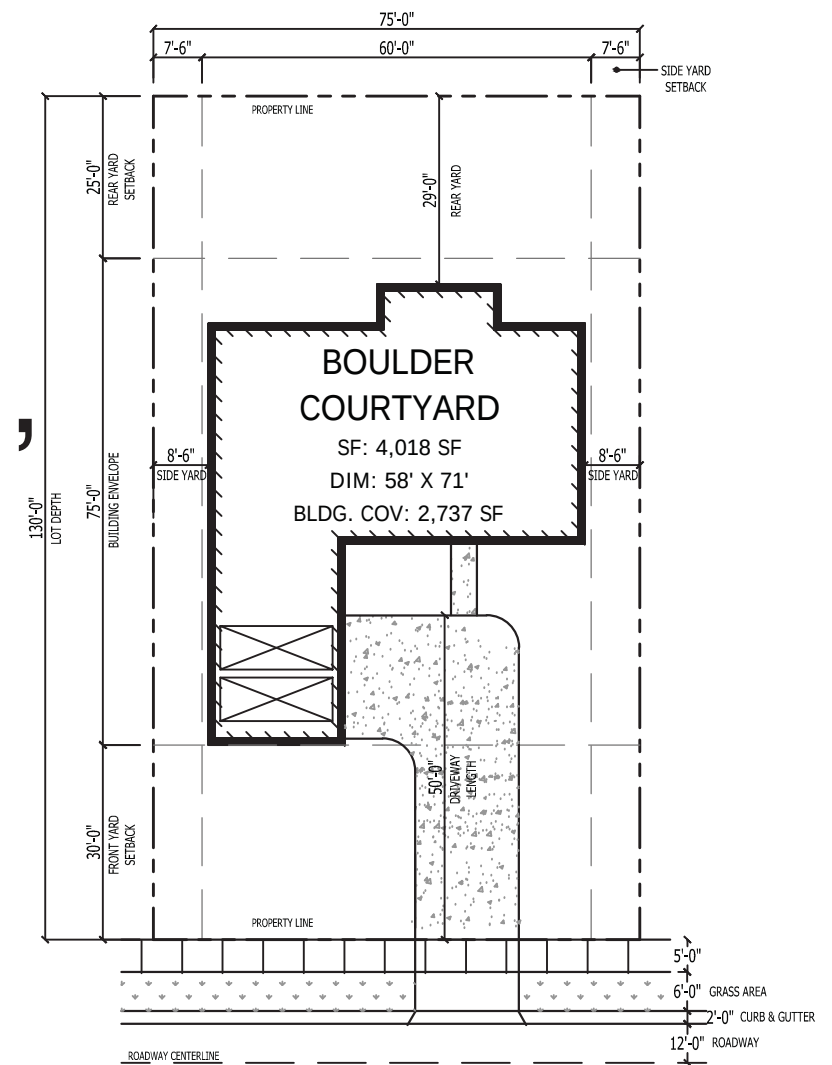


NOTE: WINDOW GRID PATTERNS ON SIDES AND REAR ELEVATION SHALL MATCH FRONT ELEVATION

NOTE: PROVIDE A DOUBLE LAYER OF ROOF UNDERLAYMENT ON ROOFS WITH PITCHES LESS THAN 4:12



Boulder Courtyard | 4018 SF 58' x 71'

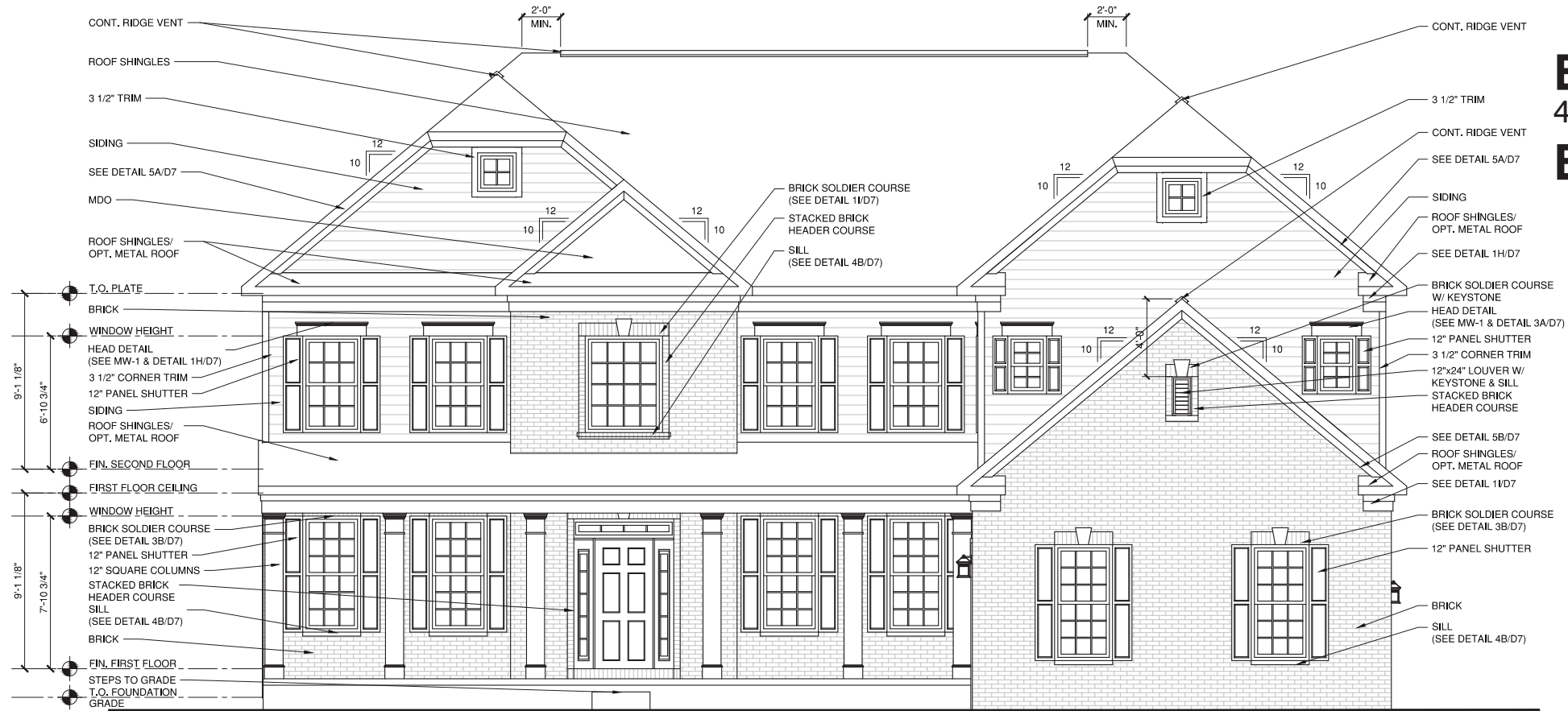


TYPICAL LOT

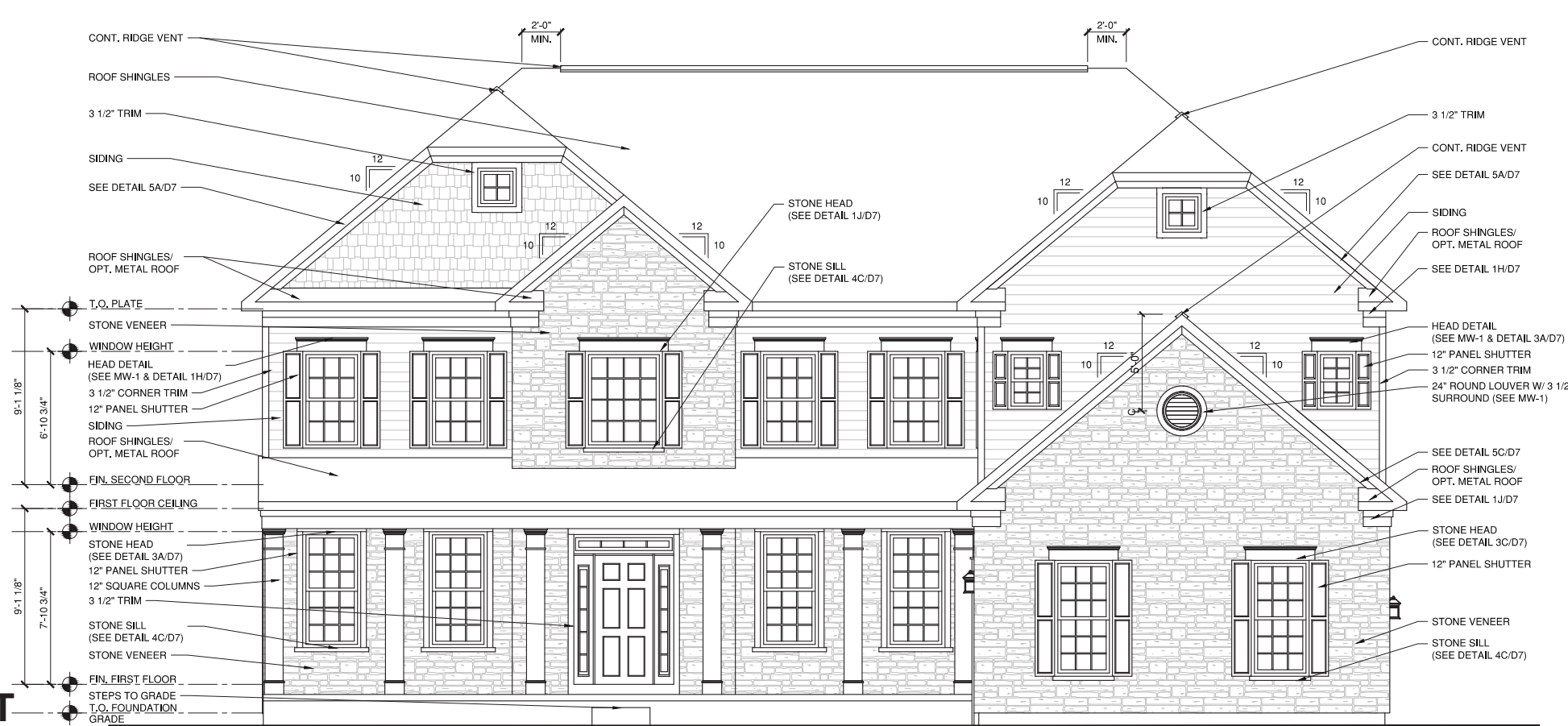
BOULDER COURTYARD

4018 Square Feet: 58'x71'

ELEVATION H



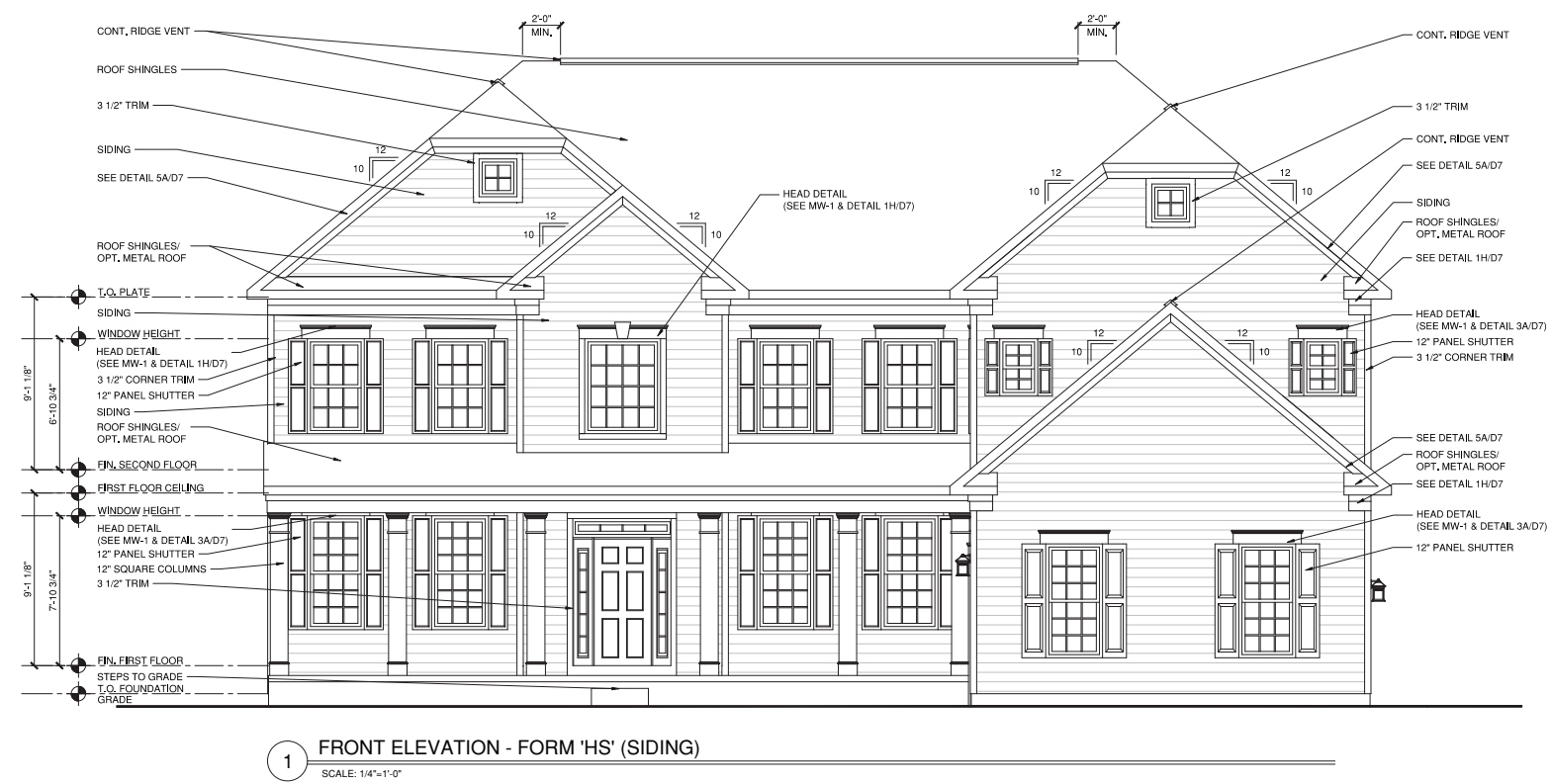
1 FRONT ELEVATION - FORM 'HB' (BRICK)
SCALE: 1/4"=1'-0"



4 FRONT ELEVATION - FORM 'HT' (STONE)
SCALE: 1/4"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

BOULDER COURTYARD
4018 Square Feet: 58'x71'
ELEVATION H



REAR ELEVATION

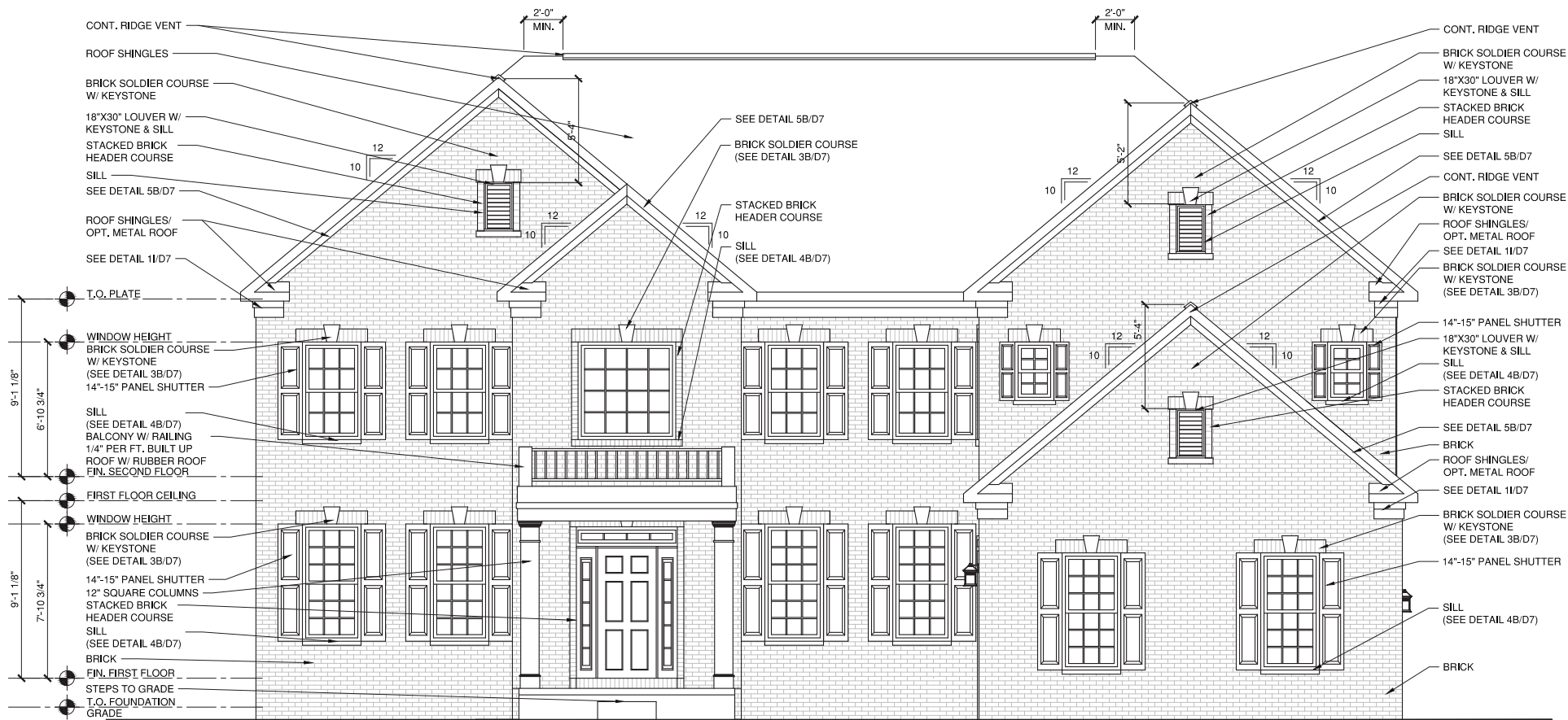


RIGHT SIDE ELEVATION

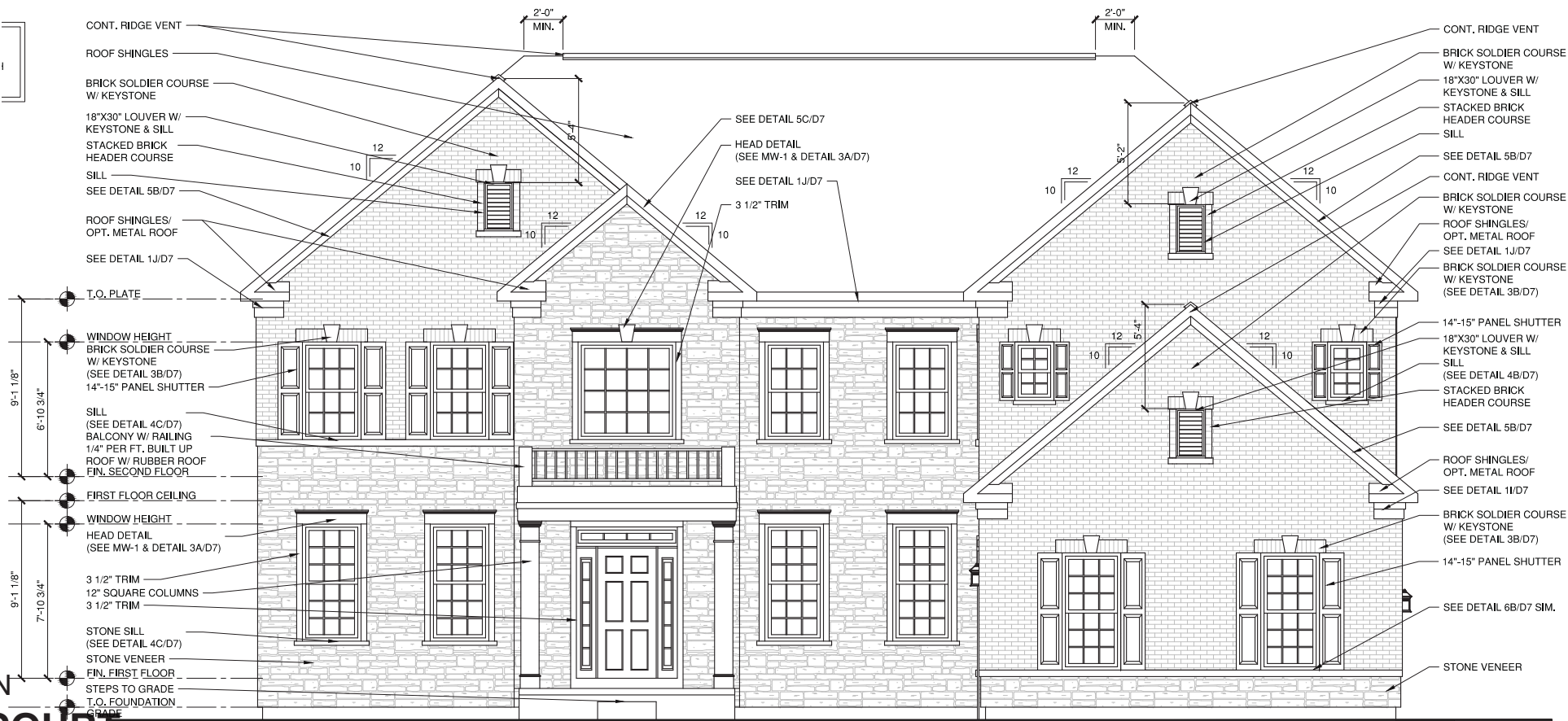


LEFT SIDE ELEVATION

BOULDER COURTYARD
4018 Square Feet: 58'x71'
ELEVATION J



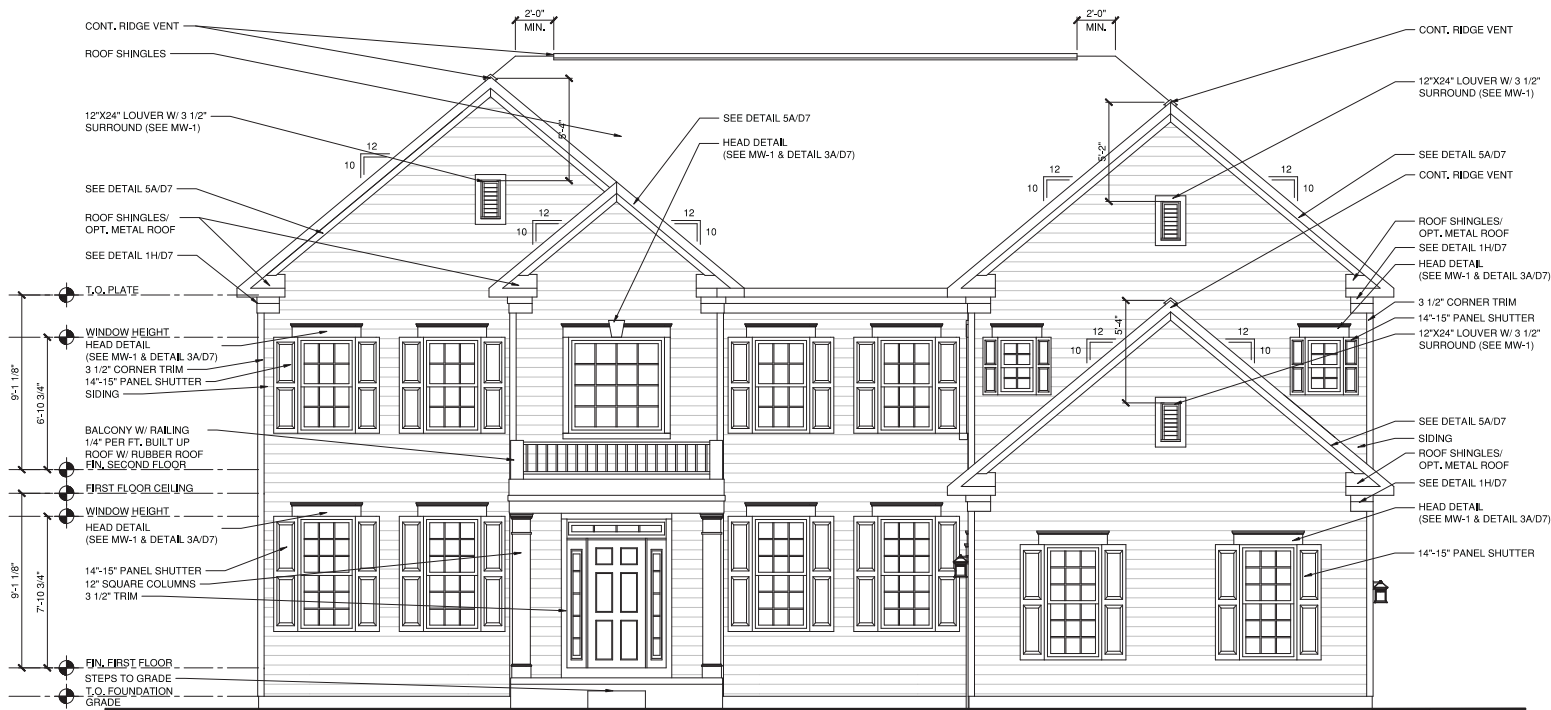
1 FRONT ELEVATION - FORM 'JB' (BRICK)
SCALE: 1/4"=1'-0"



4 FRONT ELEVATION - FORM 'JT' (STONE)
SCALE: 1/4"=1'-0"

CHICAGO DIVISION
CHRISTINA COURT

BOULDER COURTYARD
4018 Square Feet: 58'x71'
ELEVATION J



1 FRONT ELEVATION - FORM 'JS' (SIDING)
SCALE: 1/4"=1'-0"



REAR ELEVATION



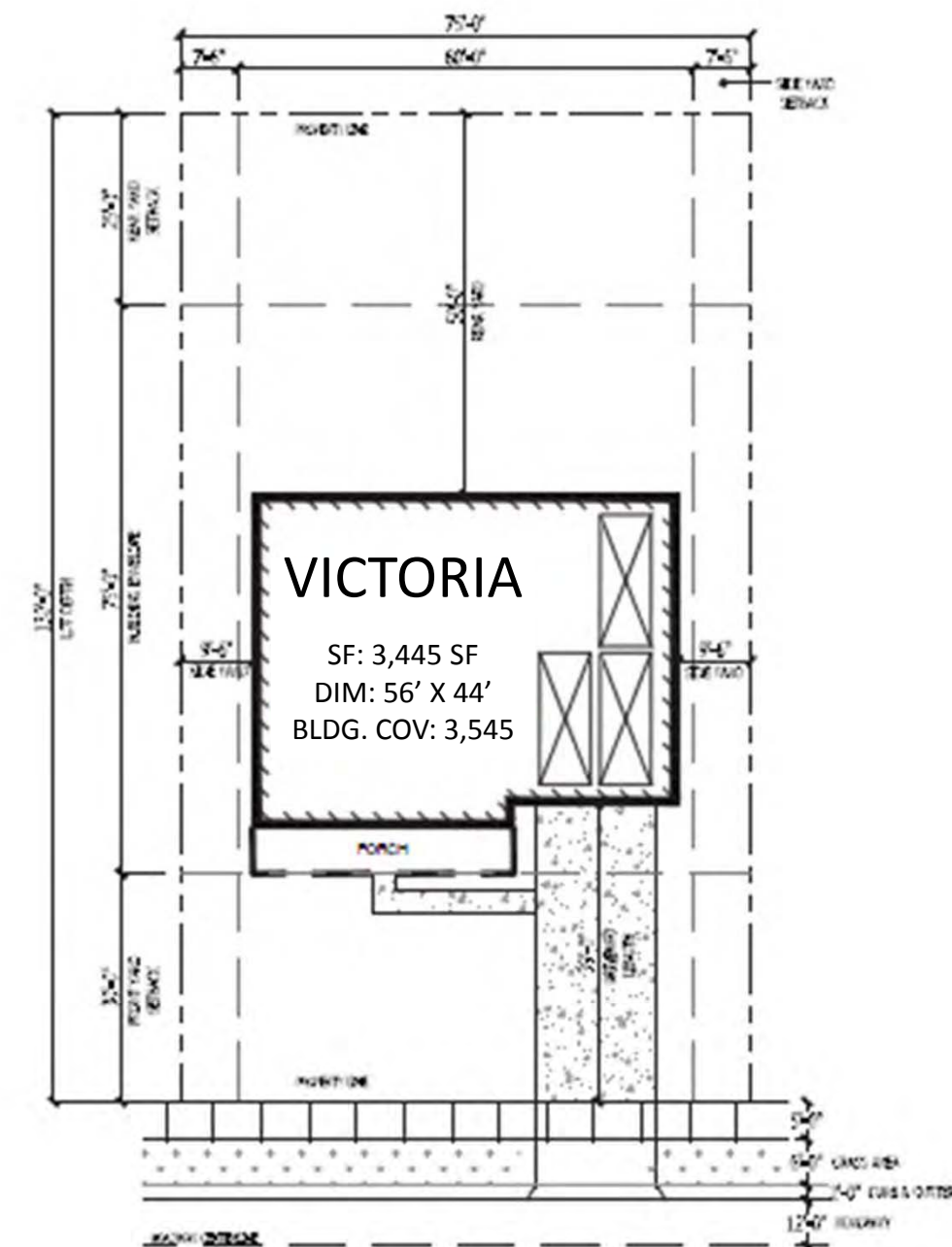
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

C. Elevations

Victoria | 3445 SF 56' x 44'



TYPICAL LOT

VICTORIA G ELEVATION



OPTIONAL SIDE CANTILEVERE

SCALE: 1/4" = 1'-0"

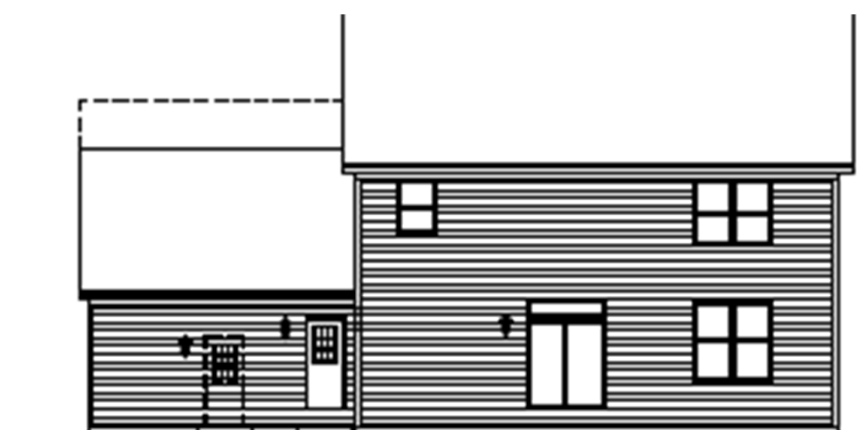
STANDARD "GS" ELEVATION

SCALE: 1/4" = 1'-0"



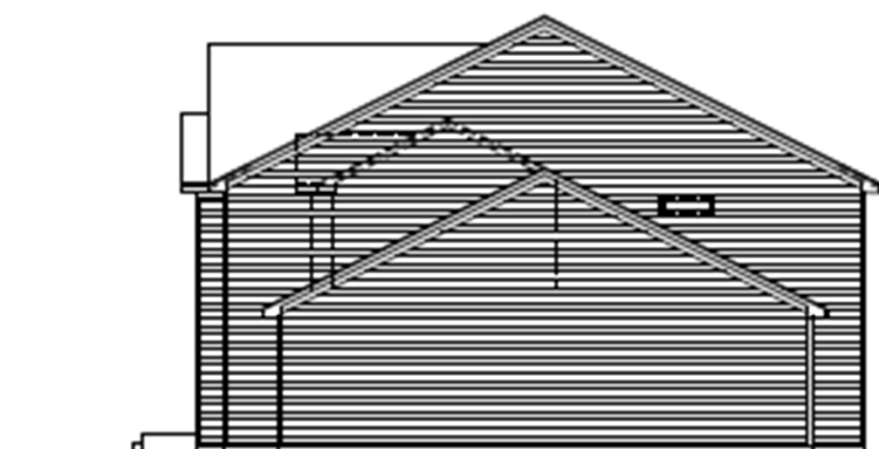
STANDARD "GS" ELEVATION — LEFT SIDE

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



STANDARD "GS" ELEVATION — REAR

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



STANDARD "GS" ELEVATION — RIGHT SIDE

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

CHICAGO DIVISION
CHRISTINA COURT

VICTORIA F ELEVATION



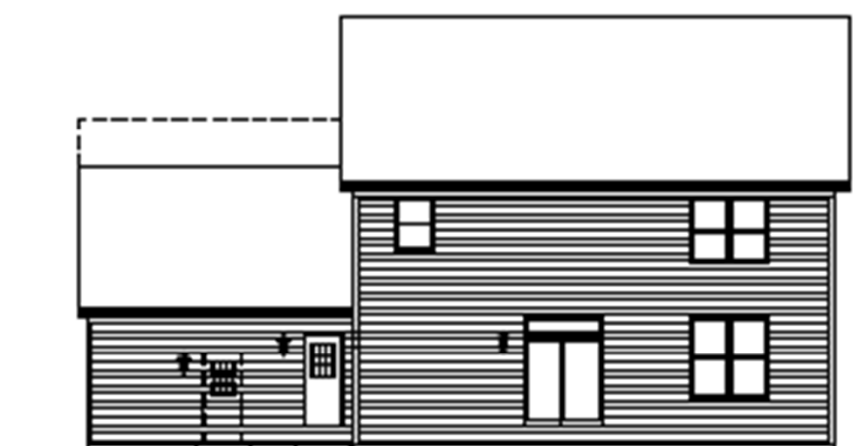
STANDARD "FT" ELEVATION

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



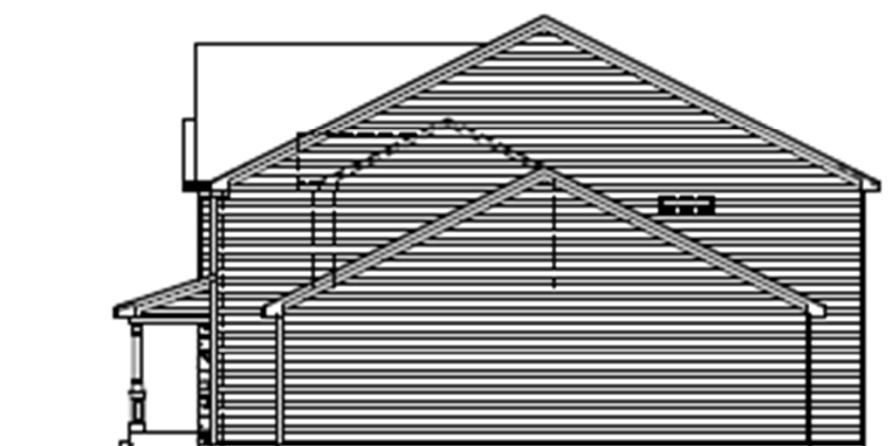
STANDARD "FT" ELEVATION — LEFT SIDE

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



STANDARD "FT" ELEVATION — REAR

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



STANDARD "FT" ELEVATION — RIGHT SIDE

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

CHICAGO DIVISION
CHRISTINA COURT

VICTORIA H ELEVATION



STANDARD "HB" ELEVATION

SCALE: 1/4" = 1'-0"



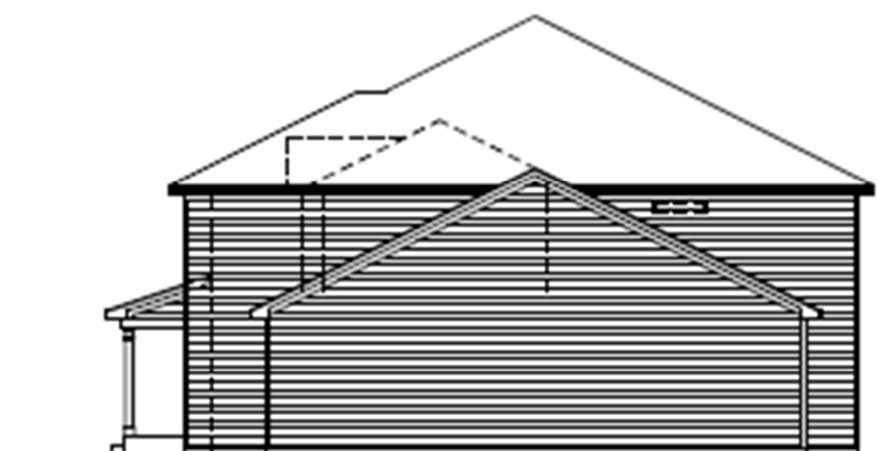
STANDARD "HB" ELEVATION — LEFT SIDE

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



STANDARD "HB" ELEVATION — REAR

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

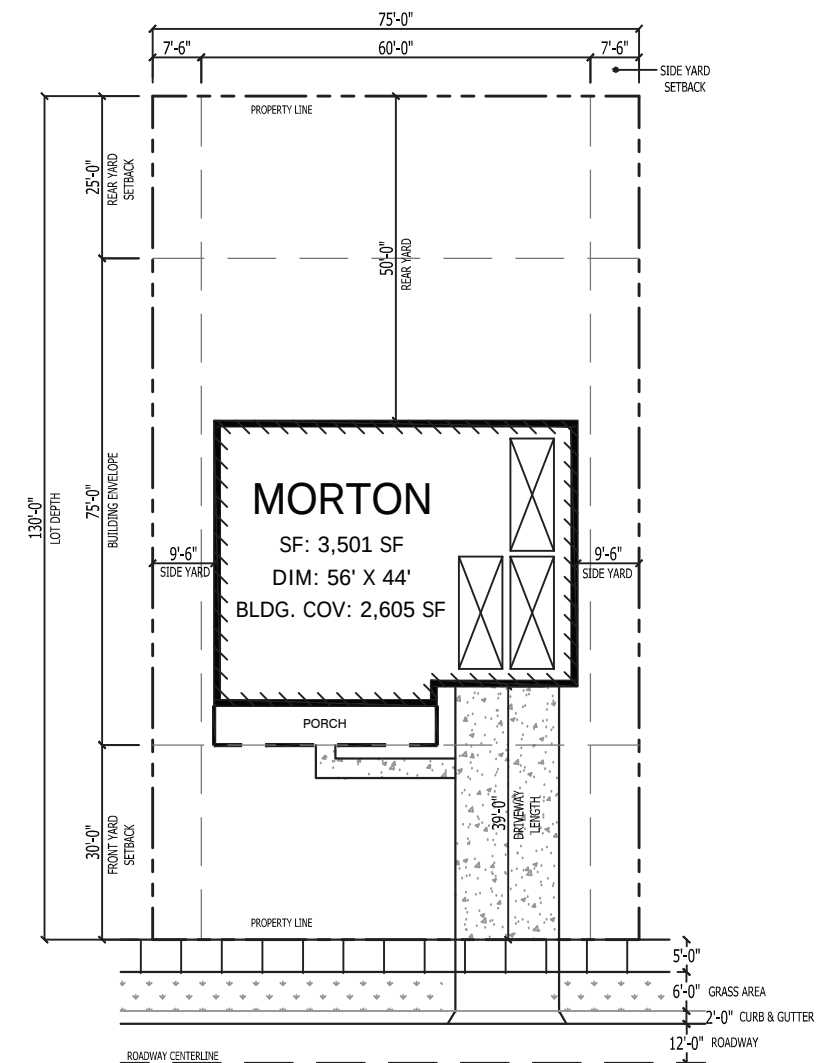


STANDARD "HB" ELEVATION — RIGHT SIDE

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

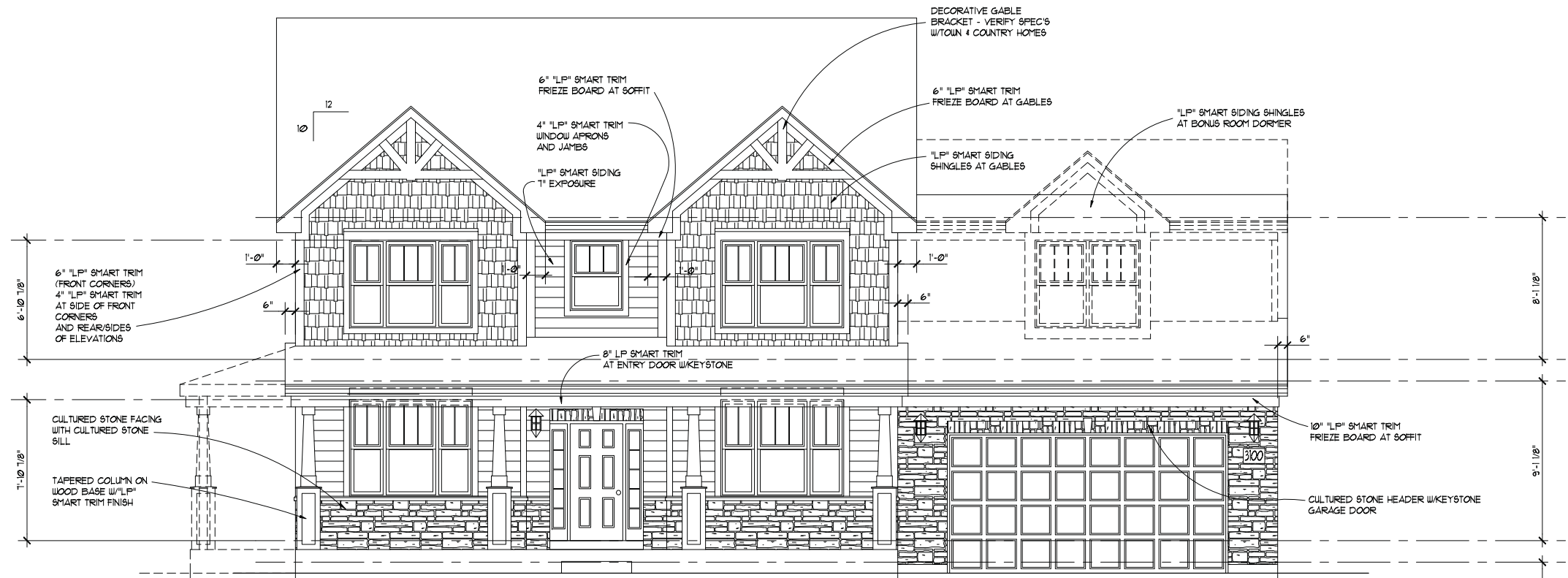
CHICAGO DIVISION
CHRISTINA COURT

Morton | 3501 SF 56' x 44'

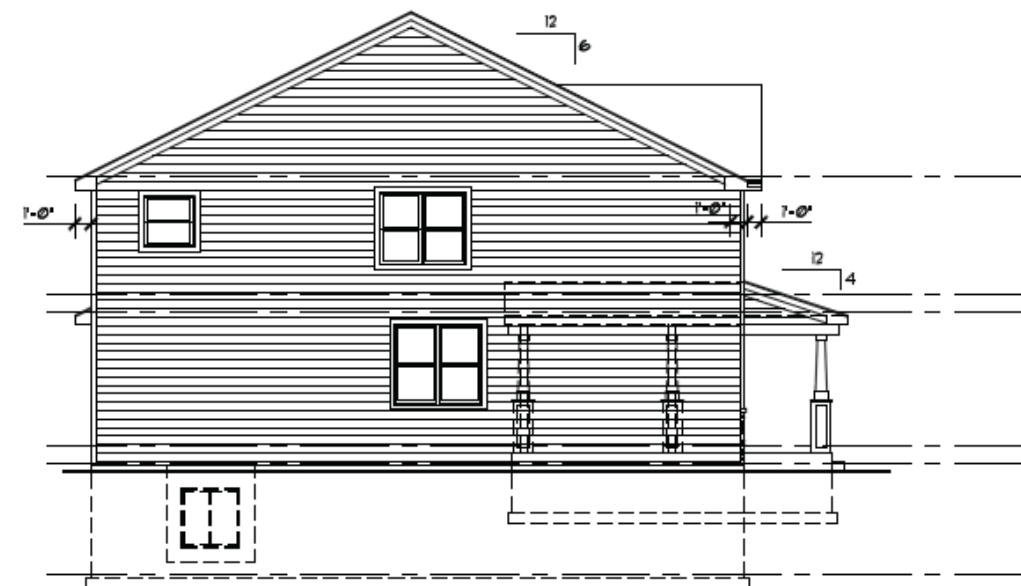


TYPICAL LOT

MORTON ELEVATION F

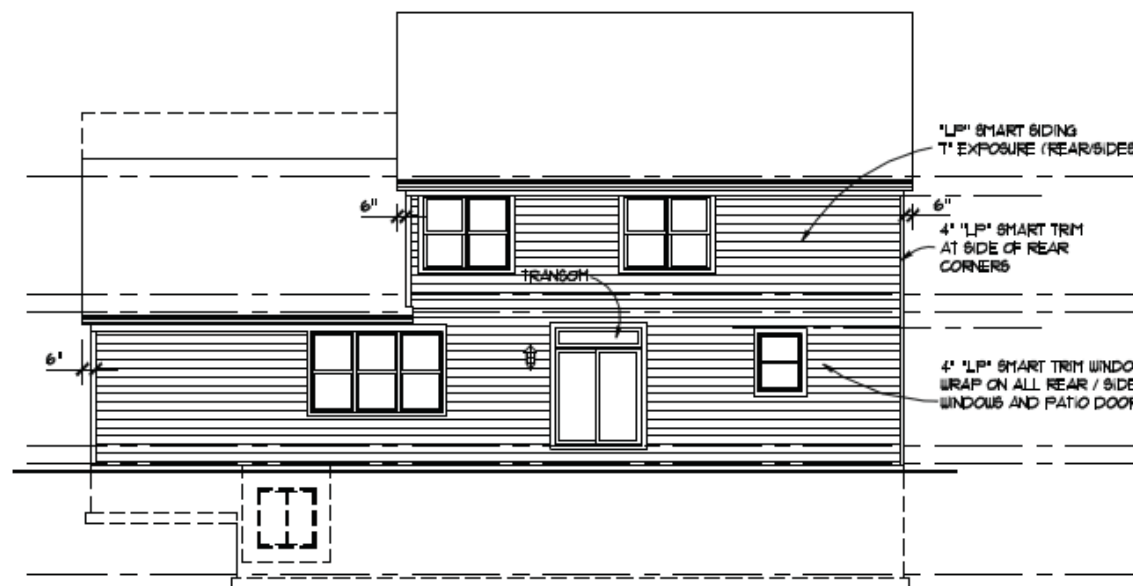


ELEVATION F STONE - EXISTING



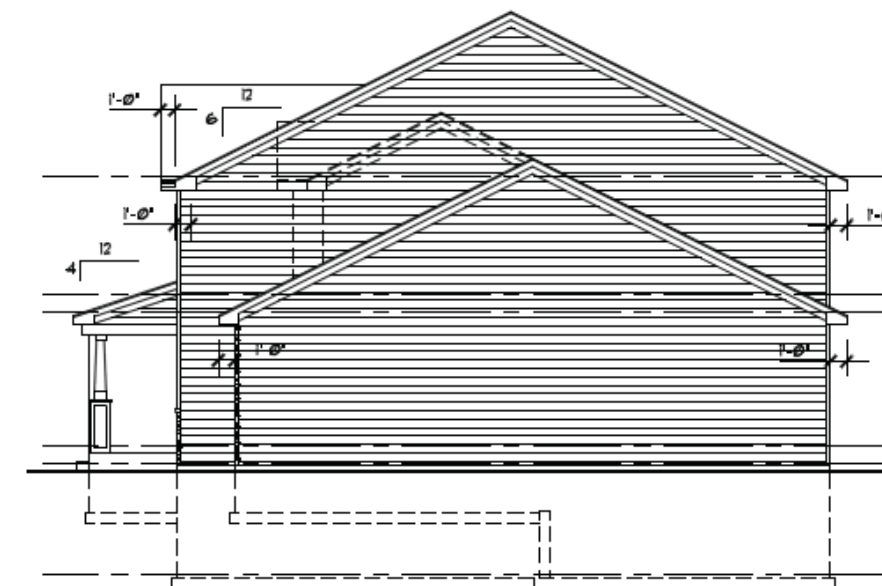
LEFT SIDE ELEVATION - FORM FT

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



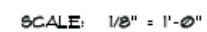
REAR ELEVATION - FORM FT

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



RIGHT SIDE ELEVATION - FORM FT

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



BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-001
 Petitioner: K. Hovnanian Homes
1804 N. Naperville Rd.
Naperville, IL 60563
 Owner: The Country G, LLC
900 N. Shore Dr.
Lake Bluff, IL 60044
 Contact Person: Jon Isherwood
 Address: 1804 N. Naperville Rd.
Naperville, IL 60563
 Phone #: (630) 210-8869
 Fax #: (630) 946-6629
 E-Mail: JIsherwood@khov.com

P.I.N.# 03-20-401-015 & 03-20-401-016
 Location: 1306 & 1310 E. Olive St
 Rezoning: Current: R-3 Proposed:
 Subdivision: ✓
 # of Lots: 14 Current: 2 Proposed:
 PUD: For: n/a
 Special Use: ✓ For: n/a
 Land Use Variation: For: n/a
 Land Use: Current: House
 Proposed: Residential
 Site Gross Area: 4.77 Acres
 # of Units Total: n/a
 1BR: 2BR: 3BR: 4BR: 14

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

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

YES NO

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

6. GENERAL COMMENTS:

The 2-car garages of the Memphis and Boulder models do not meet the required minimum width of 21 feet.

Director

Date

BUILDING DEPARTMENT

1

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YES NO

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

6. GENERAL COMMENTS:

The 2-car garages of the Memphis and Boulder models do not meet the required minimum width of 21 feet.

Director

Date

MEMORANDUM

TO: Latika Bhide - Development Planner
FROM: Paul Butt – Fire Safety Plan Reviewer
DATE: 2/17/15
RE: Christina Court Subdivision
1306-1310 Olive St.
PC# 14-001 – Round 1

I have reviewed the submitted material for the above referenced project and offer the following comments:

1. The site plan indicates a cul-de-sac with a curb diameter of 80 feet. Per the 2009 International Fire Code, Appendix D, Figure D103.1, the cul-de-sac diameter shall be a minimum of 96 feet. Also the entrance radius of the cul-de-sac shall be 28 feet as opposed to 25 feet.

RECEIVED

MAR - 6 2015

Village of Arlington Heights
Public Works Department

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Memorandum

To: Latika Bhide, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works 

Date: March 5, 2015

Subject: Christina Court Subdivision, P.C. #15-001

With regard to the proposed preliminary plat of subdivision and variation, I have the following comments:

1. The minimum size of storm sewer is 8".
2. The pressure connections will be in vaults with a minimum diameter of 60".
3. The water main east of the pressure connection on Marion Street must be marked with "Buried Water Main" signs every 30' through the easement between proposed lots 7 & 8.
4. The street light between lot 5 & 6 is not marked on sheet 3 with a symbol.
5. All methods of construction and materials must conform to "A Manual of Practice for the Design of Public Improvements" as provided by the Village of Arlington Heights Engineering Department.
6. The contact for Old Towne Sanitary District has changed.
7. Show the Somerset Ct. R.O.W. lines and easements on the plans to ensure water main connection is properly located.
8. It is difficult to replace or repair a water main or storm sewer on a 10' easement between homes. 15' (7.5' on each side) is preferred.
9. Additional inlet is needed in cul-de-sac to accommodate proper drainage.
10. Public Works is continuously trying to reduce future maintenance expenses. The retaining wall around detention pond should be removed. Possibly expand pond to the north to accommodate volume.
11. Street lights should be LED. The Village must approve manufacturer.
12. The condition and location of sewer main handling drainage along northern boundary needs to be verified as it leaves corporate boundary immediately.
13. The 6" line labeled "drain tile" along north property line connects to an inlet with a 10" and 12" existing connections. This structure must be replaced with a 48" manhole at a minimum.

14. Landscaping plans show a "community identification pillar" and additional landscaping along both southern and northern property lines of detention pond. Who will maintain this landscaping in the future? Will the homeowner's association be responsible?
15. The southern tree on lot #1 is placed too close to the stop sign location (if one is required). Possibly relocate to Olive St. R.O.W.
16. Labeling of Chanticleer tree is incorrect on landscaping plan.
17. Chanticleer tree should be replaced. We suggest any of the following:
 - a. Celtis Occidentalis
 - b. Plantanus x Acerifolia
 - c. Ulmus "Morton Glossy" or Ulmus x "Morton"
 - d. Carpinus Betulus Fastigiata
18. On the tree planting specification:
 - Change thickness of mulch to be 2-3" as too much mulch is a problem.
 - Waterproof tree wrap (fall only) must be removed in spring.
 - Remove notation "Prune 1/5 but retain natural form. Do not cut central lead."

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

C: file

LF

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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 Site Gross Area: 4.77 Acres
 # of Units Total: n/a
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: 14

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ X b. IDOT _____

c. ARMY CORP _____ d. IEPA _____ X

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

X _____

X _____

_____ SEE COMMENTS

_____ N/A

X _____

X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: PEARSON, BRENN & ASSOC., INC.DATE OF PLANS: 1-30-15

Jean F. Whill 2/27/15
 Director Date

PLAN COMMISSION PC #15-001
Christina Court Subdivision
1306 & 1310 E. Olive St.
Preliminary Plat of Subdivision
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin.

16. The proposed site lighting is Village specified street lighting. No photometric lighting diagram is needed; however, provide the associated catalog cuts for all poles, arms, fixtures, and luminaires during final engineering.
17. The exhibit provide showing the turning path of the Fire Department's responding vehicle is acceptable.
18. The public sidewalk along the north side of Olive Street shall be constructed between the proposed Christina Court sidewalks. This will create the access to the street. Village standard for ADA required detectable warning panels on public sidewalks is East Jordan Iron Works 24"x24" panels, or approved equal.
19. The proposed 8" DIP water main is acceptably looped. Installation of this main will require an IEPA water permit.
20. The proposed sanitary sewer will require an MWRD permit, an IEPA Sanitary permit, and a permit from the Old Towne Sanitary District. Contact information for OTSD was previously provided.
21. The proposed stormwater detention basin must have a section where there is no wall but there is a sloped section to act as a walk-out. This is a safety provision in case a person climbs or falls into the basin; they won't have to try to climb out over the wall.
22. The northern wall of the basin must be moved south a minimum of 5' to provide room for future maintenance. The block wall, being around 6' high, will likely require geo-reinforcing, which must be contained within the lot lines of the detention outlot.
23. The north side of Lots 8 and 9 have 10' PUD Easements which is also the 10' Building setback line. We are uncomfortable with the proposed wall being placed on the easement line. Maintaining/replacing any wall requires some degree of overdigging. Is the wall to be publically maintained or privately maintained?
24. The proposed and existing contour lines do not appear to match up at the Olive Street ROW line. Provide proposed ditch line elevations and proposed contours.
25. The proposed 685 contour lines along the Christina Court sidewalks are disconnected.
26. Everything east of the 685 ridge line near the east side of the subdivision will drain offsite to the Williams Way ROW. The MWRD permit for this development should be examined to determine if offsite runoff is considered in their stormwater calculations.
27. Please clarify elevations at the proposed basin: The wording says "T/Berm=684.00", whereas the T/Wall is labeled at 685.50. Is that a step in the wall along the north side?
28. Label the pond overflow route: through the outfall structure? Or over the wall at some point? Provide weir calculations for the overflow. This can be done at final engineering.
29. Under Contribution Ordinance #91-031, Parcel 03-20-401-015, 1306 E. Olive, 2.45 ac. will owe \$9,500.00 for the connection to the storm sewer on Olive Street. There is a release rate restriction in the ordinance of 0.0872 cfs/acre.
30. Under Contribution Ordinance #91-031, Parcel 03-20-401-016, 1310 E. Olive, 2.45 ac. will owe \$9,500.00 for the connection to the storm sewer on Olive Street. There is a release rate restriction in the ordinance of 0.0872 cfs/acre.

Preliminary Plat of Subdivision:

31. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #2-5, & 7-13 are complete. Please address the following:
 - a. Item #1: Clarify that the name of the subdivision is "Christina Court Subdivision".
 - b. Item #6: The west and north boundary lines need to have the length and bearing shown.
32. There should be existing property pins in the northwest corner where the Marion Street ROW 'tees' into the back of Lot 8. Similarly, at the back of Lot 14 there should be an existing property pin where the Williams Way tangent section meets the curved section. Finally, at the extreme southeast corner of the subdivision, there should be a pin where the change in ROW width exists. If none exist, they should be placed.
33. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214. Add the utility signature blocks. Keep an area open for the ComEd utility provisions.


James J. Massarelli, P.E. 2/27/15
Director of Engineering Date

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 - 13)

- ☐ 1. The name of the proposed subdivision.
- ☒ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☒ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☒ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☒ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☐ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☒ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☒ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☒ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☒ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☒ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☒ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☒ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a - t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. 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.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com.

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mary LaBoske
ComEd
1500 Franklin Boulevard
Libertyville, IL 60048

630/576-7177
Mary.Laboske@comed.com

Mr. Dave Ruffalo
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/327-5901 (cell)
630/983-8676, ext. 19440 (office)
druffal@nicor.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Kelvin Fee
Sr. Vice President
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
KFee@wideopenwest.com
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. William Weitzel
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4132
847/846-7234 (cell)
William.Weitzel@illinois.gov

Mr. Bhanu Vyas, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15 - 001

Project Name

Christina Court Subdivision

Project Location

1306 & 1310 E. Olive St.

Planning Department Contact Latika Bhide

General Comments

The project to be constructed following the specifications contained within Appendix D of the 2009 International Fire Code, which includes a 96' diameter cul-de-sac and a minimum road width of 26' among other expectations.

Lt. Larson is available to meet and discuss these expectations at the developers request.

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

Date March 2, 2015

Reviewed By: _____

Lt. Larson

5

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Christina Court Subdivision – 1306 & 1310 E. Olive Preliminary Plat & Variation

Round 1 Review Comments

03/02/2015

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems.

4. Traffic accidents at particular location?

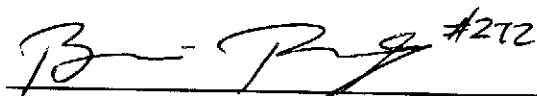
This is not a problem area in relation to traffic accidents.

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

This development should not create any additional traffic problems.

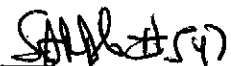
6. General comments:

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



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

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MAR - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>15-001</u>	P.I.N.# <u>03-20-401-015 & 03-20-401-016</u>
Petitioner: <u>K. Hovnanian Homes</u>	Location: <u>1306 & 1310 E. Olive St</u>
<u>1804 N. Naperville Rd.</u>	Rezoning: <u> </u> Current: <u>R-3</u> Proposed: <u> </u>
<u>Naperville, IL 60563</u>	Subdivision: <u>✓</u>
Owner: <u>The Country G, LLC</u>	# of Lots: <u>14</u> Current: <u>2</u> Proposed: <u> </u>
<u>900 N. Shore Dr.</u>	PUD: <u> </u> For: <u>n/a</u>
<u>Lake Bluff, IL 60044</u>	Special Use: <u>✓</u> For: <u>n/a</u>
Contact Person: <u>Jon Isherwood</u>	Land Use Variation: <u> </u> For: <u>n/a</u>
Address: <u>1804 N. Naperville Rd.</u>	Land Use: <u> </u> Current: <u>House</u>
<u>Naperville, IL 60563</u>	Proposed: <u>Residential</u>
Phone #: <u>(630) 210-8869</u>	Site Gross Area: <u>4.77 Acres</u>
Fax #: <u>(630) 946-6629</u>	# of Units Total: <u>n/a</u>
E-Mail: <u>JIsherwood@khov.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u>14</u>

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

1. GENERAL COMMENTS:

Existing septic systems and wells must be properly abandoned and witnessed by this Department.

Jeff Bohner 2/23/15
Environmental Health Officer Date

James McCalister 2/23/15
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-001
 Petitioner: K. Hovnanian Homes
1804 N. Naperville Rd.
Naperville, IL 60563
 Owner: The Country G, LLC
900 N. Shore Dr.
Lake Bluff, IL 60044
 Contact Person: Jon Isherwood
 Address: 1804 N. Naperville Rd.
Naperville, IL 60563
 Phone #: (630) 210-8869
 Fax #: (630) 946-6629
 E-Mail: JIsherwood@khov.com

P.I.N.# 03-20-401-015 & 03-20-401-016
 Location: 1306 & 1310 E. Olive St
 Rezoning: Current: R-3 Proposed:
 Subdivision: ✓
 # of Lots: 14 Current: 2 Proposed:
 PUD: For: n/a
 Special Use: ✓ For: n/a
 Land Use Variation: For: n/a
 Land Use: Current: House
 Proposed: Residential
 Site Gross Area: 4.77 Acres
 # of Units Total: n/a
 1BR: 2BR: 3BR: 4BR: 14

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

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

Comments:

PLEASE SEE ATTACHED

 2.27.15
 Date

Planning Department Comments (PC15-001)

7. The properties are zoned R-3, One-Family Dwelling District. All lots meet the minimum required lot size of 8,750 SF for standard lots and 9,900 SF for corner lots.
8. Lot Width is defined as the horizontal distance between the side lot lines measured at right angles to the lot depth at the established front building line. Please confirm that Lots 7 and 10 meet the minimum required lot width for standards lots in the R-3 district of 70 feet and Lots 8 and 9 meet the required lot width of 75 feet (lots between 10,000 SF and 15,000 SF).
9. For Lot 1, the side along Olive Street is considered the exterior side. Per Chapter 28, in all residential districts, where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required. Therefore for Lot 1, the exterior yard along Olive Street shall be the average of the yards between Williams Way and Dryden Avenue. Please indicate the average setback.
10. Per Chapter 28, Section 6.4, two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other. All buildings shall be considered to be of "like exterior design" unless they have substantially different floor plans, elevations, and are substantially different in exterior appearance in the opinion of the Code Official.

It appears that there are three floor plans being proposed for this subdivision, which will limit the options when meeting the monotony code requirements. It is recommended that the applicant consider adding another floor plan for this subdivision or seek a variation from this Section of the code.

11. A split rail fence is proposed on top of the retaining wall for the detention outlot. What is the height of the proposed fence? How tall is the retaining wall?
12. Staff recommends reducing the length of the cul-de-sac with a more traditional layout of lots around the cul-de-sac, which wrap around the cul-de-sac, thus reducing pavement.
13. The following variations are required:
 - a. Chapter 29, Section 29-307f prohibits double frontage lots, this allowing Lots 9-14 (both inclusive) and the detention outlot as double frontage lots.
14. The petitioner shall provide a written justification for the variation above based on the following variation criteria:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
15. Per Chapter 28, Section 6.15-5.4, all replacement trees are required to have a minimum trunk size of four inches in diameter, as measured six inches above the established ground level, upon installation. Replacement trees are proposed to be 2.5 inches in diameter. Please revise.
16. Per Chapter 28, Section 6.15-3 landscaping is required along the perimeter of detention and retention basins in order to minimize their negative visual impact. Such landscaping shall consist of trees and shrubs in an amount

and arrangement that will create an aesthetic visual situation. Please revise the proposed landscaping plan to add trees and shrubs along the detention outlot.

17. Per Chapter 28, 6.15-5.5, a reasonable effort shall be made to retain existing trees on the Tree Survey through the integration of those trees into the site and landscaping plan for a proposed development. It appears that all trees will be removed. Can trees outside the building envelope be saved?
18. A Design Commission application must be completed for each residence.
19. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot.

Christina Court Subdivision
1306 and 1310 Olive Street
PC 15-001
March 3, 2015

Tree Preservation

- 1) The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees must be explored. Additional trees must be preserved along the perimeter of the site (east, west and north property line of the subdivision).
- 2) Tree preservation must consider grading and any digging or trenching for utilities which should be identified on the preservation plan.
- 3) Must provide details which indicate the methods which will be used to preserve all trees identified for preservation. (Chapter 28, section 6.16-6.3c)

Landscape issues

- 4) Must provide additional landscaping along the perimeter of the detention basin. Incorporate a mix of shade trees, shrubs and perennials.
- 5) Along the north and west property line, provide shrubs and perennials on top of the proposed retaining wall in place of the seed mix. Also provide a section of the proposed wall.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DATE: March 2, 2015
TO: Latika Bhide, Development Planner
FROM: Steve Hautzinger, Design Planner
RE: Christina Court Subdivision, PC #15-001
1306 & 1310 E. Olive Street
Preliminary Plat of Subdivision & Variation, Round 1 – Plan Commission Review Submittal

Design Commission review/approval is required for the proposed single family homes. The petitioner needs to submit a Design Commission application for overall conceptual review of all floor plans, elevations, and material packages. Once Design Commission approval is received for the overall conceptual package, then each lot will need to be submitted individually for an administrative (Staff) review/approval.

Preliminary Staff design review comments are as follows:

1. General Comments:
 - a. Plans will be required to comply with monotony restrictions as outlined in Chapter 28-6.4.
 - b. Side and rear elevations are required for review. Materials and details used on the front elevations should be continued to some extent on the side and rear elevations.
 - c. Exterior material packages will be required for review.
 - d. Detailed zoning reviews will be completed for each floor plan upon receipt of the complete Design Commission application with scaled plans.
 - e. Optional bay windows are not allowed to project into the required side yards.
2. Morton Model:
 - a. The proposed attached garage is nicely recessed from the front elevation, placing the focal importance on the main house elevation and the front porch.
3. Memphis Model:
 - a. Elevation H – The massing of the wall above the garage doors looks awkward and should be further studied.
4. Boulder Courtyard Model:
 - a. The side load garage offers a nice variety to the set of plans, but it extends out too far, and in turn, pushes the main part of the house too far back on the site. This may create an awkward streetscape when paired with the other models. It is recommended to omit the extra 10' of space between the garage and the house.
 - b. The massing of the Owner's Suite above the garage wing is very awkward. It is recommended that it be flush with the main house wall.
 - c. A third elevation option is encouraged.



March 18, 2015

Mr. Bill Enright
Deputy Director
Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

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MAR 19 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: Christina Court Development - Plan Commission Application -- Round 1 Responses

Dear Mr. Enright,

Please find the enclosed revised engineering plans and comments in response the comments received on March 3, 2015 from the Village of Arlington Heights in connection with the Christina Court Plan Commission Application located at 1306 & 1310 E. Olive Street in the Village of Arlington Heights, IL.

You will find responses to comments received from the following departments.

1. Building
- 1A. Inspection Services
2. Public Works
3. Engineering/Traffic
4. Fire
5. Police
6. Health
7. Planning
- 7A. Planning/Landscaping
8. Design

In addition you will find the revised documents. The underlined documents are new documents.

1. Preliminary Plat
2. Preliminary Drawings
 - a. Site Plan
 - b. Foundation Site Plan
 - c. Engineering Site Plans
 - d. Example Streetscape drawn to scale
 - g. Landscape Plan
 - i. Tree Preservation Plan

Below are the responses to the individual department comments.

Building (1)

Comment: The 2-car garages of the Memphis and Boulder models do not meet the required minimum width of 21 feet.

Response: Garage width will be increased to comply with the minimum required width of 21 feet.

Inspection Services (1A)

Comment: The site plan indicates a cul-de-sac with a curb diameter of 80 feet. Per the 2009 International Fire Code, Appendix D, Figure D103.1, the cul-de-sac diameter shall be a minimum of 96 feet. Also the entrance radius of the cul-de-sac shall be 28 feet as opposed to 25 feet.

Response: The Village of Arlington Heights amended the '09 IFC regarding dead-end designs. The local amendment deletes specific minimum design standards and requires only that the cul-de-sac shall accommodate turning around all fire apparatus. The proposed cul-de-sac is designed to meet the specific roadway design criteria set forth Section 29-304-j. of the Code. Moreover, the Engineering Department has determined, as stated in in comment 3-17, the exhibit provided showing the turning path of the Fire Department's responding vehicle is acceptable.

Public Works Department (2)

1. The minimum size of storm sewer is 8". *Revised as requested.*
2. The pressure connections will be in vaults with a minimum diameter of 60". *Revised as requested.*
3. The water main east of the pressure connection on Marion Street must be marked with "Buried Water Main" signs every 30' through the easement between proposed lots 7 & 8. *Added a note as requested.*
4. The street light between lot 5 & 6 is not marked on sheet 3 with a symbol. *Removed note as requested.*
5. All methods of construction and materials must conform to "A Manual of Practice for the Design of Public Improvements" as provided by the Village of Arlington Heights Engineering Department. *Added note as requested.*
6. The contact for Old Towne Sanitary District has changed. *Contact information will be added to the cover sheet during Final engineering.*
7. Show the Sommerset Ct. ROW lines and easements on the plans to ensure water main connection is properly located. *We have labeled the right of way as requested.*
8. It is difficult to replace or repair a water main or storm sewer on a 10' easement between homes. 15' (7.5' on each side) is preferred. *Revised as requested.*
9. Additional inlet is needed in cul-de-sac to accommodate proper drainage. *Additional inlets will be added during Final engineering if required.*
10. Public Works is continuously trying to reduce future maintenance expenses. The retaining wall around detention pond should be removed. Possibly expand pond to the north to accommodate volume. *The lot 14 property line has been moved 5 feet north to reduce wall height. Also, a 12'-foot wide opening has been provided for maintenance access.*

11. Street lights should be LED. The Village must approve manufacturer. *Revised as requested.*
12. The condition and location of sewer main handling drainage along northern boundary needs to be verified as it leaves corporate boundary immediately. *A note has been added to the plans as requested.*
13. The 6" line labeled "drain tile" along north property line connects to an inlet with a 10" and 12" existing connections. This structure must be replaced with a 48" manhole at a minimum. *A note has been added to the plans as requested.*
14. Landscaping plans show a "community identification pillar" and additional landscaping along both the southern and northern property lines of detention pond. Who will maintain this landscaping in the future? Will the homeowner's association be responsible? *In the event that the pond is dedicated to the Village of Arlington Heights, the proposed community identification pillar shall be removed from the plans, and the plantings etc. shall be maintained by the Village. In the event that the pond is not dedicated to the Village of Arlington Heights, the proposed community identification pillar and the plantings etc. shall be maintained by a homeowner's Association that will be established.*
15. The southern tree on lot #1 is placed too close to the stop sign location (if one is required). Possibly relocate to Olive St. ROW. *The tree has been moved as recommended.*
16. Labeling of Chanticleer tree is incorrect on landscaping plan. *Pear has been eliminated from the plan and plant list*
17. Chanticleer tree should be replaced. *Pear has been substituted with Celtis Occidentalis.*
18. On the tree planting specification:
 - a. Change thickness of mulch to be 2-3" as too much mulch is a problem
 - b. Waterproof tree wrap (fall only) must be removed in spring.
 - c. Remove notation "Prune 1/5 but retain natural form. Do not cut central lead"*Planting specification notes have been revised as recommended.*

Engineering Department (3)

1. All public improvements are required except for easement access. *Acknowledged*
2. Permits Required: MWRDGC and IEPA. *Acknowledged*
3. ROW Dedications required. *Acknowledged*
4. Site Plan Acceptable. *Acknowledged*
5. Preliminary Plat Checklist. *See revised preliminary plat*
6. Traffic Study: *Not applicable*
7. Storm Water Detention Required. *Acknowledged*
8. Contribution Ordinance Existing. *Acknowledged*
9. Flood Plain or Floodway Existing. *Acknowledged*
10. Wetland Existing. *Acknowledged*
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. *Acknowledged*
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of

subdivision approval. An engineer's estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An engineer's estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents. *Acknowledged*

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. *Acknowledged*
14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed Mylar Final Plat of Subdivision, containing all non-village signatures, shall be submitted one week before the schedule date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. *Acknowledged*
15. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor of catch basin. *Acknowledged*
16. The proposed site lighting is Village specified street lighting. No photometric lighting diagram is needed; however, provide the associated catalog cuts for all poles, arms, fixtures, and luminaires during final engineering. *Acknowledged*
17. The exhibit provide showing the turning path of the Fire Department's responding vehicle is acceptable. *Acknowledged*
18. The public sidewalk along the north side of Olive Street shall be constructed between the proposed Christina Court sidewalks. This will create the access to the street. Village standard for ADA required detectable warning panels on public sidewalks is East Jordan Iron Works 24"x24" panels, or approved equal. *Revised as requested.*
19. The proposed 8" DIP water main is acceptably looped. Installation of this main will require an IEPA water permit. *Acknowledged*
20. The proposed sanitary sewer will require an MWRD permit, and IEPA Sanitary permit, and a permit from the Old Towne Sanitary District. Contact information for OTSD was previously provided. *Acknowledged*
21. The proposed Stormwater detention basin must have a section where there is no wall but there is a sloped section to act as a walk-out. This is a safety provision in case a person climbs or falls into the basin. *We have added a 12'-foot opening to the wall, with a 5:1 slope to bottom of pond as requested.*
22. The northern wall of the basin must be moved south a minimum of 5' to provide room for future maintenance. The block wall, being around 6' high, will likely require geo-reinforcing, which must be contained within the lot lines of the detention outlot. *Revised as requested.*
23. The north side of lots 8 & 9 have 10' PUD Easements which is also the 10' Building setback line. We are uncomfortable with the proposed wall being placed on the easement line. Maintaining/replacing any wall requires some degree of over digging. Is the wall to be publically maintained or privately maintained? *The wall is to be privately maintained by the Property owner. We have revised the Easement and setback line to 15'-feet as requested.*
24. The proposed and existing contour lines do not appear to match up at the Olive Street ROW line. Provide proposed ditch line elevations and proposed contours. *Revised as requested.*

25. The proposed 685 contour lines along the Christina Court sidewalks are disconnected. *Revised as requested.*
26. Everything east of the 685 ridge line near the east side of the subdivision will drain offsite to the Williams Way ROW. The MWRD permit for this development should be examined to determine if offsite runoff is considered in their Stormwater calculations. *As per our telephone conversation, we have left the rear yards at 5:1, since we are reducing the proposed runoff to Williams Way. We will investigate further during Final engineering.*
27. Please clarify elevations at the proposed basin: The wording says "T/Berm=684.00", whereas the T/Wall is labeled at 685.50. Is that a step in the wall along the north side? *Lot 4 property line has been moved north 5'-feet and the wall height has been reduced as requested.*
28. Label the pond overflow route: through the outfall structure? Or over the wall at some point? Provide weir calculations for the overflow. This can be done at Final Engineering. *Added overflow as requested. Calculations will be provided during Final engineering.*
29. Under Contribution Ordinance #91-031, Parcel 03-20-401-015, 1306 E. Olive, 2.45 ac. Will owe \$9,500 for the connection to the storm sewer on Olive Street. There is a release rate restriction in the ordinance of 0.0872 cfs/acre. *Acknowledged*
30. Under Contribution Ordinance #91-031, Parcel 03-20-401-016, 1310 E. Olive, 2.45 ac. Will owe \$9,500 for the connection to the storm sewer on Olive Street. There is a release rate restriction in the ordinance of 0.0872 cfs/acre. *Acknowledged*
31. The plat was reviewed against the Preliminary Plat of Subdivision Checklist. Please address Items #1 and #6. *Revised as requested.*
32. There should be existing property pins in the northwest corner where the Marion Street ROW 'tee's into the back of lot 8. Similarly, at the back of lot 14 there should be an existing property pin where the Williams Way tangent section meets the curved section. Finally, at the extreme southeast corner of the subdivision, there should be a pin where the change in ROW width exists. If none exist they should be placed. *Added PINs as requested*
33. For the Final Plat of Subdivision, use the Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214. Add Utility signature blocks. Keep an area open for the ComEd utility provisions. *Acknowledged*

Fire Department (4) -

Comment: The project to be constructed following the specifications contained within Appendix D of the 2009 International Fire Code, which includes a 96' diameter cul-de-sac and a minimum road width of 26' among other exceptions.

Response: The Village of Arlington Heights amended the '09 IFC regarding dead-end designs. The local amendment deletes specific minimum design standards and requires only that the cul-de-sac shall accommodate turning around all fire apparatus. The proposed cul-de-sac is designed to meet the specific roadway design criteria set forth Section 29-304-j. of the Code. Moreover, the Engineering Department has determined, as stated in in comment 3-17, the exhibit provided showing the turning path of the Fire Department's responding vehicle is acceptable.

Police Department (5)

1. The character of use should not be problematic. *Acknowledged*
2. Lighting should be up to Village of Arlington Heights Code. *Acknowledged*
3. There are no traffic problems. *Acknowledged*
4. This is not a problem in relation to traffic accidents. *Acknowledged*
5. This development should not create any additional traffic problems. *Acknowledged*
6. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). *Acknowledged*

Health Department (6)

Comment: Existing septic systems and wells must be properly abandoned and witnessed by this Department.

Response: A note has been added to the plans as requested.

Planning Department (7)

1. Complies with Comprehensive Plan. *Acknowledged*
2. Complies with thoroughfare plan. *Acknowledged*
3. Variations not needed from zoning regulations. *See below comments.*
4. Variations are needed from subdivision regulations. *Acknowledged*
5. Subdivision required. *Acknowledged*
6. School/Park District contributions required. *Acknowledged*
7. The properties are zoned R-3, One-Family Dwelling District. All lots meet the minimum required lot size of 8,750 SF for standard lots and 9,900 SO for corner lots. *Confirmed*
8. Lot Width is defined as the horizontal distance between the side lot lines measured at right angles to the lot depth at the established front building line. Please confirm that lots 7 and 10 meet the minimum required lot width for standards lots in the R-3 district of 70 feet and lots 8 and 9 meet the required lot width of 75 feet (lots between 10,000 SF and 15,000 SF). *Confirmed, Lots 7-10 meet the minimum lot width standards in the R-3 district.*
9. For Lot 1, the side along Olive Street is considered the exterior side. Per Chapter 28, in all residential districts, where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required. Therefore Lot 1, the exterior yard along Olive Street shall be the average of the yards between Williams Way and Dryden Avenue. *Lot 1 will meet the minimum side yard setback as required per Chapter 28 requirements. Please see the attached Exhibit that illustrates the sideyard setback for Lot 1 will exceed the requirement as required per Chapter 28 requirements.*
10. Per Chapter 28, Section 6.4, two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, or completely dissimilar design. Buildings of like

exterior design cannot be erected directly across the street from each other. All buildings shall be considered of "like exterior design" unless they have substantially different floor plans, elevations, and are substantially different in exterior appearance in the opinion of the code Official. *K. Hovnanian has added another floor plan for Christina Court, which plan has been included in its Design Commission submittal. K. Hovnanian will abide by the requirements of Chapter 28, Section 6.4 and will not seek a variance related to this section of the code.*

11. A split rail fence is proposed on top of the retaining wall for the detention outlot. What is the height of the proposed fence? How tall is the retaining wall? *The wall is 3.55'-feet tall. See landscape plans for fence heights.*
12. Staff recommends reducing the length of the cul-de-sac with a more traditional layout of lots around the cul-de-sac, which wrap around the cul-de-sac, thus reducing pavement. *The cul-de-sac as designed meets the design requirements of Chapter 29, Section 304 j. as the cul-de-sac length is less than 660', provides an 80' pavement section and a 100' right of way. Further, the lots 7-10 that surround the cul-de-sac have radial lot lines as required Chapter 29, section 307 a.*
13. Chapter 29, Section 29-307f prohibits double frontage lots, this allowing lots 9-14 (both inclusive) and the detention outlot as double frontage lots. *Please review materials provided in section 10 – Land Use Variation Criteria of the Christina Court Plan Commission Application submitted on 2/10/15.*
14. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone. The plight of the owner is due to unique circumstances. The variation, if granted, will not alter the essential character of the locality. *Please review materials provided in section 10 – Land Use Variation Criteria of the Christina Court Plan Commission Application submitted on 2/10/15.*
15. Per Chapter 28, Section 6.15-5.4, all replacement trees are required to have a minimum trunk size of four inches in diameter, as measured six inches above the established ground level, upon installation. Replacement trees are proposed to be 2.5 inches in diameter. *All trees which are designated as replacement trees are specified as 4" caliper.*
16. Per Chapter 28, Section 6.15-3, landscaping is required along the perimeter of detention and retention basins in order to minimize their negative visual impact. Such landscaping shall consist of trees and shrubs in an amount and arrangement that will create an aesthetic visual situation. *Additional planting has been added to provide landscaping on all sides of the detention outlot.*
17. Per Chapter 28, 6.15-5.5, a reasonable effort shall be made to retain existing trees on the Tree Survey through the integration of those trees into the site and landscaping plan for a proposed development. It appears all trees will be removed. Can trees outside the building envelope be saved? *The majority of this site has not been maintained over an extensive period of time. Refuse of various items has been collecting, and the trees which are located there are low quality volunteer "weed" species that have grown up in the unmaintained area. Due to the many engineering constraints of the site, the trees cannot be protected using standard practices, nor do they warrant any extraordinary means of preservation. What we are providing on this site, new nursery grown plants consisting of diverse higher quality species, is a significant improvement over the current condition, and will provide a benefit to the overall health safety and welfare of the surrounding community.*
18. A Design Commission application must be completed for each residence. *Acknowledged*
19. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot. *Acknowledged*

Landscaping/Planning Department (7a)

Tree Preservation

1306 & 1310 E. Olive St
March 18, 2015

1. The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees must be explored. Additional trees must be preserved along the perimeter or the site. *The majority of this site has not been maintained over an extensive period of time. Refuse of various items has been collecting, and the trees which are located there are low quality volunteer "weed" species that have grown up in the unmaintained area. Due to the many engineering constraints of the site, the trees cannot be protected using standard practices, nor do they warrant any extraordinary means of preservation. What we are providing on this site, new nursery grown plants consisting of diverse higher quality species, is a significant improvement over the current condition, and will provide a benefit to the overall health safety and welfare of the surrounding community.*
2. Tree preservation must consider grading and any digging or trenching for utilities which should be identified on the preservation plan. *See comment 1 above.*
3. Must provide details which indicate the methods which will be used to preserve all trees identified for preservation. *See comment 1 above.*

Landscape Issues

4. Must provide additional landscaping along the perimeter of the detention basin. Incorporate a mix of shade trees, shrubs and perennials. *Additional planting has been added to provide landscaping on all sides of the detention outlet.*
5. Along the north and west property line, provide shrubs and perennials on top of the proposed retaining wall in place of the seed mix. Also provide a section of the proposed wall. *Shrubs and ornamental grasses have been added to the top of the proposed retaining wall. Native or no-mow seeding remains between the base of the wall and the property line where maintaining a traditional mowed turf is impractical. A section of the proposed wall has been added.*

Design (8)

See attached letter to Mr. Steve Hautzinger dated March 6, 2015.

We look forward to answering and addressing any additional questions or concerns you may have. We look forward to working with you on a successful residential development. Do not hesitate to contact me with any questions or concerns.

Best regards,

K. HOVNANIAN T&C HOMES AT ILLINOIS, L.L.C.



Jon Isherwood, Land Acquisition Manager

Cc: Latika Bhide, Development Planner – Arlington Heights
Andy Konovodoff, Division President – Hovnanian
Brian Murphy, Area Vice President – Hovnanian
Mark Rykovich, Acquisition Advisor - Hovnanian

Christina Court- E OLIVE ST Average Front Yard Setback (feet)

Address	Estimated/Current Setback (feet)	Per Somerset Subdivision II Ordinance* (feet)
1002 E Olive St	20.3	N/A
1006 E Olive St	23.2	N/A
1010 E Olive St	19.6	N/A
1014 E Olive St	25.4	N/A
1104 E Olive St	N/A	N/A
1108 E Olive St	N/A	N/A
1120 E Olive St	24.7	25
1124 E Olive St	34.1	25
1212 E Olive St	30.5	25
1218 E Olive St	29.1	25

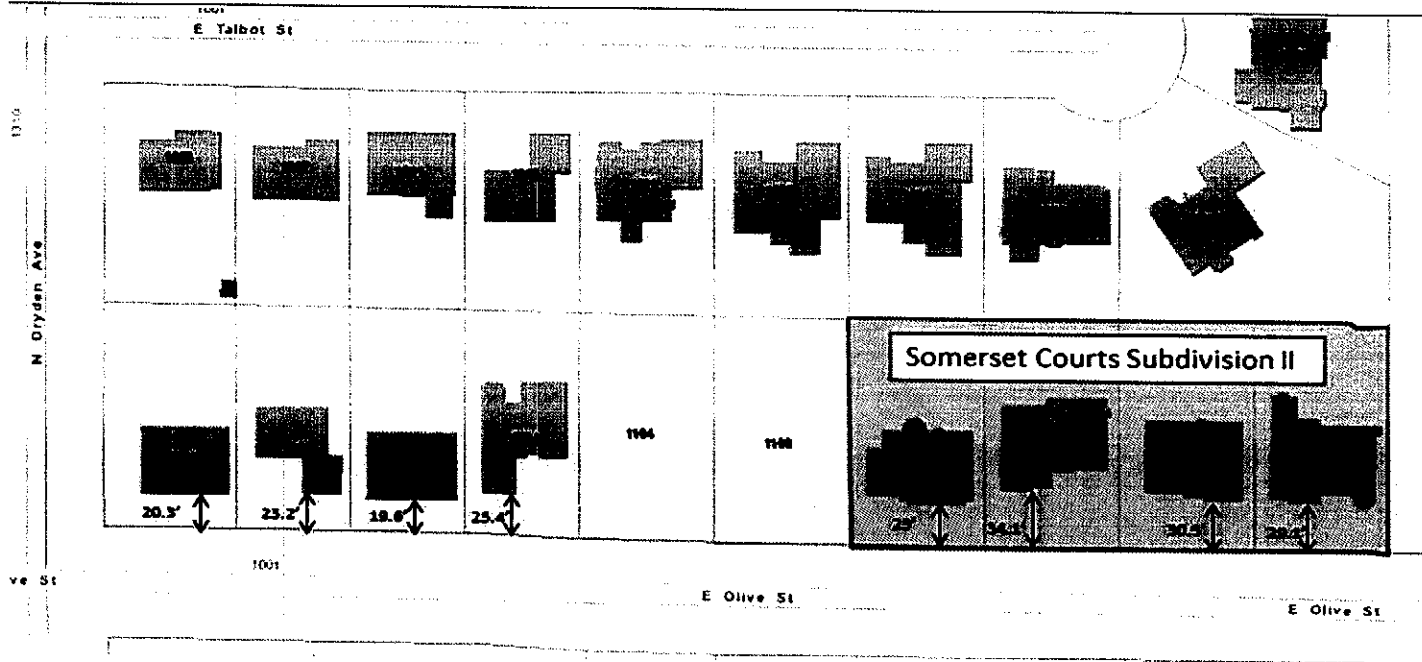
* Per Document Number 99175760

Front Yard Setback (feet) Existing or per ordinance

1002 E Olive St	20.3
1006 E Olive St	23.2
1010 E Olive St	19.6
1014 E Olive St	25.4
1104 E Olive St	N/A
1108 E Olive St	N/A
1120 E Olive St	25
1124 E Olive St	25
1212 E Olive St	25
1218 E Olive St	25
Total	188.5
Total Lots	8
Average Setback	23.6

Christina Court Lot 1	
Sideyard Setback	25

Olive St Front Yard Setbacks



PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

MAR 19 2015

RECEIVED

MEMORANDUM

TO: Latika Bhide - Development Planner
FROM: Paul Butt – Fire Safety Plan Reviewer
DATE: 4/6/15
RE: Christina Court Subdivision
1306-1310 Olive St.
PC# 14-001 – Round 2 rev.

I have reviewed the Round 1 responses for the above referenced project and offer the following revised comments:

1. The local amendment to the 2009 International Fire Code, Appendix D deletes all dead-end road turnarounds with exception of the 96' diameter cul-de-sac. Refer to Figure D103.1.

Subsequent to a meeting conducted with Village staff, we have agreed to reduce the required diameter of the cul-de-sac to 88'-0" curb to curb. Mike Pagones will be requesting a new turning diagram with specific requirements for review.

Memorandum

To: Latika Bhide, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works *CP*
Date: April 3, 2015
Subject: Christina Court Subdivision, P.C. #15-001
Review #2

With regard to the proposed preliminary plat of subdivision and variation, I have the following comments:

1. The top of the berm and high water do not correlate well. What is overflow elevation?
2. How can it overflow into adjacent pond?
3. The Village is still concerned about long term maintenance costs of a retaining wall. Is there an alternate similar to precast panels?
4. Can we add volume to Somerset detention pond and remove inlets in rear yards?
5. How will fence be built on top of retaining wall?

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

C: file

Latika -

LF

*These items were discussed
at Friday's meeting.*

CSO

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APR - 6 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

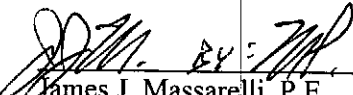
PLAN COMMISSION PC #15-001
Christina Court Subdivision
1306 & 1310 E. Olive St.
Preliminary Plat of Subdivision
Round 2

34. The responses made by the petitioner to comments #11-16, 19-22, 24-27, 29, 30, 32 & 33 are acceptable for preliminary approval.
35. The response made by the petitioner to comment #17 is noted. Comment #17 was made without the knowledge of the local amendment to the 2009 International Fire Code, Appendix D that requires a 96' diameter pavement cul-de-sac. Provide a re-designed plan that incorporates this code requirement.
36. The response made by the petitioner to comment #18 is noted. The east-west public sidewalk crossing Christina Court is shown too far north. The north edge of the sidewalk is to be located one foot (1') south of the north ROW line of Olive Street.
37. The response made by the petitioner to comment #23 is not acceptable. The north side of Lots 8 and 9 have had their easements and setback lines changed from 10' to 15'. The written response states that the wall is to be privately maintained by the homeowner; however, the wall has not been moved and it remains within the public easement. The wall must be moved out of the public easement.
38. The response made by the petitioner to comment #28 is noted. The basin requires a one-foot (1') freeboard, at elev 684.80 based on the HWL. Provide calculations showing the width of the overflow weir at the 6" level, 684.30. These can be provided at final engineering.

Preliminary Plat of Subdivision:

39. The response made by the petitioner to comment #31 is noted. On the Final Plat, the name of the subdivision shall be shown as "Christina Court Subdivision".

Engineering does NOT recommend preliminary approval until comments 35 and 37 are addressed.

 3-25-15
James J. Massarelli, P.E. Date
Director of Engineering

Items needed at final engineering:

Engineer's Estimates of Cost
Final Plat, Mylar and electronic form
Stormwater report
Street lighting cut sheets
Response from Old Town Sanitary District
Final engineering plans

RECEIVED

MAR 25 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-001

Project Name

Christina Court

Project Location

1306 & 1310 E. Olive St.

Planning Department Contact Latika Bhide

General Comments

The local amendment to the 2009 International Fire Code, Appendix D deletes all dead-end road turnarounds with exception of the 96' diameter cul-de-sac. Refer to Figure D103.1. Relief from this code section may be accomplished through presentation to, with review and recommendation by the Village Building Code Review Board.

The FD is willing to meet and discuss our needs and expectations for this project with the developer. Please contact Lt. Andrew Larson at (847) 368 - 5460 if a meeting is requested.

RECEIVED

MAR 26 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Date March 26, 2015

Reviewed By: _____

Lt. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Christina Court Subdivision – 1306 & 1310 E. Olive Preliminary Plat & Variation Round 2

Round 2 Review Comments

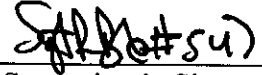
03/26/2015

1. **Character of use:**
The character of use should not be problematic.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development should not create any additional traffic problems.
6. **General comments:**
Nothing further.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

RECEIVED

APR - 1 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
Petitioner: K. Hovnanian Homes
1804 N. Naperville Rd.
Naperville, IL 60563
Owner: The Country G, LLC
900 N. Shore Dr.
Lake Bluff, IL 60044
Contact Person: Jon Isherwood
Address: 1804 N. Naperville Rd.
Naperville, IL 60563
Phone #: (630) 210-8869
Fax #: (630) 946-6629
E-Mail: JIsherwood@khov.com

P.I.N.# 03-20-401-015 & 03-20-401-016
Location: 1306 & 1310 E. Olive St
Rezoning: Current: R-3 Proposed:
Subdivision: ✓
of Lots: 14 Current: 2 Proposed: 2
PUD: For: n/a
Special Use: ✓ For: n/a
Land Use Variation: For: n/a
Land Use: Current: House
Proposed: Residential
Site Gross Area: 4.77 Acres
of Units Total: n/a
1BR: 2BR: 3BR: 4BR: 14

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

1. GENERAL COMMENTS:

No further comments

RECEIVED

MAR 23 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 3/23/15

Environmental Health Officer

Date

James McCalister 3/23/15

Director

Date

Planning Department Comments (PC15-001) R-2

7. The properties are zoned R-3, One-Family Dwelling District. All lots meet the minimum required lot size of 8,750 SF for standard lots and 9,900 SF for corner lots. No further comment.
8. Lot Width is defined as the horizontal distance between the side lot lines measured at right angles to the lot depth at the established front building line. Please confirm that Lots 7 and 10 meet the minimum required lot width for standards lots in the R-3 district of 70 feet and Lots 8 and 9 meet the required lot width of 75 feet (lots between 10,000 SF and 15,000 SF). OK.
9. For Lot 1, the side along Olive Street is considered the exterior side. Per Chapter 28, in all residential districts, where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required. Therefore for Lot 1, the exterior yard along Olive Street shall be the average of the yards between Williams Way and Dryden Avenue. Please indicate the average setback. **The average setback must be calculated using the existing/current setbacks for the homes, not the setback listed on the Plat.** Therefore, based on the existing setbacks provided, the exterior side yard setback for Lot 1 will be 25.9'. Please revise.
10. Per Chapter 28, Section 6.4, two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other. All buildings shall be considered to be of "like exterior design" unless they have substantially different floor plans, elevations, and are substantially different in exterior appearance in the opinion of the Code Official.

It appears that there are three floor plans being proposed for this subdivision, which will limit the options when meeting the monotony code requirements. It is recommended that the applicant consider adding another floor plan for this subdivision or seek a variation from this Section of the code. OK.

11. A split rail fence is proposed on top of the retaining wall for the detention outlot. What is the height of the proposed fence? How tall is the retaining wall? Provide a cross-section for the detention outlot. Fences in the front yard cannot exceed 36 inches in height. A variation will be required. Vertical pickets are recommended for the fence.

Per the "Manual of Practice for the Design of Public & Private Improvements", Chapter 3 – Storm Water Facilities, Section 3.10E – Guard Rails, Fencing, and Gates, "All sharp or vertical breaks in grade, for example at inlet and outlet structures, headwall, etc., shall be protected with guard rails or fencing meeting the requirements of the Building Officials and Code Administrator (BOCA) code. Where differences in grade level are in excess of 4 feet, and are closer than 2 feet to a walk, path, parking lot, or driveway on the high side, guard rails shall be provided with guards that are in accordance with BOCA Section 824.0, or other approved measures."

12. Staff recommends reducing the length of the cul-de-sac with a more traditional layout of lots around the cul-de-sac, which wrap around the cul-de-sac, thus reducing pavement. Response noted. Staff continues to recommend that the length of the cul-de-sac be reduced with a more traditional layout of lots around the cul-de-sac.
13. The following variations are required:
 - a. Chapter 29, Section 29-307f prohibits double frontage lots, this allowing Lots 9-14 (both inclusive) and the detention outlot as double frontage lots.

OK.

14. The petitioner shall provide a written justification for the variation above based on the following variation criteria:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.

OK.

15. Per Chapter 28, Section 6.15-5.4, all replacement trees are required to have a minimum trunk size of four inches in diameter, as measured six inches above the established ground level, upon installation. Replacement trees are proposed to be 2.5 inches in diameter. Please revise. OK.
16. Per Chapter 28, Section 6.15-3 landscaping is required along the perimeter of detention and retention basins in order to minimize their negative visual impact. Such landscaping shall consist of trees and shrubs in an amount and arrangement that will create an aesthetic visual situation. Please revise the proposed landscaping plan to add trees and shrubs along the detention outlot. OK.
17. Per Chapter 28, 6.15-5.5, a reasonable effort shall be made to retain existing trees on the Tree Survey through the integration of those trees into the site and landscaping plan for a proposed development. It appears that all trees will be removed. Can trees outside the building envelope be saved? Response noted. Staff has concerns that the all the trees on-site, approximately 1,300 trees, will be removed. Additional trees must be incorporated into the landscape plan. Please refer to comments from the Landscape Planner (7A).
18. A Design Commission application must be completed for each residence. OK.
19. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot. OK.
20. Staff has concerns regarding the retaining walls along the rears of Lots 8 and 9, as well as the slope of the detention basin.

Christina Court Subdivision
1306 and 1310 Olive Street
PC 15-001
April 1, 2015

Landscape Issues

- 1) In order to mitigate for the loss of approximately 1,300 trees, additional trees must be incorporated into the landscape plan. Provide the following trees:

Lot 1

Add 3 trees along Olive, 2 trees along the west property line and 1 tree in the front

Lot 2

Add 3 trees along the west property line and 1 tree in the front

Lot 3

Add 2 trees along the west property line

Lot 4

Add 2 trees along the west property line and 1 tree in the front

Lot 5

Add 1 tree in the front

Lot 6

Add 2 trees along the west property line and one tree in the front

Lot 7

Add 2 trees along the west property line

Lot 8

Add 1 tree in the front and 2 trees along the north property line

Lot 9

Add 1 tree in the front and 1 tree along the north property line

Lot 10

Add 1 tree in the front

Lot 11

Add 1 tree in the front

Lot 12

Add 1 tree in the front

Lot 13

Add 1 tree in the front

Lot 14

Add 1 tree in the front

Detention Basin

Add 3 trees along Olive

In addition, increase the size of the proposed evergreens, Dogwood and River Birch from 6 feet to 10 feet. All deciduous replacement trees must be a minimum of 4" caliper.

MEMO

DATE: March 31, 2015

TO: Latika Bhide, Development Planner

FROM: Steve Hautzinger, Design Planner *SH*

RE: Christina Court Subdivision, PC #15-001
1306 & 1310 E. Olive Street
Preliminary Plat of Subdivision & Variation, **Round 2** – Plan Commission Review Submittal

No further comments at this time, except that Design Commission review is scheduled for this evening, 3-31-15. See attached copy of the Staff Report dated 3-16-15.

STAFF DESIGN COMMISSION REPORT SINGLE FAMILY RESIDENCES

PROJECT INFORMATION:

Project Name: Christina Court Subdivision –
Single-Family Residences
Project Address: 1306 & 1310 E. Olive Street
Prepared By: Steve Hautzinger

Date Prepared: March 16, 2015

Requested Action(s):

1. Approval of the general architectural designs and exterior material packages for the single-family residences at the proposed Christina Court subdivision.

PETITION INFORMATION:

DC Number: 15-025
Petitioner Name: Jon Isherwood
Petitioner Address: K. Hovnanian Homes
1804 N. Naper Blvd, Suite 200
Naperville, IL 60563
Meeting Date: March 31, 2015

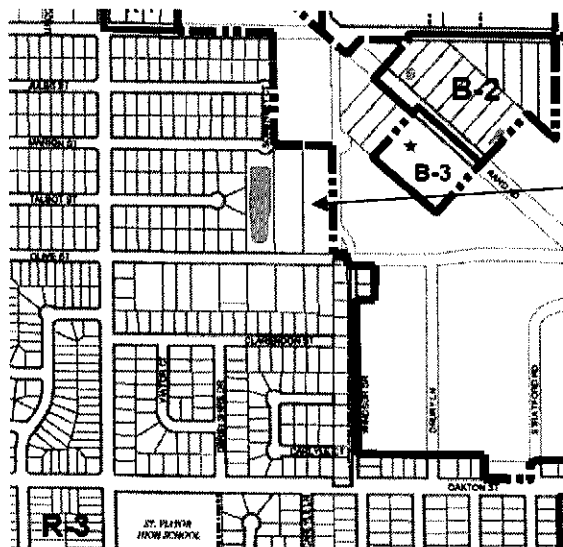
ANALYSIS:

Summary

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

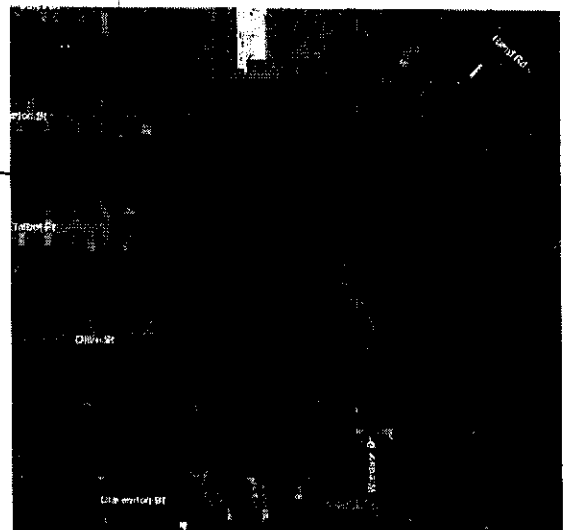
Christina Court is a proposed 14 lot subdivision to be located on East Olive Street in an R-3 One Family Dwelling District. The petitioner is proposing a series of 4 different single family residential floor plans with a total of 11 exterior elevations. All plans will be required to comply with the R-3 zoning requirements. The petitioner is seeking approval for the general architectural designs and exterior material packages for the single-family residences, and if the Design Commission concurs, then each individual lot will be submitted and reviewed for Administrative Approval by Staff as the plans, options, and material package for each lot are selected and finalized. The Christina Court Subdivision is pending Plan Commission review and Village Board approval, and is currently scheduled for review by the Plan Commission on April 8, 2015.

Site



Zoning Map

Subject
Property



Aerial Map of Subject Property

Site

The subject property is comprised of two existing single family lots totaling 207,755 sf or 4.77 acres. The proposed subdivision will consist of 14 single family lots as well as an outlot storm water detention area. The proposed single family lots do comply with the R-3 zoning requirements for minimum lot area and width.

Landscaping

The site is currently heavily wooded, and the petitioner is proposing to clear all of the existing trees to provide a clean slate for development. However, as part of the Plan Commission review, Staff is recommending that a buffer of existing trees be kept at the rear of the proposed lots along the east, west, and north sides of the property. Additionally, as part of the Subdivision approval, Staff is working with the petitioner to improve the landscaping around the perimeter of the detention basin and along the perimeter retaining wall on the north and west sides of the site.

In regards to front yard landscaping, the Design Commission should consider if landscaping in the front yards should be required as part of the Design Commission approval, or if front yard landscaping should be left up to the new homeowners. Staff recommends that the petitioner provide landscaping in the front of each home in order to ensure a cohesive appearance throughout the new subdivision. Plans for the front yard landscaping could include curving landscape beds along the front elevation and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials.

Monotony

The proposed subdivision will be required to comply with the monotony requirements per Chapter 28, Section 28-6.4.

Section 28-6.4 *"No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other.*

All buildings shall be considered to be of "like exterior design" unless they have substantially different floor plans, elevations, and are substantially different in exterior appearance in the opinion of the Code Official."

Architectural Designs

Overall, the proposed set of plans and elevations will work well together to create a cohesive new subdivision. However, there are various concerns that need to be addressed as recommended below:

1. Brick and stone shown on the front elevations should be returned down the side elevations to a natural break point, or approximately 3' minimum to be approved by Staff.
2. Windows should be added to the side garage walls, typical for all plans. At least one window shall be added for standard garages, and at least two separate windows shall be added for tandem garages.
3. Window trim, shutters, and grilles provided on the front elevation should also be provided on the side and rear elevations to match, unless not practical as approved by Staff.
4. The optional side bay windows are not allowed to project into the required side yard setbacks.
5. Victoria & Morton models. Consider adding a covered portico above the rear patio door to break up the large flat rear walls.
6. Morton F & G. Adjust the porch column spacing so that the windows are centered between the columns.
7. Memphis H. The blank wall space above the garage doors looks odd. Explore options to break up the flat empty wall.
8. Boulder model. The optional garage door facing the side yard should be omitted.

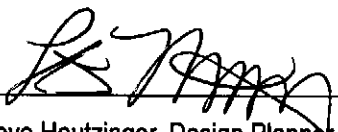
Exterior Materials

The petitioner is proposing that all vinyl windows, steel garage doors, engineered wood trim, aluminum soffits, fascia, and gutters will have a white finish on all homes. The white components will be paired with 23 different exterior material packages having varied colors of engineered wood siding, clay brick, cultured stone, asphalt shingle roofing, and accents. It is difficult to assess the proposed material packages without color renderings, photos of completed projects, or actual material samples, but overall the packages appear to be nicely coordinated. The only two items of concern are the "prairie wheat" siding color in package #6 which looks very yellow, and the "evergreen" siding color in package #NR01 which looks quite bold. It is recommended that these two packages be revised or omitted.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed general architectural designs and material packages for the single-family residences for the *Christina Court Subdivision* located at 1306 & 1310 E. Olive Street. This recommendation is subject to compliance with the plans dated 3/6/15 and received 3/9/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits and resolution of the following:

1. A requirement that the petitioner seek final Design Review approval for each individual residence through the Administrative Approval process.
2. A requirement to comply with monotony restrictions per Chapter 28, Section 28-6.4.
3. A recommendation to provide curving landscape beds along the front elevation of each home and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials.
4. A requirement that brick and stone shown on the front elevations be returned down the side elevations to a natural break point, or approximately 3' minimum to be approved by Staff.
5. A requirement that windows be added to the side garage walls, typical for all plans. At least one window shall be added for standard garages, and at least two separate windows shall be added for tandem garages.
6. A requirement that window trim, shutters, and grilles provided on the front elevation also be provided on the side and rear elevations to match, unless not practical as approved by Staff.
7. Victoria & Morton models. A recommendation to add a covered portico above the rear patio door to break up the large flat rear walls.
8. Morton F & G. A requirement to adjust the porch column spacing so that the windows are centered between the columns.
9. Memphis H. A recommendation to explore options to break up the flat empty wall above the garage doors.
10. Boulder model. A requirement to omit the optional garage door facing the side yard.
11. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.


Steve Hautzinger, Design Planner

c: Charles Witherington Perkins, Director of Planning and Community Development, Latika Bhide, Development Planner, Petitioner, DC File 15-025



April 27, 2015

Mr. Bill Enright
Deputy Director
Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Christina Court Development - Plan Commission Application – Round 2 Responses

Dear Mr. Enright,

Please find the enclosed revised engineering plans and comments in response the comments received on April 3, 2015 from the Village of Arlington Heights in connection with the Christina Court Plan Commission Application located at 1306 & 1310 E. Olive Street in the Village of Arlington Heights, IL.

You will find responses to comments received from the following departments.

1. Building
 - 1A. Inspection Services
2. Public Works
3. Engineering/Traffic
4. Fire (Fire Safety Plan Reviewer)
5. Police
6. Health
7. Planning
 - 7A. Planning/Landscaping
8. Design

In addition you will find the revised documents.

1. Preliminary Plat
2. Preliminary Drawings
 - a. Site Plan
 - b. Foundation Site Plan
 - c. Engineering Site Plans
 - d. Auto-turn Exhibit A
 - e. Auto-turn Exhibit B
 - f. Example Streetscape drawn to scale
 - g. Landscape Plan
 - i. Tree Preservation Plan

3. Design Commission Certificate of Appropriateness

Below are the responses to the individual department comments.

Building (1)

Comment: No comments

Response: N/A

Inspection Services (1A)

Comment: No comments

Response: N/A

Public Works Department (2)

1. The top of the berm and high water do not correlate well. What is the overflow elevation?
2. How can it overflow into adjacent pond?
3. The village is still concerned about long term maintenance costs of a retaining wall. Is there an alternate similar to precast panels?
4. Can we add volume to Somerset detention pond and remove inlets in rear yards?
5. How will fence be built on top of retaining wall?

Response: All comments discussed with solutions identified during Friday April 3, 2015 meeting, the revised site plan with redesigned detention basin addresses comments 1, 2, 3, and 5 above. The rear yard elevations, which are lower than the Somerset detention pond high water elevation, along the west property line will not allow for the yards to drain into the Somerset detention pond.

Engineering Department (3)

Comment: See attached Memo from Mike Pagones, Deputy Director of Engineering, dated April 7, 2015

Response: See revised engineering plans attached. K. Hovnanian has revised the cul-de-sac design to include an 88' back of curb to back of curb as requested by Village Staff. Modified Auto-turn Exhibits are attached.

Comment: (Preliminary Plat of Subdivision Round 2 dated March 25, 2015)

34. The responses made by the petitioner to comments #11-16, 19-22, 24-27, 29, 30, 32 & 33 are acceptable for preliminary approval.

Response: Acknowledge

35. The response made by the petitioner to comment #17 is noted. Comment #17 was made without the knowledge of the local amendment to the 2009 International Fire Code, Appendix D that requires a 96' diameter pavement cul-de-sac. Provide a re-designed plan that incorporates this code requirement.

Response: See revised engineering plans attached. K. Hovnanian has revised the cul-de-sac design to include an 88' back of curb to back of curb as requested by Village Staff. Modified Auto-turn Exhibits are attached.

36. The response made by the petitioner to comment #18 is noted. The east-west public sidewalk crossing Christina Court is shown too far north. The north edge of the sidewalk is to be located one foot (1') south of the north ROW line of Olive Street.

Response: Acknowledged, see revised plans attached.

37. The response made by the petitioner to comment #23 is not acceptable. The north side of Lots 8 and 9 have had their easements and setback lines changed from 10' to 15'. The written response states that the wall is to be privately maintained by the homeowner; however, the wall has not been moved and it remains within the public easement. The wall must be moved out of the public easement.

Response: Retaining wall is now placed on private property, at least 1' away from the 10' PUD easement along the north property line.

38. The response made by the petitioner to comment #28 is noted. The basin requires a one-foot (1') freeboard, at elev 684.80 based on the HWL. Provide calculations showing the width of the overflow weir at the 6" level, 684.30. These can be provided at final engineering.

Response: Acknowledged, see revised plans attached.

Preliminary Plat of Subdivision:

39. The response made by the petitioner to comment #31 is noted. On the Final Plat, the name of the subdivision shall be shown as "Christina Court Subdivision".

Response: Acknowledged

Fire Department (4) -

Comment: See attached Memo from Paul Butt, Fire Safety Plan Reviewer, dated April 6, 2015

Response: Acknowledged

Police Department (5)

1. The character of use should not be problematic. *Acknowledged*
2. Lighting should be up to Village of Arlington Heights Code. *Acknowledged*
3. There are no traffic problems. *Acknowledged*
4. This is not a problem in relation to traffic accidents. *Acknowledged*
5. This development should not create any additional traffic problems. *Acknowledged*
6. General comments: Nothing further. *Acknowledged*

Health Department (6)

Comment: No further comments.

Response: Acknowledged

Planning Department (7)

7. The properties are zoned R-3, One-Family Dwelling District. All lots meet the minimum required lot size of 8,750 SF for standard lots and 9,900 SO for corner lots. **No further comment.**

Response: Acknowledged

8. Lot Width is defined as the horizontal distance between the side lot lines measured at right angles to the lot depth at the established front building line. Please confirm that lots 7 and 10 meet the minimum required lot width for standards lots in the R-3 district of 70 feet and lots 8 and 9 meet the required lot width of 75 feet (lots between 10,000 SF and 15,000 SF). **OK.**

Response: Acknowledged

9. For Lot 1, the side along Olive Street is considered the exterior side. Per Chapter 28, in all residential districts, where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required. Therefore Lot 1, the exterior yard along Olive Street shall be the average of the yards between Williams Way and Dryden Avenue. Please indicate the average setback. **The average setback must be calculated using the existing/current setbacks for the homes, not the setback listed on the Plat. Therefore, based on the existing setbacks provided, the exterior side yard setback for Lot 1 will be 25.9'. Please revise.**

Response: Acknowledged, see revised plans attached with Lot 1 side yard setback along Olive St. at 25.9'.

10. Per Chapter 28, Section 6.4, two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other. All buildings shall be considered of "like exterior design" unless they have substantially different floor plans, elevations, and are substantially different in exterior appearance in the opinion of the Code Official.

It appears that there are three floor plans being proposed for this subdivision, which will limit the options when meeting the monotony code requirements. It is recommended that the applicant consider adding another floor plan for this subdivision or seek a variation from this Section of the code. **OK.**

Response: Acknowledged. A 4th floor plan was added to our Design Commission Application, which received unanimous approval on March 31st, 2015 from the Village of Arlington Heights Design Commission. See attached Design Commission Certificate of Appropriateness.

11. A split rail fence is proposed on top of the retaining wall for the detention outlot. What is the height of the proposed fence? How tall is the retaining wall? **Provide a cross-section for the detention outlot. Fences in the front yard cannot exceed 36 inches in height. A variation will be required. Vertical pickets are recommended for the fence.**

Per the "Manual of Practice for the Design of Public & Private Improvements", Chapter 3 – Storm Water Facilities, Section 3/10E – Guard Rails, Fencing, and Gates, "All sharp or vertical breaks in grade, for example at inlet and outlet structures, headwall, etc., shall

be protected with guard rails or fencing meeting the requirements of the Building Officials and Code Administrator (BOCA) code. Where differences in grade level are in excess of 4 feet, and are closer than 2 feet to a walk, path, parking lot, or driveway on the high side, guard rails shall be provided with guards that are in accordance with BOCA Section 824.0, or other approved measures”.

Response: Please see redesigned detention basin. Detention basin design no longer includes a retaining wall, therefore comments are no longer applicable.

12. Staff recommends reducing the length of the cul-de-sac with a more traditional layout of lots around the cul-de-sac, which wrap around the cul-de-sac, thus reducing pavement. **Response noted. Staff continues to recommend that the length of the cul-de-sac be reduced with a more traditional layout of lots around the cul-de-sac.**

Response: The cul-de-sac as designed meets the design requirements of Chapter 29, Section 304 j. as the cul-de-sac length is less than 660', provides an 88' pavement section (as requested by Village Staff), 100' right of way, with a 5' sidewalk easement. Further, the lots 7-10 that surround the cul-de-sac have radial lot lines as required Chapter 29, section 307 a.

13. The following variations are required:

- a. Chapter 29, Section 29-307f prohibits double frontage lots, this allowing lots 9-14 (both inclusive) and the detention outlot as double frontage lots. **OK.**

Response: Acknowledged.

14. The petitioner shall provide a written justification for the variation above based on the following variation criteria:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
b. The plight of the owner is due to unique circumstances.
c. The variation, if granted, will not alter the essential character of the locality.

OK.

Response: Acknowledged, petitioner previously provided response in section 10 – Land Use Variation Criteria of the Christina Court Plan Commission Application submitted on 2/10/15.

15. Per Chapter 28, Section 6.15-5.4, all replacement trees are required to have a minimum trunk size of four inches in diameter, as measured six inches above the established ground level, upon installation. Replacement trees are proposed to be 2.5 inches in diameter. Please revise. **OK.**

Response: Acknowledged.

16. Per Chapter 28, Section 6.15-3, landscaping is required along the perimeter of detention and retention basins in order to minimize their negative visual impact. Such landscaping shall consist of trees and shrubs in an amount and arrangement that will create an aesthetic visual situation. Please revise the proposed landscaping plan to add trees and shrubs along the detention outlot.

OK.

Response: Acknowledged.

17. Per Chapter 28, 6.15-5.5, a reasonable effort shall be made to retain existing trees on the Tree Survey through the integration of those trees into the site and landscaping plan for a proposed development. It appears all trees will be removed. Can trees outside the building envelope be saved? **Response noted. Staff has concerns that the all the trees on-site, approximately 1,300 trees will be removed. Additional trees must be incorporated into the landscape plan. Please refer to comments from the Landscape Planner (7A).**

Response: K. Hovnanian agrees with all comments and requests made by Village Landscape Planner (7A). Revised landscape plans will be submitted, that incorporate all trees as requested by Landscape Planner. Additionally, please see initial comment below from Round 1 Responses dated March 18, 2015

The majority of this site has not been maintained over an extensive period of time. Refuse of various items has been collecting, and the trees which are located there are low quality volunteer "weed" species that have grown up in the unmaintained area. Due to the many engineering constraints of the site, the trees cannot be protected using standard practices, nor do they warrant any extraordinary means of preservation. What we are providing on this site, new nursery grown plants consisting of diverse higher quality species, is a significant improvement over the current condition, and will provide a benefit to the overall health safety and welfare of the surrounding community.

18. A Design Commission application must be completed for each residence. **OK.**

Response: Acknowledged

19. School, Park, and Library contributions will be required prior to the issuance of a building permit for each new lot. **OK.**

Response: Acknowledged.

20. **Staff has concerns regarding the retaining walls along the rears of Lots 8 and 9, as well as the slope of the detention basin.**

Response: Both items were discussed at the Friday April 3, 2015 meeting with Village Staff. Retaining wall is no longer in the PUD Easement. Further, the retaining wall is necessary to ensure the subdivision will meet all local and county storm water requirements. Basin slope was agreed to by all parties at the 4/3/15 Village Staff meeting.

Landscaping/Planning Department (7a)

Landscape Issues

1. In order to mitigate for the loss of approximately 1,300 trees, additional trees must be incorporated into the landscape plan. Provide the following trees:

Lot 1

Add 3 trees along Olive, 2 trees along the west property line and 1 tree in the front

Response: Agree.

Lot 2

Add 3 trees along the west property line and 1 tree in front

Response: Agree.

Lot 3

Add 2 trees along the west property line

Response: Agree.

Lot 4

Add 2 trees along the west property line and 1 tree in the front

Response: Agree.

Lot 5

Add 1 tree in front

Response: Agree.

Lot 6

Add 2 trees along the west property line and one tree in front

Response: Agree.

Lot 7

1306 & 1310 E. Olive St
April 27, 2015

Add 2 trees along the west property line

Response: Agree.

Lot 8

Add 1 tree in the front and 2 trees along the north property line

Response: Agree.

Lot 9

Add 1 tree in the front and 1 tree along the north property line

Response: Agree.

Lot 10

Add 1 tree in the front

Response: Agree.

Lot 11

Add 1 tree in the front

Response: Agree.

Lot 12

Add 1 tree in the front

Response: Agree.

Lot 13

Add 1 tree in the front

Response: Agree.

Lot 14

Add 1 tree in the front

Response: Lot 14 has been removed

Detention Basin

Add 3 trees along Olive

In addition, increase the size of the proposed evergreens, Dogwood and River Birch from 6 to 10 feet. All Deciduous replacement trees must be a minimum of 4" caliper.

Response: Agree to increase the size of the proposed evergreens, Dogwood and River Birch from 6' to 8'. The survival rate of 10' or greater trees is substantially lower than the survival rate of replacement trees 6' to 8'. In order to ensure longevity of the replacement trees within the subdivision, we suggest using an 8' replacement tree for the Evergreens, Dogwood and River Birch specified in the landscape plan.

1306 & 1310 E. Olive St
April 27, 2015

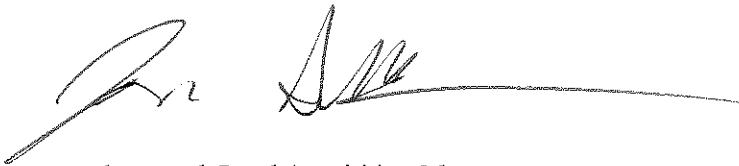
Design (8)

Response: Design Commission Certificate of Appropriateness was issued April 8, 2015 (see attached).

We look forward to answering and addressing any additional questions or concerns you may have. We look forward to working with you on a successful residential development. Do not hesitate to contact me with any questions or concerns.

Best regards,

K. HOVNANIAN T&C HOMES AT ILLINOIS, L.L.C.

A handwritten signature in black ink, appearing to read 'Jon Isherwood', followed by a long horizontal line.

Jon Isherwood, Land Acquisition Manager

Cc: Latika Bhide, Development Planner – Arlington Heights
Andy Konovodoff, Division President – Hovnanian
Brian Murphy, Area Vice President – Hovnanian
Mark Rykovich, Acquisition Advisor - Hovnanian

Bhide, Latika

From: Rykovich, Mark <MRykovich@KHOV.COM>
Sent: Tuesday, May 26, 2015 8:26 AM
To: Bhide, Latika
Cc: Isherwood, Jon; Murphy, Brian
Subject: FW: Christina court
Attachments: Christina Court - Plan Commission Follow up

Latika,

In regards to your follow up questions in the attached email, please see the response below from our Landscape Architect, Mr. Krogstad. If you have any other questions or to further discuss please feel free to contact me directly.

Thank you,
Mark

Mark J. Rykovich, CCIM
Land Acquisition Advisor
K. Hovnanian Companies, LLC
1804 N. Naper Blvd., Ste. 200
Naperville, IL 60563
Direct (630) 210-8897
Mobile: (630) 940-6698
mrykovich@khov.com

From: Karl Krogstad [<mailto:krogstad@landdesignlimited.com>]
Sent: Friday, May 22, 2015 2:58 PM
To: Rykovich, Mark
Cc: Isherwood, Jon
Subject: Christina court

Mark,

My responses to Latika's concerns that you conveyed to me are as follows:

1. I have not been contacted by any of the homeowner's regarding tree related issues to date.
2. With regard to possibly maintaining/transplanting the trees on site, it is my opinion that none of the trees on site warrant any effort to transplant or maintain in place due to their low quality or inferior species. Transplanting trees that have not been nursery grown and root pruned have little chance of survival regardless of the species. Furthermore, the nursery grown trees that will be planted on site are of higher quality than the existing trees and will be a greater benefit to the site and surrounding area long term.
3. With regard to the existing wildlife, while I am not an expert, it is my opinion that any wildlife on this site is of a transient nature and will have no problem relocating to nearby undeveloped/naturalized areas once this project begins. Once this project is completed, the naturalized pond will provide an environment that will foster the return of wildlife species to the site.

I believe this addresses the questions that Latika raised. It is my opinion that the finished Christina Court community will be a significant improvement over what exists there today.

Let me know if there are any other questions,

Karl T. Krogstad, PLA, LEED AP, Certified Arborist
Krogstad Land Design Limited
519 Pembroke Ct. N.
Crystal Lake, IL, 60014

Phone: (815) 529-1511

Email: krogstad@landdesignlimited.com

Web: <http://www.landdesignlimited.com>

PLAN COMMISSION PROJECT TIMELINE

Project Name: Christina Court, Preliminary Plat of Subdivision
PC Number: PC 15-001
Location: 1306 and 1310 E. Olive Street
Requested Action: Preliminary Plat of Subdivision to re-subdivide two parcels, into thirteen single family lots and one lot for detention

	Date	# of Business Days
Plat and Sub Committee Meeting	8-27-14	
Awaiting Petitioner PC Application	2-11-15	113 days
PC Application Submittal Date	2-11-15	
1 st Round Department Comments	3-3-15	14 days
Petitioner's Response	3-19-15	12 days
2 nd Round Department Comments	4-3-15	11 days
Petitioner's Response	4-27-15	16 days
PC Hearing*	5-13-15	65 days from application date
Village Board	6-1-15	11 days
Village Board Ordinance Adoption	6-15-15	10 days

Note:

* Legal notice; State Statute requires 15 to 30 days notice.

From: Planning
Sent: Friday, April 03, 2015 12:29 PM
To: Larry
Cc: Hautzinger, Steven; Bhide, Latika
Subject: RE: Christina Court

Your email regarding the Christina Court project has been received and forwarded to Steve Hautzinger, liaison for the Design Commission, and Latika Bhide, liaison for the Plan Commission, for response. If you should have further questions regarding this matter, they can be reached at 847-368-5200.

Thank you.

From: Larry [Larry@glassmanfamily.org]
Sent: Thursday, April 02, 2015 6:34 PM
To: Planning
Subject: Christina Court
VAH Planning Commission

I attended the design commission meeting on Tuesday at Village Hall where Christiana Court presented at the meeting that they intend to level and destroy all of the trees located on the parcel that they intend to redevelop into Christina Court. I was flabbergasted.

I live at 1037 E. Talbot Street, and my lot backs up to the wetlands and pond that borders the proposed Christina Court.

When the Somerset Court II subdivision was created, where my house is located, the Village of AH mandated that the builder Glenn Davis build the wetlands and pond located behind my house to preserve the nature that was in place before he was given approval to develop the subdivision. And, when the last of his Summerset Court II lots were being developed on Olive street, the builder was required to preserve the old growth trees in the middle of the lot, being forced to contract Sue Hendrics Tree Service to move the trees, which they stored on my property for a year, and finally moved back to the original lot because the village would not allow the builder to simply cut down the trees.

The 5.6 acre tract that is intended to become Christina court is covered with old growth trees and native wild life including Herons and Red Winged Blackbirds that make there home there. It will completely change the fabric of the neighborhood and destroy the habitat for many of these creatures if the builder is given the approval to simply destroy the forestry, level the entire 5.6 acres and build there houses.

Would it be possible for the planning commission to require the builder to preserve as many of the trees as possible, relocating them to the outer edges of the sub division versus bulldozing the entire tract of land? While this would add more expense and complexity for the builder, it would be better for the wildlife to preserve their habitat when possible, and maintain the fabric of the neighborhood. When our friends purchased a lot in another sub division development, not AH, the village actually put tape around all the trees that were to be preserved on each lot to ensure the builder did not just destroy them.

Can you please confirm that you have received and reviewed this email? I would be happy to attend any planning commission meeting to explain my position to the entire committee that the

nature and wildlife should not be wholesale destroyed for the benefit of saving the developer the expense that would be required to preserve the trees.

Thank you
Larry Glassman



From: Larry <Larry@glassmanfamily.org>
Sent: Friday, April 03, 2015 12:37 PM
To: Planning
Cc: Hautzinger, Steven; Bhide, Latika
Subject: Re: Christina Court

Importance: High

Thank you for confirming the receipt of my concern.

Steve & Latika,

I would appreciate your feedback on my concerns with the builder being granted wholesale permission when building Christina Court to level the 5.6 acres of old growth trees, completely destroying the habitat for the wildlife that lives there, as well as significantly changing the fabric of the neighborhood.

Can either of you please explain the process that is occurring for the builder to receive approval to move the sub division forward, and, since this is my first time interacting with the village on an issue of this nature, what are the proper steps that I should follow to have my objection to the builders current proposal that was presented to the design commission on Tuesday to level the property and re-grade it noted, and addressed by the various village departments who would have accountability and approval for this.

Thank you

Larry Glassman



1037 E. Talbot Street

From: Planning <Planningmail@vah.com>
Date: Friday, April 3, 2015 at 12:29 PM
To: Larry <Larry@glassmanfamily.org>
Cc: "Hautzinger, Steven" <shautzinger@vah.com>, "Bhide, Latika" <lbhide@vah.com>
Subject: RE: Christina Court

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Thank you.

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The 5.6 acre tract that is intended to become Christina court is covered with old growth trees and native wild life including Herons and Red Winged Blackbirds that make there home there. It will completely change the fabric of the neighborhood and destroy the habitat for many of these creatures if the builder is given the approval to simply destroy the forestry, level the entire 5.6 acres and build there houses.

Would it be possible for the planning commission to require the builder to preserve as many of the trees as possible, relocating them to the outer edges of the sub division versus bulldozing the entire tract of land? While this would add more expense and complexity for the builder, it would be better for the wildlife to preserve their habitat when possible, and maintain the fabric of the neighborhood. When our friends purchased a lot in another sub division development, not AH, the village actually put tape around all the trees that were to be preserved on each lot to ensure the builder did not just destroy them.

Can you please confirm that you have received and reviewed this email? I would be happy to attend any planning commission meeting to explain my position to the entire committee that the nature and wildlife should not be wholesale destroyed for the benefit of saving the developer the expense that would be required to preserve the trees.

Thank you
Larry Glassman



From: Larry <Larry@glassmanfamily.org>
Sent: Tuesday, April 07, 2015 9:26 PM
To: Bhide, Latika
Cc: Mach, Derek
Subject: Re: Christina Court

Thank you for the excellent and comprehensive response. I agree that it will be in the builders best interest to be able to cut down all of the trees on the property to save cost, but, I don't believe that this is in the best interest of the village of Arlington Heights or the neighborhood. While some of the trees could be consider of a "weed" variety and not worth the cost of saving them, there are many old growth classic trees on the property that should absolutely not be cut down for the sake of saving the builder the expense and complexity of moving them. When the village approved Summerset Court II where I live, the builder Glen Davis was required to relocate and save numerous old growth trees, which Sun Hendricks Tree Service moved and then moved again to their final location as the sub division was being completed. I would urge the planning commission to take a trip to the property and see for themselves the old growth trees that are on that track of land, with some clearly being over a hundred years old, and not simply a "weed" infested property that is an eyesore in the village.

In fact, on the east side of the pond / wetlands, there are many old growth trees including a very tall classic willow tree that is very tall and very old. I can understand why the builder would like to cut it down because it is in the middle of one of the lots that they intend to build on. It would be a terrible disservice to the village if the builder was simply given blanket approval to level and grade the property.

Over the weekend when it is sunny out, I am going to walk over to the property and take some pictures of the old growth trees that the builder is classifying in bulk as weeds to share with the committee the actual trees that the builder wants to cut down. While some trees could be consider of a "weed" variety, there any many others that are old and classic and provide a home for the herons and other wildlife that returns every year in the spring to make their spring / summer homes.

I will look for the certified mail with the invitation to the planning committee meeting. I would appreciate if my feedback could be shared with the planning committee and the pictures of the old growth trees that I will be sending to you later this week. I understand commerce and the village's desire to develop this parcel of land into a sub division. Conversely I would like to see the parcel developed with the oversight of the village to ensure that the old growth trees and wildlife habitat be preserved wherever possible, and the builder put on notice and watched so they will not simply bring in bulldozers and level the place.

Thank you

Larry Glassman

From: "Bhide, Latika" <lbhide@vah.com>
Date: Tuesday, April 7, 2015 at 3:24 PM
To: Larry <Larry@glassmanfamily.org>
Cc: "Bhide, Latika" <lbhide@vah.com>, "Mach, Derek" <dmach@vah.com>
Subject: FW: Christina Court

Good afternoon Larry,

Thank you for emailing your concerns regarding the proposed Christina Court Subdivision. As required by Village Code, the petitioner has submitted a tree survey for the property as well as a landscape plan. As part of the review for this project, staff indicated to the petitioner that opportunities for preserving trees must be explored and additional trees must be preserved along the perimeter of the site (east, west and north property line of the subdivision). The petitioner responded that trees located on the site are low quality

volunteer “weed” species that have grown up in an unmaintained area. They have stated that due to the engineering constraints of the site, and the grading of the site, the trees cannot be preserved using standard practices and do not warrant any extraordinary means of preservation. Staff agrees with the assessment that the trees are low quality species, but are requiring that 36 additional trees be incorporated into the landscape plan in addition to the 70 trees that are delineated on the site plan. The staff review comments also included that additional landscaping along the perimeter of the detention basin incorporating a mix of shade trees, shrubs and perennials is required. Also, as part of the Design Commission review, it was recommended that curving landscape beds be added along the front elevation of each home and adjacent to the hardscape areas, with an abundant mix of trees, shrubs, and perennials. The petitioner stated at the meeting that it is their practice to add landscaping and they will submit the appropriate plans as part of building permit, which will be reviewed by the Landscape Planner on staff for compliance.

The Plan Commission can definitely recommend and the Village Board require that the petitioner preserve as many of the trees as possible, or relocate them to the outer edges of the subdivision. As I mentioned to you in my previous email, the Plan Commission will hold the public hearing for the project. . For the public hearing, the petitioner must send notice to all property owners within 250 feet of the subject property after the Plan Commission hearing date has been scheduled at least 15 days prior to the hearing. They are also required to post a Public Hearing Notice Sign on the property. At the Plan Commission hearing, you will have an opportunity to express your concerns regarding the project. Please also feel free to email me any concerns and we will include your email in the information that goes out to the Plan Commission.

If you have any other questions, or if I can help with anything else, please do not hesitate to ask.

Regards,

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

From: Larry [Larry@glassmanfamily.org]
Sent: Thursday, April 02, 2015 6:34 PM
To: Planning
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Thank you
Larry Glassman



May 12, 2015

Dear Neighbor,

You may be aware that *K.Hovnanian Homes* is in the process of acquiring the land between William's Way Road and the pond on the North side of Olive Road for the development of 13 single family homes beginning this year. We want to gather your concerns and ask for your support during the Arlington Heights Planning Commissions meeting to review the *K.Hovnanian* plan for that development.

K.Hovnanian has already conducted two sessions; a resident introductory meeting and a formal review of home designs. The next step will be the Arlington Heights Plan Commission Hearing prior to review and approval of the development by the Arlington Board of Trustees. The Plan Commission hearing/meeting will be held in the Board Room at Village Hall tomorrow on Wednesday, May 13, 2015 at 7:30pm.

Currently we have identified the following concerns regarding the development and its impact on current homeowners:

1. Water Management and Flooding: *K.Hovnanian* as currently proposed grading the property so that all water runoff will be collected in a open basin at the corner of William's Way and Olive. Based on the current water management issues that homeowners experience during heavy rains we are concerned that the *K.Hovnanian* plan will not adequately manage water runoff and will increase the flooding that residents experience.

2. Environmental Impact: The pond/wetland is the home to a wide variety of wildlife that the residents enjoy including a variety of Woodpeckers, four types of Herons (including the American Bittern), Great Horned Owls, Hawks, Wood Ducks, Redwing Blackbirds, Warblers, Hummingbirds, Blue jays, Barn swallows and countless other species of birds; also rabbits, muskrats, turtles, bullfrogs and even bats. *K.Hovnanian* plans to clear all of the trees and natural growth to the pond waterline; then fill and grade the land. Loss of the species that reside in the trees; particularly the herons, redwing blackbirds and barn swallows will reduce desired wildlife and significantly increase our mosquito problem.

K.Hovnanian has not presented a landscape plan to support and maintain the many species of birds that make their homes in the existing, more substantial trees. The loss of 4.77 acres of mature trees will also increase noise and light pollution from Rand Road to undesired levels.

3. Pedestrian Safety: Due to the expected increase in traffic along Olive St., we are concerned that residents (particularly children) may be injured while walking though the neighborhood, to schools or the shops on Rand Road. The development plan should address pedestrian safety

4. Traffic Safety: The corner of Rand Road and Olive Street has seen a significant number of traffic accidents. We want *K. Hovnanian* or the Village to address traffic management plans so that new and existing residents can travel safely.

5. Sewer capacity: *K.Hovnanian* has not presented a plan for managing waste from the new homes or any analysis showing that existing sewer lines can handle the additional capacity. We are concerned that the additional homes may create capacity issues and result in backflow into existing homes.

We support the development of the land and look forward to our new neighbors. However, the Village of Arlington Heights required significant planning and review prior to the last development along Olive St. and Talbot St. (the existing Somerset Courts/and the storm water detention facility). We would ask that the Village and developer show the same care and diligence during this development.

Please forward any additional concerns that you might have regarding the development to Charles Witherington-Perkins (Director of Planning & community development) 847-368-5200 or Joseph Lorenzini (Chair) at the same number. All information can be found on the Village website. Click on Agendas & E-Packet meetings.

We also would appreciate your support and participation during tomorrow's Planning Commission meeting and the subsequent Trustee Commission meeting.

Regards,

James Charbonneau 1218 E. Olive Street
Russell Hill 1041 E. Talbot St.

Bhide, Latika

From: Larry <Larry@glassmanfamily.org>
Sent: Thursday, May 14, 2015 11:16 AM
To: Bhide, Latika
Cc: Mach, Derek
Subject: Re: Christina Court

First, can you please redact my cell phone number from my email correspondence posted on the VAH web site in the planning committee hearing packet.

I was very disappointed that after I finished speaking, one of the committee members characterized my concerns as some type of request that the village enforce a nature preserve. That was certainly not what I was requesting, and I am not an expert in Village building codes, and what exactly the planning committee can require of a builder.

When I attended the design committee meeting, for one of the houses being developed, one of the committee members was arguing about a column being moved 6 inches in one direction. And pushing back a porch by 12 inches requiring the application to basically redesign the entire house layout because the new construction would not be in alignment with the aesthetics of the neighborhood. For a layman such as myself, that indicated that committees would review the proposal for a sub division that was not in alignment with the characteristics of the existing neighborhood

Then I attend the planning committee meeting where the builder requests permission to level 1070 trees on the property, because this will make the property development easier for them, and less costly, when they have proposed to charge \$850,000 per house. My ask for the planning committee was to require the developer to preserve the 84 trees that they did not deem to be "low quality" and for the planning committee to request that the builder replant more than 84 trees considering they are going to remove 1070 trees. I am not opposed to the sub division. The sellers have the right to sell their property. I was simply asking the planning committee to make an attempt to replace some of the trees that have been present for hundreds of years in the village. And, my experience with other villages in the past is that the planning commission could mandate that the builder preserve trees. As I stated during the meeting yesterday, for the Summerset Court 2 sub division, the village mandated that Glenn Davis relocate and preserve at least 12 old growth trees that currently surround my lot. Having the committee member state that they do not have the ability to mandate that the developer preserve trees is in conflict with what the previous planning committee required of Glenn Davis.

I was also disappointed that the representative of the builder called me a liar during the committee meeting stating that water could not possibly be flowing from the Aldi water retention basin across lots 8 and 9 of the proposed Christina Court sub division and into the AH retention pond. Regardless how he believes the Aldi retention basin is graded, I have seen this water flow happen time in and time out over the last 15 years. The builder looking at the grading on the plat survey and visiting the site once or twice does not qualify him to call me a liar when I and other neighbors have seen this flooding occur each time there is a large rain. The lack of decorum by the builders representative was disappointing. And if the builder does indeed build up a wall on the two lots they will be grading, that water flow needs to be directed some place. At least when those lots flood in the future and water flows into the basement of the new homes, there will be a record of somebody at least notifying the builder of the current water flow issue as it exists today.

I thought that my taking the time to address the planning committee would be positive for Arlington Heights, and sharing the water flow and flooding issues that we are experiencing today that I have personally seen over the last 15 years. I am disappointed that certain committee members used my participation in the process as a venue to ridicule me and my lack of knowledge on the abilities and power of the planning committee.

Its a strange process when certain committees can spend an hour discussing moving a pillar 6 inches, and recessing a porch 12 inches, and on the other hand, agree that another builder can destroy 1070 trees, preserve none of them, and plant 84 trees that will take decades to grow to replace the existing woodlands that are on the property.

Larry Glassman



Item: Northwest Crossings - 1421/1501 W. Shure Dr. - PC#15-007

Department: Planning & Community Development

BACKGROUND

1. Amendment to PUD Ordinances 88-060 and 14-002.
2. A Preliminary Plat of Subdivision to create 2 lots.

VARIATIONS REQUIRED

1. Chapter 28, Section 5.1-17.7, required Minimum Yards, to allow a side yard reduction from 50 feet to allow 0 feet for Lot 1.
2. Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis.
3. Chapter 28, Section 11.2-11.2 from the requirement that off-street parking spaces in the M-1 district not be located in the front yard to allow the existing spaces for Lots 1 and 2 in the front yard.

RECOMMENDATION

A public hearing was held by the Plan Commission on May 27, 2015 where Commissioner Drost moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees approval of PC#15-007, an Amendment to PUD Ordinances 88-060 and 14-002; a Preliminary plat of subdivision to resubdivide the property into two lots; a Variation from Chapter 28, Section 5.1-17.7, required Minimum Yards, to allow a side yard reduction from 50 feet to allow 0 feet for Lot 1; A Variation from Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis; A variation from Chapter 28, Section 11.2-11.2 from the requirement that off-street parking spaces in the M-1 district not be located in the front yard to allow the existing spaces for Lots 1 and 2 in the front yard.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff memo dated May 27, 2015:

1. A Final Plat of Subdivision will be submitted.
2. As a condition of approval of the PUD amendment, the petitioner shall provide a Reciprocal Easement Agreement (REA) for the two lots prior to Final Plat approval. The REA must address cross-access, shared detention and utilities in perpetuity.
3. The petitioner can proceed at their own risk with improvements on the site, prior to Final Plat approval, and shall comply with other outside agency requirements, as requested by said agencies.
4. The petitioner may divide the property in meets and bounds for financing prior to Final Plat approval and shall complete the Final Plat as soon as possible, within the prescribed timeframe in Chapter 29, Subdivision Regulations.
5. A landscape compliance bond in the amount of 30 percent of the landscaping costs will be required at the time of building permit along with a tree fee of \$200 per tree identified for preservation.
6. The signage as proposed does not meet the requirements of Chapter 30, Sign Regulations. The signage must be revised to meet Code or a variation must be sought.
7. Lot 1 will comply with zoning requirements when specific users are known.
8. The Petitioner shall fully comply with all Federal, State, and Village codes, regulations, and policies.

Roll Call Vote: Commissioners Jensen, Cherwin, Drost, Sigalos, Ennes and Chairman Lorenzini voted in favor. All were in favor. The motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
PC Staff Report	Report
Memo to Plan Commission	Memorandum

Location Map
PC Minutes 5/27/15 - DRAFT
Justification
Plat of Survey
Preliminary Plat of Subdivision
Engineering Plans - Part 1
Engineering Plans - Part 2
Architectural Plans
PC Timeline Tracker

Exhibits
Minutes
Correspondence
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: May 27, 2015
Date Prepared: May 21, 2015
Project Title: Northwest Crossings
Address: 1501 and 1421 W. Shure Drive.

BACKGROUND INFORMATION

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

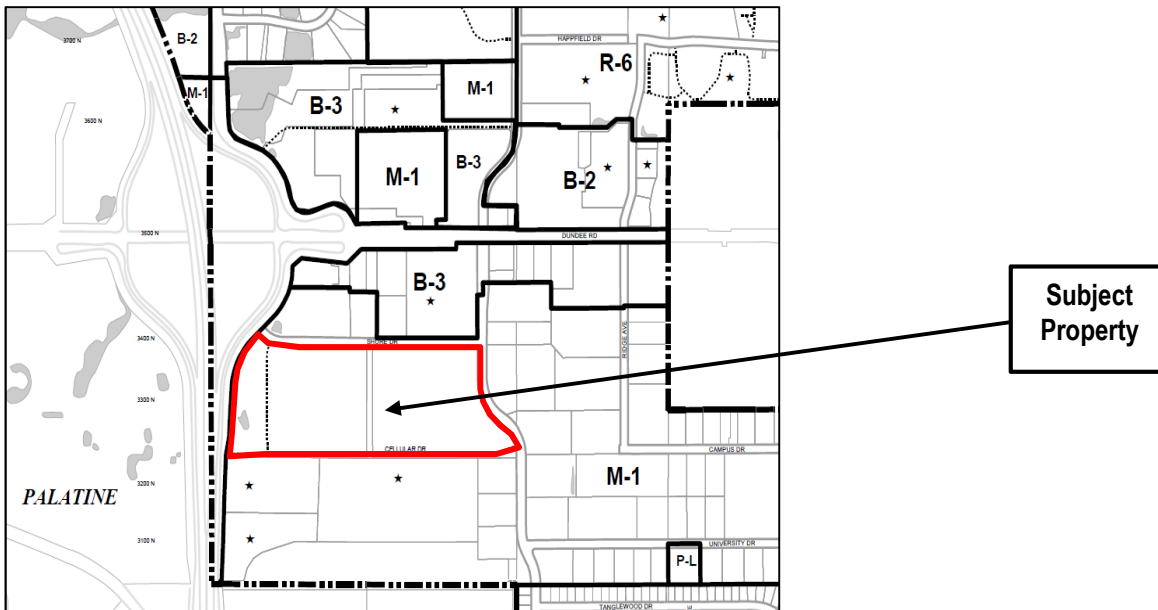
Existing Zoning: M-1, Research Development and Light Manufacturing District

Requested Action:

- Amendment to PUD Ordinances 88-060, and 14-002
- A Preliminary Plat of Subdivision to create 2 lots

Variations Required:

- Chapter 28, Section 5.1-17.7, required Minimum Yards, to allow a side yard reduction from 50 feet to allow 0 feet for Lot 1;
- Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis;
- Chapter 28, Section 11.2-11.2 from the requirement that off-street parking spaces in the M-1 district not be located in the front yard to allow the existing spaces for Lots 1 and 2 in the front yard;
- Chapter 28, Section 11.4, Schedule of Parking Requirements to allow a reduction from the required 1,061 spaces for Lot 1 to allow 792 spaces, a deficit of 269 spaces.



Surrounding Land Uses:

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

Project Summary

The overall site is approximately 39.6 acres in area and located on the north side of Cellular Drive and south side of Shure Drive. The former Nokia Siemens property was previously purchased by Torburn Partners. As part of the sale of the property to Torburn, Nokia entered into a 12-year lease for the 1455 W. Shure Drive building located on the south side of Cellular Drive. Nokia has completed renovations to this building and have relocated and occupied the entire southern portion of the campus.

Torburn has indicated that with Nokia Siemens relocating, they are actively conversing with potential tenants and discussing different options for the remaining buildings. The petitioner had previously presented three different options for this site. The petitioner is proposing to subdivide the property into two lots, as presented.

Currently, there are two buildings on the subject property. The building at 1421 W. Shure Drive is 3-stories, with an approximately 209,271 square foot floor area. The building at 1501 W. Shure Drive is 1-story with an approximately 318,227 square foot floor area. In 2014, previous Ordinances 94-026 and 94-098 were repealed to allow Torburn to demolish the building at 1441 W. Shure Drive. As part of that approval, the Village Board conditioned that "Any future changes to the property site shall be subject to submission for all appropriate approvals, which shall include but not be limited to amendment to the Planned Unit Development, Design Commission approval as well as any other Code regulations."

Zoning and Comprehensive Plan

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

Site, Subdivision, Traffic & Parking Issues**Site**

The petitioner is proposing to subdivide the property into 2 lots. Lot 1, the west lot (1501 W. Shure Drive) is proposed to be approximately 21.99 acres in area and Lot 2, the east lot (1421 W. Shure Drive) is proposed to be approximately 17.63 acres in area. The atrium currently connecting the two buildings on lots 1 and 2 is proposed to be demolished. Additionally, the parking area on proposed Lot 1 in the southwest corner of the property along North Wilke Road is proposed to be removed. The petitioner is also proposing to add 428 parking spaces on Lot 2, where the 1441 W. Shure Drive building was located prior to being demolished. The buildings on Lot 1 and Lot 2 will have a floor area of 318,227 square feet and 209,271 square feet respectively. Lot 1 is proposed to have 792 parking spaces and Lot 2 is proposed to have 1,743 parking spaces.

A summary of the site plan is provided below:

# of Lots	Lot Area		Parking Provided		Variations
2 lots	Lot 1: 21.99 acres	Lot 2: 17.63 acres	Lot 1: 792 spaces	Lot 2: 1,727 spaces	Lots 1: Side Yards Lot 2: Required number of parking spaces

Subdivision

The petitioner would like to subdivide the subject property into 2 lots. A Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. Per Chapter 29, Subdivision Control Regulations, Section 29-104 c, Exempt Subdivisions, a division or further division of land into lots or parcels, each of which contains more than five acres, and where such subdivision does not involve the creation of any new streets or easements of access, is considered as an exempt subdivision.

Cellular Drive, to the south of the subject property is a private road, requiring a cross-access easement. The petitioner has stated that the Reciprocal Easement Agreement (REA) will be amended to allow both lots 1 and 2 the use of Cellular Drive. Therefore, the subdivision does not qualify as an exempt subdivision. Also, since variations are required for the proposed lots, the Plan Commission must review and the Village Board must approve the request.

As part of the preliminary review process, the relationship of the proposed new lots to the applicable Zoning and Subdivision regulations is evaluated below.

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width (FT)		Front Yard setback	Side yard setback	Rear yard setback
Typical M-1 Lot	Corner	Interior	Corner	Interior	40'	10 % of lot width or 25' (not to exceed 50')	30'
	25,000	25,000	100	100	50' (Major or Secondary Arterial)		
Lot 1 (1501 W. Shure)	957,688	-	954.96	-	40.05	0	220
Lot 2 (1421 W. Shure)	767,895	-	447.12	-	595	63.43	40

Per Chapter 28, Section 5.1-17.7, for properties in the M-1 district, a minimum side yard of 10% of the lot width, but not to exceed 50 feet is required. Therefore, for Lot 1, the required side yard is 50 feet. As proposed, the building on Lot 1 will be 0 feet from the proposed lot line, therefore requiring the following variation:

- **Chapter 28, Section 5.1-17.7, required Minimum Yards, to allow a side yard reduction from 50 feet to allow 0 feet for Lot 2.**

Staff does not object to this variation request as this is an existing building.

Per Chapter 29, Subdivision Regulations, Section 29-501, Required Improvements, curb and gutters, sidewalks, street lighting, and parkway trees are required as part of a subdivision request. There is no curb and gutter along North Wilke Road along this property, however it is not required with this project. A sidewalk is located in the Kennicott Avenue right-of-way; there are no sidewalks along Shure Drive, North Wilke Road or Cellular Drive. Staff is not requiring the addition of sidewalks on these streets. Parkway trees are located within the Kennicott Avenue and Shure Drive right-of-ways and street lights are located along Kennicott Avenue and a portion of Shure Drive and Cellular Drive, but do not meet the requirements of the Code. No public improvements are being required with this project.

Traffic & Parking

As part of this request, the petitioner will be removing approximately 111 parking spaces located at the southwest corner of Lot 1 (1501 W. Shure Drive). The petitioner will also be adding 428 parking spaces on Lot 2, where the 1441 W. Shure Drive building was located prior to being demolished. Lot 1 (1501 W. Shure Drive) is proposed to have 792 parking spaces and Lot 2 (1421 W. Shure Drive) is proposed to have 1743 parking spaces.

At this time, specific users for Lot 1 are not known. Per the information provided by Torburn, for the building at 1501 W. Shure Drive, 215,927 square feet will be marketed for lease as office area; 64,200 square feet will be storage and warehouse; and 38,100 square feet will be service and support area. Per Chapter 28, the office area requires 1 parking space for every 300 square feet and warehouses require 1 parking space for each 2 employees plus 1 space for each vehicle used in the conduct of the business. Since the proposed users for this building are not known at this time, the entire Lot 1 is calculated as an office use which is the most restrictive parking standard. Below is the table listing the Code required parking for this site:

Building	Use	SF	Divider	Parking Required	Parking Provided	Surplus/(Deficit)
Site Plan A						
Lot 1 (1501 W. Shure)	Office	318,227 SF	300	1,061	792	(269)
Lot 2 (1421 W. Shure)	Office	209,271 SF	300	698	1743	1,045

As indicated in the table above, if computed entirely as an office use, a variation from the required number of 1061 parking spaces to allow 792 spaces, a variation of 269 spaces will be required for Lot 1 (1501 W. Shure Drive). Lot 2 (1421 W. Shure Drive) has a surplus of 1,045 spaces. The petitioner has indicated that a Reciprocal Easement Agreement (REA) establishing cross access as well as shared parking between the two lots will be established. Staff supports this variation request since there is surplus parking available on Lot 2, the required variation may be smaller depending upon the specific user and with the condition that a REA with shared parking agreement established in perpetuity. The following variation is needed:

- **Variation from Chapter 28, Section 11.4, Schedule of Parking Requirements to allow a reduction from the required 1,061 spaces for Lot 1 to allow 792 spaces, a deficit of 269 spaces.**

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

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

Staff does not object to this variation as the existing buildings were previously used for office uses and there has been an overall reduction in the gross leasable area on this site as the building at 1441 W. Shure Drive was previously demolished.

A very small portion of the existing parking area lies within the front yard setback (along Shure Drive for Lot 1 and along Kennicott Drive for Lot 2) for Lots 1 and 2. Per Chapter 28, Section 11.2-11.2, in the M-1 and M-2 districts, off-street parking areas are not permitted in the front yard. Therefore, a variation is necessary for the existing parking. Staff does not object to this variation request as the encroachment is minimal and these are existing parking areas. The following variation is being requested:

- **Variation from Chapter 28, Section 11.2-11.2 that off-street parking spaces in the M-1 district not be located in the front yard to allow the existing spaces for Lots 1 and 2 in the front yard;**

Detention

The existing detention basin on the west side of proposed Lot 1 is designed to old MWRD standards. Ordinance No. 14-002, which repealed Ordinance numbers 94-026 and 94-098 (approved as part of the request to demolish 1441 W. Shure Drive) included the condition that any future redevelopment of the property shall require updating the storm water management facilities to current Village standards. As previously stated, the existing parking at the southwest corner of Lot 1 is proposed to be removed and the detention basin enlarged. The petitioner has provided preliminary engineering which is acceptable. As part of the Final Plat approval, final engineering and detention calculations must be submitted to ensure compliance with Village standards and MWRD requirements.

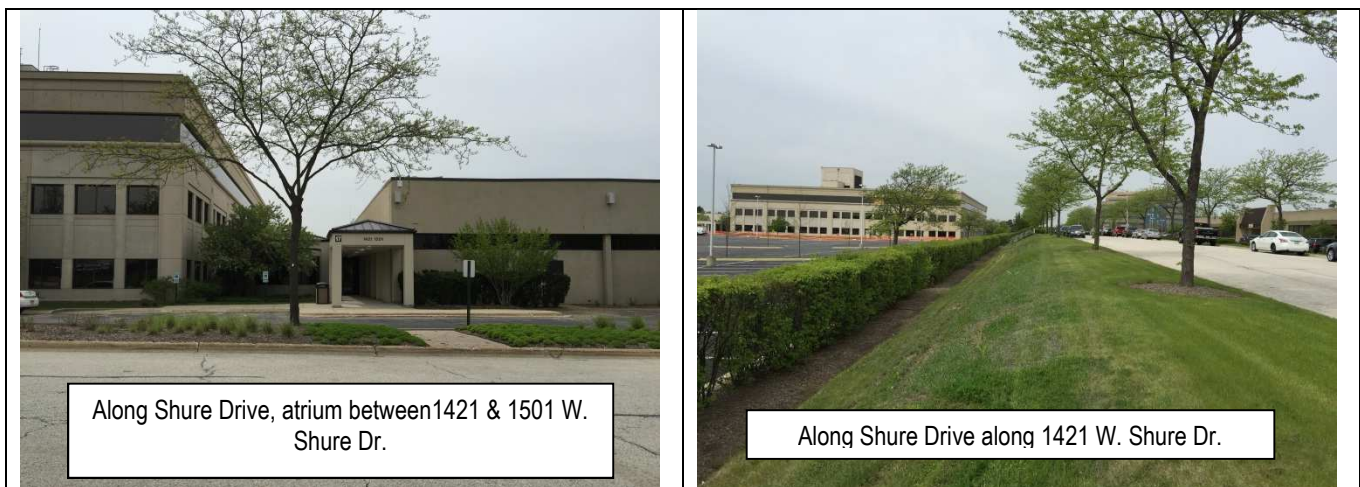
Building

From the Building Code perspective, the two buildings must be completely independent from one another including all mechanical, electrical, plumbing, fire protection and fire alarm/life safety systems. The petitioner has indicated that each building will have all separate systems for mechanical, electrical, plumbing, fire protection and fire alarm/life safety systems. Both buildings are sprinklered as required by Code.

Landscape & Signage Issues

The petitioner had originally presented a plan that identified 67 trees being proposed to be removed. Per Chapter 28, Section 6.15-5.3, a reasonable effort must be made to retain existing trees through integration into the site and landscaping plan for the proposed development. Per Section 6.15-6.4, 146 replacement trees would be required to replace the 67 trees. The petitioner has revised the plan to preserve more existing trees and transplant a number of existing trees on the site. Per the revised landscape plan provided, 38 trees are proposed to be removed. Based on the number of trees to be removed, per Code, 81 trees must be provided as replacement trees. The petitioner has provided 88 replacement trees (4" caliper trees) on site. An additional 35 ornamental and evergreen trees are provided. These trees are provided around the detention basin on Lot 1 and on Lot 2 in front of the building as well as within the new parking area.

Per Chapter 28, Section 6.12-1.2 a three foot high landscape screening is required for parking areas that adjoin public rights-of-way. Since Cellular Drive is a private road, screening is not required for parking areas along Cellular Drive. Screening is provided for parking areas along Kennicott and Shure Drive. The parking area along North Wilke Road (proposed Lot 1) does not have the required screening. However, the parking along North Wilke Road is setback from the street. Additionally, the petitioner is adding several trees around the detention basin; therefore three foot high screening is not required.



The proposed modifications – new office entrance and canopy for the building at 1421 W. Shure Drive and CMU wall infill for the building at 1501 W. Shure Drive – qualify for an administrative “Small Project Design Approval” and a formal Design Commission application is not required and had already received administrative approval.

The proposed signage does not comply with the requirements in Chapter 30, Signage Regulations and must be revised to meet the requirements of the Ordinance or a Sign Variation is required, which is a separate process through the Design Commission and Village Board.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of the amendment to PUD Ordinances 88-060 and 14-002 and a preliminary plat of subdivision to resubdivide the property into two lots. This approval shall be subject to the following conditions:

1. A Final Plat of Subdivision will be submitted.
2. As a condition of approval of the PUD amendment, the petitioner shall provide a Reciprocal Easement Agreement (REA) for the two lots prior to Final Plat approval. The REA must address cross-access, shared parking, shared detention and utilities in perpetuity.
3. The petitioner can proceed at their own risk with improvements on the site, prior to Final Plat approval, and shall comply with other outside agency requirements, as requested by said agencies.
4. The petitioner may divide the property in meets and bounds for financing prior to Final Plat approval and shall complete the Final Plat as soon as possible, within the prescribed timeframe in Chapter 29, Subdivision Regulations.
5. A landscape compliance bond in the amount of 30 percent of the landscaping costs will be required at the time of building permit along with a tree fee of \$200 per tree identified for preservation.
6. The signage as proposed does not meet the requirements of Chapter 30, Sign Regulations. The signage must be revised to meet Code or a variation must be sought.
7. The Petitioner shall fully comply with all Federal, State, and Village codes, regulations, and policies.

_____, May 22, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

MEMORANDUM

TO: Chairman Lorenzini and Members of the Plan Commission

FROM: Latika Bhide, Development Planner *LB*

DATE: May 27, 2015

RE: Northwest Crossings, PC 15-007

The petitioner is seeking an amendment to PUD Ordinances 88-060, and 14-002 and a Preliminary Plat of Subdivision to create 2 lots at 1421 W. Shure Drive and 1501 W. Shure Drive. As part of this request, several variations were identified, including a variation from Chapter 28, Section 11.4, Schedule of Parking Requirements to allow a reduction from the required 1,061 spaces for Lot 1 to allow 792 spaces, a deficit of 269 spaces.

At this time, specific users for Lot 1 (1501 W. Shure Drive) are not known. Since the proposed users for this building are not known at this time, the entire Lot 1 was calculated as an office use, which is the most restrictive parking standard. Below is the table listing the Code required parking for this site:

Table 1: Code Required Parking

Building	Use	SF	Divider	Parking Required	Parking Provided	Surplus/(Deficit)
Lot 1 (1501 W. Shure)	Office	318,227 SF	300	1,061	792	(269)
Lot 2 (1421 W. Shure)	Office	209,271 SF	300	698	1743	1,045

As indicated in Table 1 above, if computed entirely as an office use, a variation from the required number of 1061 parking spaces to allow 792 spaces, a variation of 269 spaces is required for Lot 1 (1501 W. Shure Drive). Lot 2 (1421 W. Shure Drive) has a surplus of 1,045 spaces. The petitioner had initially indicated that a Reciprocal Easement Agreement (REA) establishing cross access as well as shared parking between the two lots will be established. As a result, staff recommended supporting this variation request since there is surplus parking available on Lot 2 and the required variation may be smaller depending upon the specific user. One of the recommended conditions of approval was that a REA with shared parking agreement be established in perpetuity.

However, based on their lease discussions with the potential tenant for 1421 Shure Drive, the petitioner has stated that they will not be able to provide shared parking for the two

lots. They have indicated that going forward they will either comply with the Code required parking requirement based on the specific users, either by adding parking or removing leasable area, which would require a PUD amendment or seeking a parking variation (if identified) at a future date. Alternately, they may find the appropriate industrial tenant so that the Code required parking requirement is met.

Therefore, staff recommends that the variation from Chapter 28, Section 11.4, Schedule of Parking Requirements to allow a reduction from the required 1,061 spaces for Lot 1 to allow 792 spaces, a deficit of 269 spaces, not be discussed or considered at this time.

Based on this additional information, the following is the revised request, eliminating the parking variation.

Requested Action:

- Amendment to PUD Ordinances 88-060, and 14-002
- A Preliminary Plat of Subdivision to create 2 lots

Variations Required:

- Chapter 28, Section 5.1-17.7, required Minimum Yards, to allow a side yard reduction from 50 feet to allow 0 feet for Lot 1;
- Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis;
- Chapter 28, Section 11.2-11.2 from the requirement that off-street parking spaces in the M-1 district not be located in the front yard to allow the existing spaces for Lots 1 and 2 in the front yard;
- ~~Chapter 28, Section 11.4, Schedule of Parking Requirements to allow a reduction from the required 1,061 spaces for Lot 1 to allow 792 spaces, a deficit of 269 spaces~~

RECOMMENDATION (REVISED)

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of the amendment to PUD Ordinances 88-060 and 14-002 and a preliminary plat of subdivision to resubdivide the property into two lots. This approval shall be subject to the following conditions:

1. A Final Plat of Subdivision will be submitted.
2. As a condition of approval of the PUD amendment, the petitioner shall provide a Reciprocal Easement Agreement (REA) for the two lots prior to Final Plat approval. The REA must address cross-access, ~~shared parking~~, shared detention and utilities in perpetuity.
3. The petitioner can proceed at their own risk with improvements on the site, prior to Final Plat approval, and shall comply with other outside agency requirements, as requested by said agencies.
4. The petitioner may divide the property in meets and bounds for financing prior to Final Plat approval and shall complete the Final Plat as soon as possible, within the prescribed timeframe in Chapter 29, Subdivision Regulations.

5. A landscape compliance bond in the amount of 30 percent of the landscaping costs will be required at the time of building permit along with a tree fee of \$200 per tree identified for preservation.
6. The signage as proposed does not meet the requirements of Chapter 30, Sign Regulations. The signage must be revised to meet Code or a variation must be sought.
7. Lot 1 will comply with zoning requirements, when specific users are known.
8. The Petitioner shall fully comply with all Federal, State, and Village codes, regulations, and policies.

If you should require any additional information, please let me know.

IL 53

Wilke Rd

Shure Dr

Kennicott Ave

Cellular Dr

Northwest Crossings
1421 and 1501 W. Shure Dr.
Prepared by: Planning & Community
Development Department
May 2015



DRAFT

PLAN

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

COMMISSION

RE: NORTHWEST CROSSINGS - 1421/1501 W. SHURE DRIVE; PC #15-007

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
27th day of May, 2015, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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CHAIRMAN LORENZINI: All right, I'd like to call to order this meeting of the public meeting of the Plan Commission. Would you join us and please rise and say the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN LORENZINI: Thank you. Okay, the next item on the agenda is the approval of meeting minutes from May 13th, Christina Court Subdivision and T-Mobile.

COMMISSIONER CHERWIN: I'll make that motion.

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of Ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay. All right, the next item on the agenda of the public hearing, Northwest Crossings. PC# 15-007. Latika, have all the Public Notices been given?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: Okay, is the Petitioner here?

MR. HORNE: Yes.

CHAIRMAN LORENZINI: Okay, is anybody else beside yourself going to give testimony? If you will, just come forward, raise your hand and we'll swear you in.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, you can have a seat. So why don't you introduce yourselves, spell your name for the court reporter, and your address and give us a brief presentation of what you're here for.

MR. HORNE: Sure, thank you. Good evening, my name is Bob Horne, spelled H-o-r-n-e. And I'm with Torburn Partners, Torburn is the owner of the Northwest Crossings property that we're going to discuss this evening. Our address is 1033 Skokie Boulevard in Northbrook, Illinois.

CHAIRMAN LORENZINI: Thank you. And Latika, have all the Public Notices been given?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: Okay. Please proceed.

MR. HORNE: Thank you. So, I'm here tonight on behalf of Torburn, and I'm here with several members of our team who I'll introduce as they come up in the program. To discuss, really a couple things relating to a property that we call the Northwest Crossings. For many people in Arlington Heights, they call it the Nokia campus or the former Motorola campus. It's a 66, or excuse me, 63.72 acre property that Torburn acquired in June of 2013 from Nokia. And at the time that we acquired that campus, we essentially bifurcated the campus

DRAFT

into two campuses, the North campus and the South campus.

So, to the South of what's called Cellular Drive, Nokia occupies the property and on the North campus, which is comprised of also several buildings. Torburn retained that property and we're here tonight to talk about the subdivision and the engineering and the design and the development of the North campus property.

So we've been before the Arlington Heights City Council, we've been before the Plan Commission to talk about this project in the context of our vision and our plan. And so we've previously come to Arlington Heights with requests for demolition of certain buildings on the campus. And I can start to take you through some of our chronology of what we've done. So we bought the property in June of '13 and we subsequently, here's an image of where the campus is located. Basically I call it the Southeast quadrant of Dundee and Route 53. And then, and this is the campus in its entirety, the North campus being the, obviously the large building. And then the South campus square, South of Senator Drive, which is now fully occupied by Nokia.

Subsequent to our purchase, we went ahead and divided the property and sold the South campus to Griffin Capital. And subsequent to that sale we requested and went ahead and demolished two buildings on the property. 1475 Shure Drive, and 1441 Shure Drive, the two buildings that are highlighted in orange. And that demolition was done at the time, to really pave the way for why we're here this evening.

And that is because we really kind of envisioned this, a plan that would allow the remaining buildings to be more viable in the marketplace that we're in. So, what we did with this plan is we then created, you know, real visibility for the 1421 building. The 1421 building is a three-story, it's the building to the East. It's a three-story, large floor plate office building of approximately, you know, 70,000 feet per floor.

By demolishing the building, which is shown there, it's just a vacant piece of, a vacant parcel. We really kind of created the opportunity to create what's really needed in this, today's office market, which is large floor plate buildings with very significant parking fields.

So, our current plan as it's shown here, envisions basically reconfiguring and adding a significant amount of parking. Adding a new entrance to the building and really doing very substantial upgrades to the building.

And as part of that we are now at a point where we are negotiating a very significant lease to bring a very significant company to Arlington Heights. And because of that process of that, with this lease and the needs that go with that lease as it relates to

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financing and the, we're basically now at a point where we need to do a subdivision of the North campus property in order to kind of allow the two buildings that remain there, the 1421 building and the 1501 building to stand alone. For, from a financing perspective and just for lease purposes.

So I'm going to, so with that overview, I'm going to talk a little bit about the subdivision. I've got Dean Anthony with Kimley Horn, he is our civil engineer. Dean's a principal and owner of Kimley Horn, one of the most reputable civil engineering firms in our country, to talk about what we're doing at the engineering level of this property. We've been working closely with the Village staff and engineering department on the engineering needs of this site. And then Travis Bridges from OKW Architects is going to give an overview of the design that we're adding to these buildings, or specifically the 1421 building, and then Steve Bauer with Meltzer, Purtil & Stelle, is that right?

MR. ANTONY: Yes.

MR. HORNE: Sorry, Steve is our attorney, who's really handling the nuts and bolts of the subdivision itself and the PV that this property is a part of. So all of our consultants, myself included, are available for questions after this presentation.

CHAIRMAN LORENZINI: Please give your name and spell it, and your address, please?

MR. ANTONY: Dean Antony, A-n-t-o-n-y, Kimley Horn and Associates, we're located at 1001 Warrenville Road in Lisle, Illinois. As Bob mentioned, we're the civil engineers for the project and also providing landscape architecture design. I'm going to review quickly the proposed improvements as it relates to the site. And Travis will cover the building. As Bob mentioned, we are subdividing the property, we provided a preliminary plat of subdivision, you may be able to see this better on your screen. But the proposed property line closely parallels the East face of the 1501 building and since the subdivision line is drawn where it is, it requires a variance from that setback.

As Bob mentioned, we are creating a new field of parking immediately South of the existing building. We're reconfiguring the parking lot to provide efficient layout and sufficient circulation. We are also including, in the parking lot islands, bioswales to handle our storm water quality requirement for the project.

In addition to that, we are removing the lakes between the two buildings, located just West of this building, and East of the 1501 building. In addition to that, we are proposing a surface loading area to service the new improvements to the existing building, 1421. And also there's an outdoor seating area North of that building which is being proposed at this time. You'll also notice in comparing

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and contrasting the two plans, the removal of the parking lot at the very Southwest corner of the North campus. The reason for that is to increase the detention area and detention volume to bring it into conformance with the Village's ordinances.

As I mentioned, we're also providing landscaping, with a significant amount of additional trees being either transplanted and/or new trees being added. A significant amount are being added to the new and expanded detention basin.

I'm going to turn it over to Travis now to talk about the building and the entry.

MR. BRIDGES: Good evening, my name is Travis Bridges with OKW Architects, we're located at 600 West Jackson, Suite 250, in Chicago.

CHAIRMAN LORENZINI: Bridges is spelled?

MR. BRIDGES: B-r-i-d-g-e-s.

CHAIRMAN LORENZINI: Thank you.

MR. BRIDGES: So, with all these new improvements on the site, we're also improving 1421 into a Class A suburban office building. We're providing a new lobby, a new entry, and a new character to the South side to help the new tenants be able to move in and have some identity.

So, on the South side of 1421 we're taking some of the precast panels off, some of the glass, cutting a double height lobby space and filling that with a kirk-wall system and a glass canopy and some proposed signage.

Also, on top of some of these improvements to the exterior, we're going to do further interior improvements by adding a cafeteria and a fitness center to help support the tenants of the building.

With that, that's our presentation for this evening.

CHAIRMAN LORENZINI: Thank you.

MR. HORNE: So I think, as I think back on the times that Torburn has presented to the Village of Arlington Heights, it's been really a consistent story I think, that we've tried to tell. And that is, you know, from the time of our acquisition, we've really had a vision of how we would re-purpose this corporate campus. And I think we've really been following through, I think pretty consistently with the story that we started with.

And that was this vision of the demolition of the buildings and why we did the demolition, to the point where we could position these assets properly in the marketplace to go out and secure high quality companies to really consider this for occupancy. And we put the best leasing team on the, you know, on the job. We've put a great team of consultants to position the asset, and tonight we're here

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really to start the process, to hopefully complete at least the first phase of our execution as it relates to the 1421 building.

And that is, you know, with this process that we're now moving forward for and securing, hopefully securing the approvals of engineering. That will then allow us to really move forward and execute a lease that we're hopeful we will execute. We can't disclose anything at this juncture, in terms of a tenant, but we're confident that the Village will be very pleased with the company that we're trying to bring to Arlington Heights. And we hope with that success at 1421, we'll be back with more stories to tell and more requests to ask to complete the property of 1501, with the work we'll finish with on that property.

CHAIRMAN LORENZINI: Okay, thank you. Latika, I don't think anybody else is coming, do you want to do a quick role call, please?

MS. Bhide: Sure. Commissioner Cherwin?

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Dawson?

(No response.)

MS. Bhide: Commissioner Drost?

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes?

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green?

(No response.)

MS. Bhide: Commissioner Jensen?

COMMISSIONER JENSEN: Here.

MS. Bhide: Commissioner Sigalos?

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow?

(No response.)

MS. Bhide: Chairman Lorenzini?

CHAIRMAN LORENZINI: Here. Okay, Latika, do you want to give us a status report, please?

MS. Bhide: Good evening. The Petitioner's that you heard this evening seek an amendment to PUD Ordinances 88-060, and 14-002. They're also seeking a Preliminary Plat of Subdivision to create two lots. The properties are located at 1421 and 1501 West Shure Drive. Along with the PUD amendment and Plat of Subdivision the following variations have been identified. The first is to allow a side yard reduction from 50 feet to allow 0 feet for Lot 1, which is 1501 West Shure Drive.

From the requirement to provide a traffic study and parking analysis, and to allow parking spaces in the front yard in the M-1 District for both lots. As you can see in this area here, the

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site is located on the North side of Cellular Drive which is a private street, and the South side of Shure Drive.

The entire site is approximately 39.6 acres in area. The former Nokia-Siemens property was purchased by Corporate Partners, and as part of the sale of the property, Nokia entered into a 12 year lease for 1455 West Shure Drive which is located on the South side of Cellular Drive. Nokia completed renovations to the building and now relocated by the Southern portion of the campus. Both buildings on the North campus are currently vacant.

With that being said, the Petitioner is actively conversing with the West Shore tenants and they're discussing various options for the property.

As the Plat of Subdivision Committee hearing earlier in the year, they presented three different options for this site. They're now going forward with this option, which is subdividing the property with two lots.

As you can see in the Plat of Subdivision, the Petitioner is proposing to subdivide the property into two lots. Lot 1, which is the West lot, 1501 West Shure Drive will be approximately 21.99 acres in area. And Lot 2, which is the East Lot, will be 1421 West Shure Drive will be 27.63 acres.

There is an atrium that connects the two buildings and that is supposed to be demolished. Additionally, the parking area on Lot 1, in the Southwest corner, which you can see on this slide, will also be removed to expand the detention area. And the Petitioner is proposing to add 428 parking spaces on Lot 2, where 1441 West Shure Drive was previously located. After completion, Lot 1 will have 792 parking spaces and Lot 2 will have 1743 parking spaces.

A Plat of Subdivision was reviewed by Plan Commission and approved by the Village Board. There is an exemption provision in Chapter 29 Subdivision Regulations, which applies to lots that are created which are more than 5 acres. However the exemption doesn't apply if they are either making new streets or access of easement. In this case the REA for Cellular Drive, which is a private drive, needs to be amended, and there are variations associated with the subdivision, which need to be approved by the Village Board and reviewed by the Plan Commission. So this is not an exempt subdivision.

As you can see from this slide here, the two lots meet the minimum lot area, and the lots fit the requirements for the M-1 District. The one variation they're seeking would be for the side yard variation for Lot 1 to reduce it from the required 50 feet to allow zero feet. The staff does not object to the variation because this is -- building.

There are no public improvements that are being required for this project.

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Talking a little more about the traffic and parking, there are about 111 parking spaces that are located at the Southwest corner of Lot 1, as you can see on the slide here, this will be removed.

The Petitioner is also adding 428 parking spaces on Lot 2 where previously 1441 Shure Drive was located. So after the reconfiguration, as I previously said, Lot 1 would have 792 parking spaces and Lot 2 would 1743 parking spaces.

At this time, specific uses for Lot 1 are not known. And because we did not know the specific users, the entire lot was calculated for office use, which is the most restrictive parking calculation.

If calculated using the office ratio. Lot 1 would be deficient 269 parking spaces. The Petitioner had initially indicated that the Reciprocal Easement agreement between the two lots would be established that would allow for shared parking. As a result, staff recommended supporting this variation request since there's a surplus of parking spaces on Lot 2.

However, based on their lease discussions with the potential tenants, they have stated that they will not be able to provide the shared parking. Therefore staff is saying that at this time, the variation request should not be discussed or considered.

What the Petitioner has indicated to us is that going forward, they will either comply with the code required parking based on a specific user, either by adding parking, removing the leasable area or they would seek a PUD amendment on parking variation at a future date when that specific user is identified.

The other variation they are seeking is from the requirement to provide a traffic study and parking analysis. Staff does not object to this variation, basically existing buildings were traditionally used for office users and there is no tenants or reduction of those leasable area on the site, when the 1441 was demolished.

As you can see the site plan, there are two very small portions of parking area both in Lot 1 and Lot 2 which are located within the front yard setback, which is not permitted in the M-1 District. They're seeking a variation from that for the existing parking and staff has no objection to that.

The existing detention basin is located on the West side of proposed Lot 1 is designed to old NWI ordinance standards. The ordinance that would be the previous ordinances as part of their request to demolish 1441 West Shure Drive included a condition that if there was any further redevelopment on the property then the storm water management facilities will be brought up to current standards.

As I stated previously, the parking in the

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southwest corner of Lot 1 is being removed and the detention basin is proposed to be enlarged to provide that were required.

They've provided preliminary engineering, which is acceptable and as part of Final Plat approval, final engineering any detention renovations must be submitted.

The proposed modification, a potential modification, would be adding new office entrance and a canopy for the building at 1421 West Shure Drive, the East lot, and a three-foot high wall for the building at 1501 West Shure Drive. Both of these qualify for a small parking design approval, which is illustrative approval and they've already received that.

To talk a little bit about the landscaping and -- issues, as you can see in the plan here, the trees have arrived and -- the ones that are being proposed to be removed. The original plan identified 67 trees that were proposed to be removed and looking at the replacement ratios, they needed 146 replacement trees.

We let the Petitioner know that it's reasonable that if there are any existing trees on site whether transplanting and the revised plan now provides, proposes only 38 trees to be removed. Based on where the trees that are proposed to be removed, 81 trees are being provided as replacement trees and they are providing 88 replacement trees which are four-inch caliber and are going to have add an additional 35 ornamental trees provided.

As you can see this is the landscaping plans they are providing with the new landscaping in the parking area as well as landscaping around the detention basin.

The last variation, actually the last thing to talk about with landscaping is, a three-foot high screen is required for parking areas that are on public right-of-ways. Since Cellular Drive is a private right-of-way, there are no screening requirements along Cellular Drive. Screening is provided for parking areas on Kennicott and Shure Drive and the parking area along North will be, doesn't have the required screening. However, it's set back from the street, and they're adding a lot of additional trees around the detention basin so that's why screening is not required.

I do have a few pictures of the site here, this is Cellular Drive. The bottom left-hand picture shows the atrium connection between the two buildings with the right-hand bottom shot is of the 1421 building. And then these are among the, the left picture is along Shure Drive, the right one is along Kennicott, and the bottom picture is the construction on Cellular Drive.

That being said the staff recommends approval of the amendment to PUD Ordinances 88-060 and 14-002 and the preliminary Plat of Subdivision to subdivide the property, subject to the following conditions:

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1. That a Final Plat of Subdivision be submitted.
2. They still need to provide us with a Reciprocal Easement Agreement, an REA, which will address cross-access, shared detention and utilities in perpetuity.
3. The Petitioner can proceed at their own risk with improvements on the site, prior to Final Plat approval, whether it's the removal of the parking or the addition of the parking area. But they will be required to comply with other outside agency requirements as requested by those agencies.
4. They may divide the property in meets and bounds for financing prior to Final Plat. And will complete the Final Plat as soon as possible within the timeframe.
5. There is a requirement for a landscape compliance bond.
6. The signage that was presented as part of this does not meet the requirements of Chapter 30, the Sign Code. So it either must be revised to meet Code or a variation must be sought. And that's a separate process through the Design Commission, which then goes to the Village Board.
6. Lot 1 will comply with all zoning requirements, particularly parking.
7. And then they will comply with all Federal, State and Village Codes, regulations and policies.

That's all I have.

CHAIRMAN LORENZINI: Thank you Latika. Do I have a motion to approve the staff report?

COMMISSIONER DROST: I'll make a motion to approve the staff report.

COMMISSIONER JENSEN: I'll second that.

CHAIRMAN LORENZINI: All in favor?

(Chorus of Ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, quick question for the Petitioner, do you agree with the recommendations just shown?

MR. HORNE: Yes, we do.

CHAIRMAN LORENZINI: Okay, thank you. Okay, Jay, do you want to start questioning?

COMMISSIONER CHERWIN: Okay, sure. In looking at the memorandum I see revisions around parking and I know you guys are going to walk through that a little bit. If you wouldn't mind maybe just elaborating a little bit more on that just so we fully understand. In looking at the square footage of the building and the parking ratios we end up with a pretty lopsided count. I'm just wondering if you could maybe just give us a little bit more information on that.

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MR. HORNE: Sure, well specifically to the 1421, as you say, lopsided is a good statement. We are in the market and talking to various tenants that have very high parking needs and that was really the driver for the approach we're taking with that building and the parking that we're developing to meet that need. As it relates to the 1501 building which, you're right, it's skewed the other direction. I think our plan is really seeking, well, two strategies. One, is the strategy that would have us remove a portion or portions of that building so shrink that building and allow more parking to be constructed on that site.

And so our approach kind of is consistent with what we've discussed with staff would be, you know, we're going to shape that building size to meet the market again. Not dissimilar to demolishing the building on the other part to meet the market. So, we have some interest in the building. Some of them are from users that have less office and more of an industrial application. You know, so if that were to go in that direction then we might meet standards simply by the use. If we went in a pure office direction then we would, you know, we would have to respond with either adding parking in the form of a deck or shrinking the building to respond to that specific requirement.

COMMISSIONER CHERWIN: Thank you.

MR. HORNE: Sure.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I had the same question that the Commissioner had. Then my other question was how did the Plat & Sub Committee meeting, I thought at that time there was some utilities that were shared by both buildings; chiller, water supply. Have those been separated now?

MR. HORNE: They have not been separated yet, but that is the intent. What we would be doing is we would have both buildings operating separate on their own.

COMMISSIONER SIGALOS: So independent of each other?

MR. HORNE: Yes.

COMMISSIONER SIGALOS: That was my only other question beside the parking issue which you've already answered so, thank you.

MR. HORNE: Sure.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Yes, Latika, were there any problems in the past usage with parking?

MS. BHIDE: No, we had no problems.

COMMISSIONER DROST: And as far as the aesthetics of the parking and the landscape plan, that would be continued or improved?

MS. BHIDE: Correct, for the new parking they're adding

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there will be landscaping within that parking area. And then the other end that's where the landscaping will be adding landscaping and trees.

COMMISSIONER DROST: Was there any consideration of overhead lines being able to put those below ground? I know it's not a requirement, but looking at the aesthetics of it.

MR. HORNE: That was something we did not consider.

COMMISSIONER DROST: Because that's one of the things we're sort of promoting in the community and neighborhoods, the overhead lines sometimes become sort of a blight and a safety issue too. Sometimes they need to repair for a continuous, uninterrupted flow of energy, utility service.

How many employees do you expect to occupy this site?

MR. HORNE: Travis, do you know that number?

MR. BRIDGES: I don't --

CHAIRMAN LORENZINI: Would you come up to the microphone to speak so the court reporter can hear you.

MR. BRIDGES: The current we're talking to for the 1421, the three-story office building, is somewhere in the range of about 1500 employees for that building.

COMMISSIONER DROST: How does that compare to the current or past use?

MR. BRIDGES: It's right on kind of where it is.

COMMISSIONER DROST: So there won't be any significant change with the number of employees according to the traffic studies?

MR. BRIDGES: There won't. Yes, there's not going to be any additional changes to what is there.

COMMISSIONER DROST: And the hours of operation, would they be the 9:00 to 5:00 or 8:00 to 10:00, is there going to be weekend use, evening use?

MR. BRIDGES: For 1421 it's going to be an office building so there might be the occasional weekend worker but it's going to be office hours.

COMMISSIONER DROST: Is there going to be a call center for it?

MR. BRIDGES: Not that we know of.

COMMISSIONER DROST: I'm just, you know, trying to get sort of a sense in what the employment and staffing would look like saying you would get this sort of kill edge tenant.

MR. BRIDGES: It's going to be a nice cross-section with an office.

COMMISSIONER DROST: So there is not a sort of a 24/7 use or activity at the site?

MR. HORNE: No, we're still, the lease negotiations we're having are preliminary so I don't know --

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COMMISSIONER DROST: I understand.

MR. HORNE: Yes, so I wish I could answer that question in detail but we haven't been provided that information to know specifically their hours of operation yet.

COMMISSIONER DROST: But you anticipate that it's going to be business?

MR. HORNE: General office use is what the deal that we're specifically working on and intending for that space.

COMMISSIONER DROST: Of the leases that you have, the buildings are not operated during the weekend historically? I know some of the commercial or office --

MR. HORNE: Yes, historically that's correct. And then there's provisions in the lease that say if you need to run after hours of operation here's your charges. And there's different charges to run the chillers on weekends and evenings. So it creates a menu for the tenant that if the tenant has that need they can do it, but it's not, we're not building this lease with the idea that they're going to be there seven days a week.

COMMISSIONER DROST: Because usually they set temperatures down to certain levels.

MR. HORNE: Exactly.

COMMISSIONER DROST: Access and security and those functions when you have larger tenants.

MR. HORNE: Right.

COMMISSIONER DROST: I just want to get a flavor.

MR. HORNE: Well, I know, it's a good question.

COMMISSIONER DROST: I'm just trying to get an idea of what the neighborhood is going to look like.

MR. HORNE: Yes, I understand.

COMMISSIONER DROST: Okay, thanks.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: The only question I have is, is there guaranteed to be a 14 minutes -- or a 15 minute -- you mentioned a deck for the parking garage as a possibility to add additional parking?

MR. HORNE: Yes, I only say that in the context of if a tenant came through the door and said, we want this entire building for a dense office population, how could you solve that for me, Mr. Developer. In that situation because we're deficient on parking we would explore that as an option. I can't tell you as I sit here today if that's an option that we're exploring, because we're not.

I was asked the question of how we would accommodate parking in that building and so that's an option that would only be explored if that user came through the doors with that need.

COMMISSIONER ENNES: Otherwise you're looking at a

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possibility of multi-tenant and possibly reducing the size of the building.

MR. HORNE: Yes.

COMMISSIONER ENNES: That's all I have.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: You did a good job of narrowing down to one option from which you did at Plat & Sub so you should be commended for that. Question, I guess mainly for Latika, if they find out the usage doesn't bring them to code with parking in Lot 1, and they decide they're going to have to either reduce some of the leasable area or add a parking garage or deck, do they have to come back before the Plan Commission to get that authorized?

MS. BHIDE: They do. They have to come back and seek a new amendment if they're adding say a parking deck or if they're reducing the square footage, or if at that time they have to seek a variation.

COMMISSIONER JENSEN: Okay, and you're aware of that, that's not a big deal for you?

MR. HORNE: Yes, I mean, honestly, it's one step at a time and, you know, hopefully the next time we come through with that request we'll come back with good news and keep building on the story.

COMMISSIONER JENSEN: And one other, this is also for Latika, going to page three of the staff report, you indicate that parkway trees are located within the Kennicott Avenue and Shure Drive right-of-way and the street lights are located along Kennicott Avenue and a portion of Shure Drive and some near drive and do not meet the requirements of the code. Whose responsibility is that to ultimately bring that up to code?

MS. BHIDE: At this time point we'll just treat it as existing non-conforming. If there were to ever be a redevelopment then there would be a redevelopment and use at that time.

COMMISSIONER JENSEN: There will be a Petitioner having to do that as opposed to the builder?

MS. BHIDE: That's correct. But for those streets things are pretty dedicated so we would look any public property, private property.

COMMISSIONER JENSEN: Okay, good. I think it's a good project and I certainly hope it goes forward.

CHAIRMAN LORENZINI: I'm curious how this is going to work. So you're going to divide, you have Lot 1 and Lot 2.

MR. HORNE: Yes.

CHAIRMAN LORENZINI: So with Lot 1 you're going to lease out the building or sell that building to somebody else?

MR. HORNE: So Lot 1 is 1501 and Lot 2 is 1421. So our primary focus is on Lot 2 at the moment with the tenant that we're --

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CHAIRMAN LORENZINI: But are you going to rent space to them or lease it to them?

MR. HORNE: Yes.

CHAIRMAN LORENZINI: And then you're going to do the same thing with the other lot?

MR. HORNE: Yes.

CHAIRMAN LORENZINI: So why do we need a divider? Why don't you just do it all as one?

MR. HORNE: Well, it has a lot to do with our financing and how the banks like the division of the lots, collateral.

CHAIRMAN LORENZINI: Okay, you answered it. And then on the retention pond, you've got quite a large retention pond on one lot and a very small one on the other. Did it make sense at all to decrease the size of one retention pond and add parking there and increase the size of the other retention pond?

MR. HORNE: This detention pond to the west is specific to the north campus. So the detention that's serving to the east, I think, is part of the south campus piece.

CHAIRMAN LORENZINI: Okay, and Latika, just curious, I Item 5, condition five, talks about a landscape pond of 30 percent. I just don't remember seeing a landscape pond before. Why are we asking for bond on this landscaping?

MS. BHIDE: That is a standard requirement. I don't really think that it is a condition, it just is automatically a permanent condition, but we've always for landscaping.

CHAIRMAN LORENZINI: Okay, thank you. Any questions from the audience?

(No response.)

CHAIRMAN LORENZINI: Okay, if not anymore questions from the Commissioners?

(No response.)

CHAIRMAN LORENZINI: No more questions. Do we have a proposal or recommendation?

COMMISSIONER DROST: Yes, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of P.C. No. 15-007, an amendment to the PUD Ordinances 88-060 and to 14-002; a preliminary plat of subdivision to create two lots; a variation from Chapter 28, Section 5.1-17.7, required minimum yards to allows a side yard reduction from 50 feet to allow 0 feet for Lot 1; a variation from Chapter 28, Section 6.12, traffic engineering approval, and to waive the requirement for the traffic study and parking analysis; and a variation from Chapter 28, Section 11.2-11.2 from the requirement of an off-street parking spaces in the M-1 District not be located in the front yard to allow for the existing spaces for Lots 1 and 2 in the

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front yard.

This approval is contingent upon the compliance with the recommendations of the Plan Commission, and the following recommendations detailed in the Staff report dated May 21, 2015:

The Staff development committee has reviewed the Petitioner's request and recommends approval of the amendment to PUD Ordinances 88-060 and 14-002 and a preliminary plat of subdivision to resubdivide the property into two lots. This approval shall be subject to the following conditions:

1. A Final Plat of Subdivision will be submitted.
2. As a condition of approval of the PUD amendment, the Petitioner shall provide a Reciprocal Easement Agreement (REA) for the two lots prior to Final Plat approval. The REA must address cross-access, shared detention and utilities in perpetuity.
3. The Petitioner can proceed at their own risk with improvements on the site, prior to Final Plat approval, and shall comply with other outside agency requirements, as requested by said agencies.
4. The Petitioner may divide the property in meets and bounds for financing prior to Final Plat approval and shall complete the Final Plat as soon as possible, within the prescribed timeframe in Chapter 29, Subdivision Regulations.
5. A landscape compliance bond in the amount of 30 percent of the landscaping costs will be required at the time of building permit along with a tree fee of \$200 per tree identified for preservation.
6. The signage as proposed does not meet the requirements of Chapter 30, Sign Regulations. The signage must be revised to meet Code or a variation must be sought.
7. Lot 1 will comply with zoning requirements, when specific users are known.
8. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: Roll call please.

COMMISSIONER SIGALOS: Could I just ask a question before that?

CHAIRMAN LORENZINI: Sure.

COMMISSIONER SIGALOS: On recommendation two are we

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striking out the shared parking that was in the staff recommendation here in this memorandum?

MS. Bhide: Yes, we should be striking that out.

COMMISSIONER DROST: Okay, so that will be amending recommendation number two in 1-8 with relationship to shared parking?

MS. Bhide: Commissioner Drost, if you could even change that recommendations detail to the staff report.

COMMISSIONER DROST: Okay, to comply with the staff report, good.

CHAIRMAN LORENZINI: Okay, is there anything else?
Roll Call vote please?

MS. Bhide: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes.

MS. Bhide: Commissioner Drost?

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes?

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Jensen?

COMMISSIONER JENSEN: Yes.

MS. Bhide: COMMISSIONER Sigalos?

COMMISSIONER SIGALOS: Yes.

MS. Bhide: Chairman Lorenzini?

CHAIRMAN LORENZINI: Yes. Okay, congratulations. This is just a recommendation to the Trustees. They have the final say-so. Is there any date that it's going to go to the Trustees?

MS. Bhide: We are aiming for June 1st, but I will confirm that information.

MR. HORNE: June 1st?

MS. Bhide: I'll have to confirm.

MR. HORNE: Okay.

CHAIRMAN LORENZINI: Okay, thank you.

MR. HORNE: Thank you.

CHAIRMAN LORENZINI: Okay, any other business, anybody else? Okay, motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER ENNES: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: All right, thank you.

(Whereupon, the meeting was adjourned at
8:10 p.m.)

DRAFT

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, ROBERT LUTZOW, depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____

_____, A.D. 2015.

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MELTZER, PURTILL & STELLE LLC

ATTORNEYS AT LAW

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

May 1, 2015

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

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

Dear Ms. Bhide:

On behalf of Torburn Partners, Inc. ("Torburn"), the managing member of Torburn North Campus, LLC, the owner of the above-referenced property, we are pleased to present to the Village of Arlington Heights this request for approval of a combined preliminary/final plat of subdivision and an amendment to the planned unit development ordinance which governs the development and use of the Subject Property. Our client is seeking these approvals in order to reposition the Subject Property and the improvements constructed thereon from their former use as a single-owner, single-user facility to a multiple-owner, multiple-tenant complex. More specifically, Torburn seeks to subdivide the Subject Property into two lots, one consisting of 22.43 acres and known as 1501 Shure Drive ("Lot 1"), and one consisting of 17.21 acres and known as 1421 Shure Drive ("Lot 2"); an amendment to Ordinances No. 88-60 and No. 14-002; and the approval of certain exceptions to the regulations governing the building, signage, parking and stormwater management improvements situated on the Subject Property.

It is our understanding that, under separate cover, you have previously received Torburn's Application and application fee; a Site Context Aerial; an Amended Final Plat of Planned Development; a Proposed Site Improvement Plan; Preliminary Engineering Plans; existing Building Elevations with proposed modifications; and existing and proposed Signage Plans and Elevations.

With this correspondence we are submitting to you a copy of a Special Warranty Deed dated June 25, 2013, which evidences Torburn North Campus, LLC's ownership of the Subject Property, and a survey of the Subject Property¹. The list of surrounding property owners required by Village ordinance will be forwarded to you next week.

¹ In April 2014 Torburn demolished the building labeled as "1-Story Cinder" on the ALTA/ACSM Land Title Survey, which building was commonly known as 1441 Shure Drive, following Village approval of Ordinance No. 14-002 and issuance of a demolition permit therefor.

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SUITE 2300
CHICAGO, ILLINOIS 60606-6704

TELEPHONE (312) 987-9900
FACSIMILE (312) 987-9854

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Since acquiring the Subject Property, Torburn has worked tirelessly to develop a plan to repurpose the Subject Property for prospective, high-quality corporate office and industrial tenants. That plan includes demolishing certain building improvements, such as the now razed 1441 Shure Drive building and the to-be razed atrium currently connecting the 1501 Shure Drive and 1421 Shure Drive buildings (the "Atrium"), in order to improve building visibility from adjacent roadways and increase off-street parking availability. Torburn also now seeks to subdivide the Subject Property to allow those buildings to be separately leased and financed.

Upon demolition of the Atrium and subdivision of the Subject Property in accordance with the Plat, the existing site improvements on the Subject Property will require exceptions to allow a reduction in the minimum required rear yard from 30 feet to 0 feet for Lot 1 and from 30 feet to 15 feet for Lot 2. The existing site improvements and requested modifications and variations also require a variation to authorize a reduction in the minimum off-street parking requirement from 1062 parking spaces to 792 parking spaces for Lot 1. A statement of justification and responses to the standards of practical difficulties for the planned unit development amendment and exceptions being requested follows this letter.

We look forward to working with you and the Village to bring this exciting project to fruition.

Please contact me at (312) 461-4302 if you wish to discuss this matter in further detail.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Steven C. Bauer

Enclosures

cc: Adam Keldermans, Torburn Partners
Robert Horne, Torburn Partners
Travis Bridges, OKW Architects
Lesley Netzer, Kimley-Horn
Hal Francke, Meltzer Purtill & Stelle

**Statement of Justification and Responses to Standards of Practical Difficulties for
Requested Planned Unit Development Amendment and Exceptions**

The Applicant, Torburn Partners, Inc. ("Torburn"), as managing member of Torburn North Campus, LLC, provides the following statement of justification and responses to the standards of practical difficulties for a proposed amendment to the planned unit development approved by Ordinance No. 88-023, as amended by Ordinance No. 14-002 (collectively, the "PUD Ordinance") for the real property commonly known as 1421 and 1501 Shure Drive (collectively, the "Subject Property"), and the zoning exceptions being requested by Torburn in connection with such amendment. Torburn is seeking an amendment to the PUD Ordinance which authorizes and permits: (i) the resubdivision of the Subject Property into two lots; (ii) an exception to reduce the number of required off-street parking spaces for Lot 1 from 1062 to 792; (iii) an exception to reduce the minimum required rear yard for Lot 1 from 30 feet to 0 feet; and (iv) an exception to reduce the minimum required rear yard for Lot 2 from 30 feet to 15 feet.

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

The Subject Property cannot yield a reasonable return without the proposed PUD Ordinance amendment, associated exceptions and subdivision approval. The Subject Property was developed and historically used as a Motorola campus and later as a Nokia Siemens campus. Such use did not contemplate or necessitate individual lots of record or multiple users. Nokia Siemens vacated the Subject Property on December 31, 2014. The proposed PUD Ordinance amendment and exceptions are now required to allow the Subject Property to be repositioned and repurposed from its former use as a single-owner, single-user facility to a multiple-owner, multiple-tenant complex as Torburn is now proposing.

Torburn exhaustively evaluated the options necessary to accomplish the foregoing. After doing so, it concluded that subdivision of the Subject Property in conjunction with the demolition of the now razed 1441 Shure Drive building and the to-be razed atrium currently connecting the 1501 Shure Drive and 1421 Shure Drive buildings (the "Atrium") would be the appropriate course of action to take to satisfy the market demand for Class A office and industrial space users because it would improve building visibility and increase parking availability. Absent this action, Torburn is unable to position the Subject Property to compete with other Class A office and industrial space available to prospective tenants in the Chicago metropolitan area's northwest office market.

Upon subdivision of the Subject Property in the manner proposed, Torburn will be poised to separately lease and finance 1501 Shure Drive and 1421 Shure Drive to meet the needs of prospective tenants.

The proposed off-street parking and required rear yard exceptions result from Torburn's effort to retrofit the dated improvements on the Subject Property to meet the needs of today's office market. The existing site improvements did not

contemplate subdivision, thus yielding an inability to accomplish this objective in full conformance with the applicable M-1 Research Development and Light Manufacturing District requirements. Torburn seeks exceptions from the minimum parking and rear yard requirements to allow use and further improvement of the Subject Property as individual lots of record so that the Subject Property is able to compete in the regional Class A office and industrial marketplace.

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

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

The Subject Property's existing site improvements were constructed to meet the needs of a single user (i.e., Motorola, and later Nokia Siemens upon its acquisition of certain Motorola assets) which did not contemplate or necessitate subdivision approval. Nokia Siemens vacated the Subject Property on December 31, 2014. Torburn now seeks to repurpose and subdivide the Subject Property to allow 1421 Shure Drive and 1501 Shure Drive to be separately leased, operated and financed. In so doing, those improvements may coexist to provide uniquely different options for the office and industrial tenant markets they are intended to serve.

The uniqueness of Torburn's plight is demonstrated by the extreme efforts it has undertaken and now proposes to undertake relative to the existing improvements on the Subject Property as through demolition of the 1441 Shure Drive building and planned demolition of the Atrium in conjunction with the subdivision, PUD Ordinance amendment and associated exceptions now being proposed. The Subject Property has been vacant for a period of nearly four months. Torburn now seeks to update it to the standards expected by Class A office and industrial tenants to enable the Subject Property to be quickly returned to full operation with high-quality tenants.

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

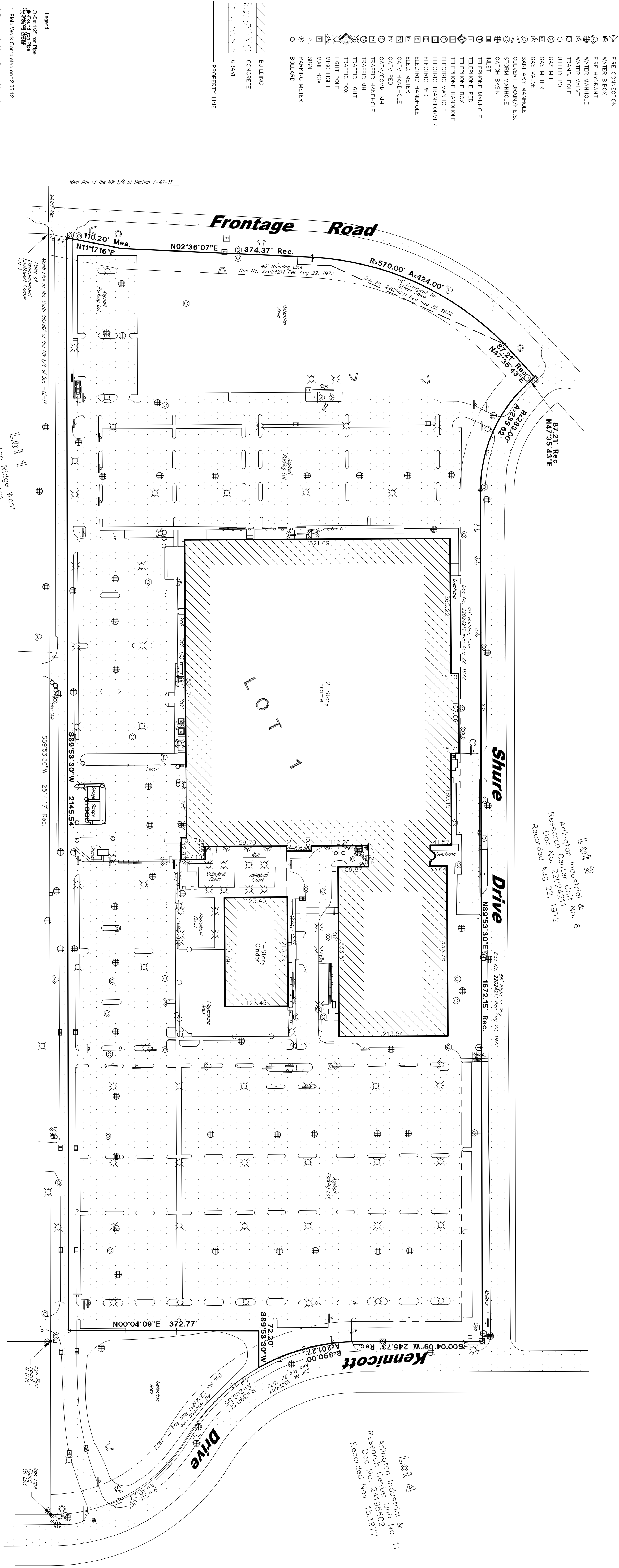
The exceptions being requested will not alter the essential character of the locality. As previously stated, the proposed PUD Ordinance amendment, associated exceptions and subdivision approval now being requested are the result of Torburn's effort to repurpose the Subject Property and the improvements situated thereon. The proposed PUD Ordinance amendment and exceptions pertain specifically to the Subject Property's existing improvements, which have been in existence and helped to shape the essential character of the locality for a period of approximately 17 years. As a result, the proposed PUD Ordinance amendment and exceptions will have no impact upon the character of the locality. Moreover, the proposed subdivision will be indiscernible to persons unfamiliar with the entitlements governing the use and development of the Subject Property.



ALTA/ACSM Land Title Survey

THAT PART OF LOT 1 IN ARLINGTON INDUSTRIAL & RESEARCH CENTER UNIT NUMBER 6, BEING A MAP OF SAID LOT 1, AS SHOWN ON THE PLAT THEREOF RECORDED ON AUGUST 22, 1972, AS DOCUMENT NUMBER 22024211, IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, SAID PARTS LYING NORTH AND WEST OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES 16 SECONDS EAST 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST 240.34 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST 372.77 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST 372.77 FEET TO THE EAST LINE OF LOT 1 AFORESAID IN COOK COUNTY, ILLINOIS.

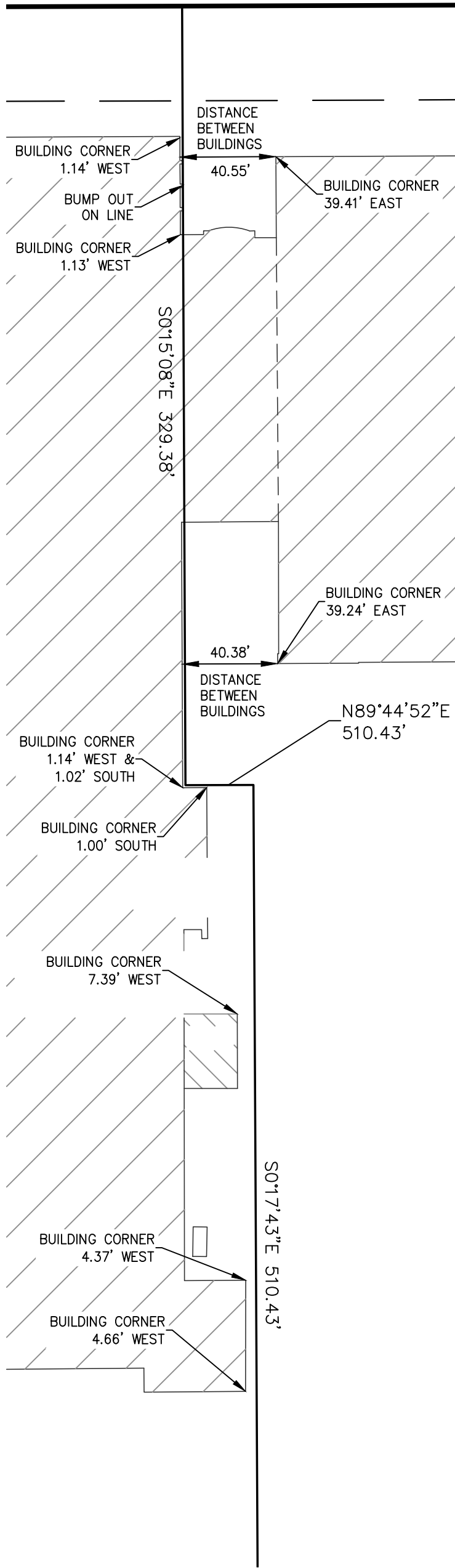
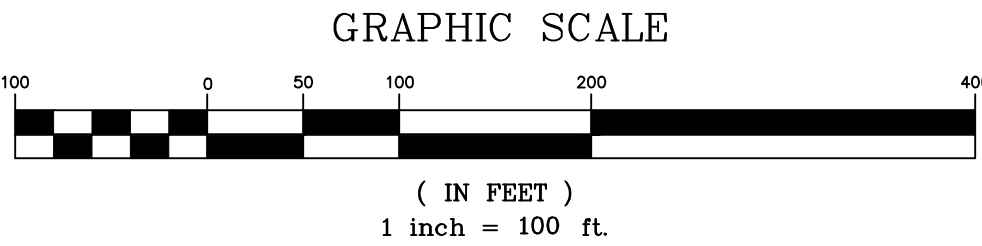


- Legend:
- Cell 127 Iron Pipe
 - Sanitary Manhole
 - Field Work Completed on 12-06-12
 - Prepared for Nokia Siemens Networks
 - Site Address: 1501 W. Shure Drive, Arlington Heights, IL
 - Pin No.: 03457-100-005
 - The easements shown herein are provided from the use of the records of the Cook County Clerk's Office, Cook County, Illinois, and are subject to the provisions of the Cook County Code, Cook County, Illinois, and any amendments thereto.
 - No additional survey of the records for easements or encroachments was made as part of this survey.
 - Compare exact description and site condition with the data given on the plat and report any discrepancies to the surveyor at once.
 - The accuracy herein appears to be 1/2 inch = 1 foot, 1/4 inch = 1/2 foot, 1/8 inch = 1/4 foot, 1/16 inch = 1/8 foot, 1/32 inch = 1/16 foot, 1/64 inch = 1/32 foot, 1/128 inch = 1/64 foot, 1/256 inch = 1/128 foot, 1/512 inch = 1/256 foot, 1/1024 inch = 1/512 foot, 1/2048 inch = 1/1024 foot, 1/4096 inch = 1/2048 foot, 1/8192 inch = 1/4096 foot, 1/16384 inch = 1/8192 foot, 1/32768 inch = 1/16384 foot, 1/65536 inch = 1/32768 foot, 1/131072 inch = 1/65536 foot, 1/262144 inch = 1/131072 foot, 1/524288 inch = 1/262144 foot, 1/1048576 inch = 1/524288 foot, 1/2097152 inch = 1/1048576 foot, 1/4194304 inch = 1/2097152 foot, 1/8388608 inch = 1/4194304 foot, 1/16777216 inch = 1/8388608 foot, 1/33554432 inch = 1/16777216 foot, 1/67108864 inch = 1/33554432 foot, 1/134217728 inch = 1/67108864 foot, 1/268435456 inch = 1/134217728 foot, 1/536870912 inch = 1/268435456 foot, 1/1073741824 inch = 1/536870912 foot, 1/2147483648 inch = 1/1073741824 foot, 1/4294967296 inch = 1/2147483648 foot, 1/8589934592 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1/2394524287074375706425645853563683267229989644718968832 foot, 1/9578097148297502825702583414254733068919957778875875328 inch = 1/4789048574148751412851291707127366534459979289437937664 foot, 1/1915

PRELIMINARY PLAT OF SUBDIVISION
OF
NORTHWEST CROSSINGS

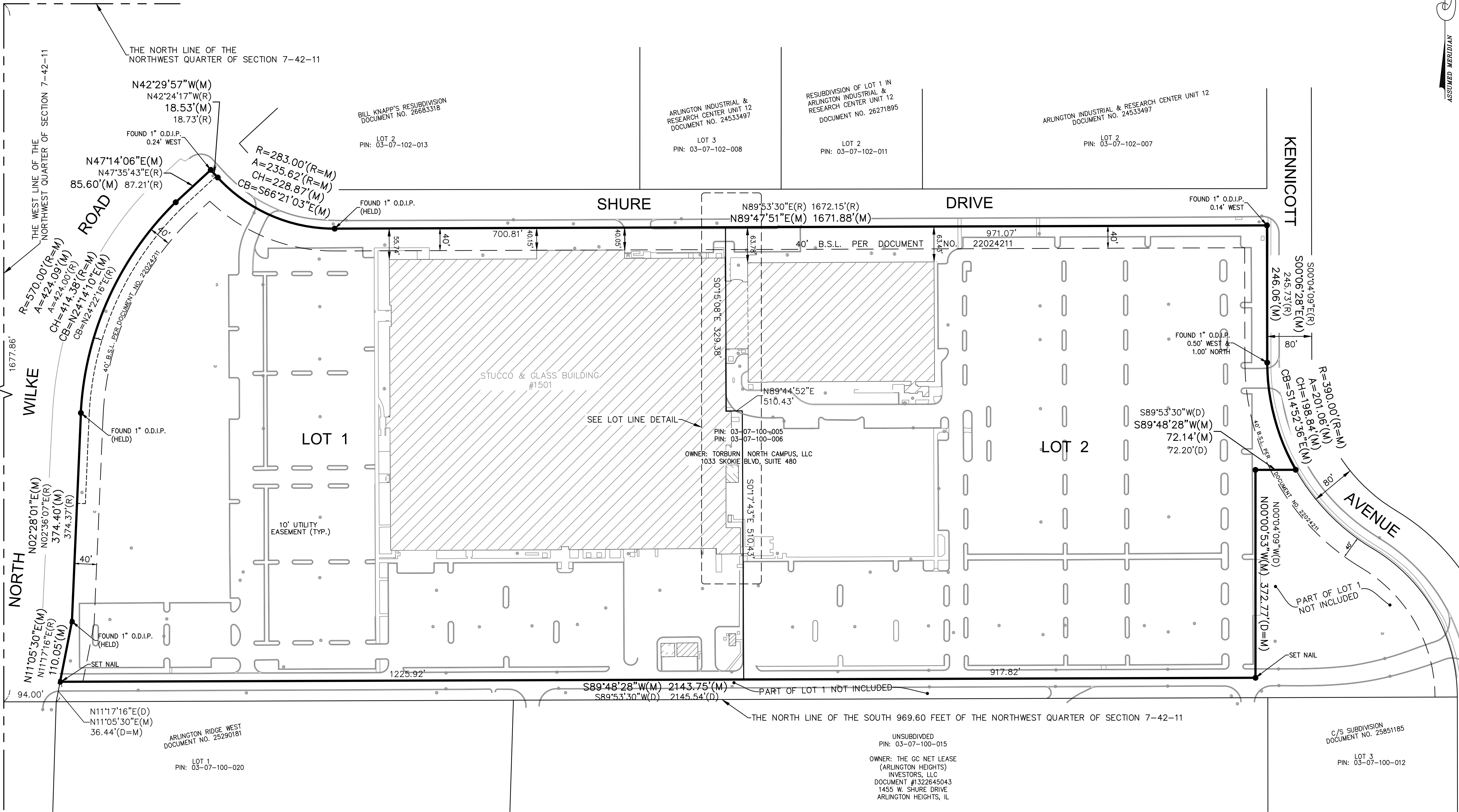
BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-07-100-005
PIN: 03-07-100-006



LOT LINE DETAIL

SCALE: 1" = 50'



ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
S.F. = SQUARE FEET

LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT
- + CROSS IN CONCRETE

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

AREA SUMMARY

LOT 1	957,688 SQUARE FEET	OR	21.986 ACRES
LOT 2	767,895 SQUARE FEET	OR	17.628 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
NET AREA	1,725,583 SQUARE FEET	OR	39.614 ACRES
(TO HEAVY LINES)			
(BASED ON MEASURED VALUES)			

DATE	4-23-15	PC	N/A	DRAWN BY	MRA	CHECKED BY	SK	BOOK	N/A	PG	N/A
NO.	1										
REVISIONS											
DATE	5/14/15										
BY	MRA										
PER VILLAGE COMMENTS											

PROJECT	1501 W. Shure Drive Arlington Heights, Illinois
CLIENT	KIMLEY HORN & ASSOCIATES 1001 Warrenville Road, Suite 350 Lisle, IL 60532

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60002
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 100'

1 OF 2

PROJ. NO.: 15.0090-03

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBDIVISION CERTIFICATION

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 THAT 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), AND ONLY IN PART. IF SUCH SAID OTTOMAN BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND FILED AND 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.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH PROPOSED SUBDIVISION LIES ARE:

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20_____

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

[illegible]

THAT PART OF LOT 1 IN ARLINGTON INDUSTRIAL & RESEARCH CENTER—UNIT NUMBER 6, BEING A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT NUMBER 22024211 IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, SAID PART LYING NORTH AND WEST OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES 16 SECONDS EAST, 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 08 SECONDS EAST, 2145.54 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, 372.77 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 72.20 FEET TO THE EAST LINE OF LOT 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

THIS SUBDIVISION IS WITHIN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17056 0044 J, MAP NUMBER 17031C0044J, AND BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17056 0063 J, MAP NUMBER 17031C0063J EACH HAVING A REVISED DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS THIS_____ DAY OF _____
20____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2015

BY: _____
 PRINTED NAME _____
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
 LICENSE EXPIRES _____

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

PROJECT

1501 W. Shure Drive
Arlington Heights, Illinois

CULTURE

KIMLEY HORN & ASSOCIATES

1001 Warrenville Road, Suite 350
P.O. Box 6000

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

R WOODS PARKWAY, STE. 100

AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CISURVEYING.COM

SCALE: none

2 OF 2

PROJ. NO.: 15.0090-01

Drawing name: K:\GIS\DEV\168193001_Torburn_Partners - Arlington Heights\2_Design\CADD\PlanSheets\Final Engineering\C0.0_TITLE SHEET.dwg C0.0 May 14, 2015 3:34pm by: sullivan.hornas
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FINAL ENGINEERING PLANS

NORTHWEST CROSSINGS

1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004



UTILITY AND GOVERNING AGENCY CONTACTS

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

STORM SEWER SERVICE
METROPOLITAN WATER RECLAMATION DISTRICT
100 E. ERIE STREET
CHICAGO, IL 60611
TEL: (312) 751-3250

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

POWER
COMED
TEL: (630) 705-7439

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

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

PROJECT TEAM

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

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

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

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

BENCHMARKS

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

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

ELEVATION=723.37

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

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

ELEVATION=732.41

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

ELEVATION=738.01

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

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

ELEVATION=724.38

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

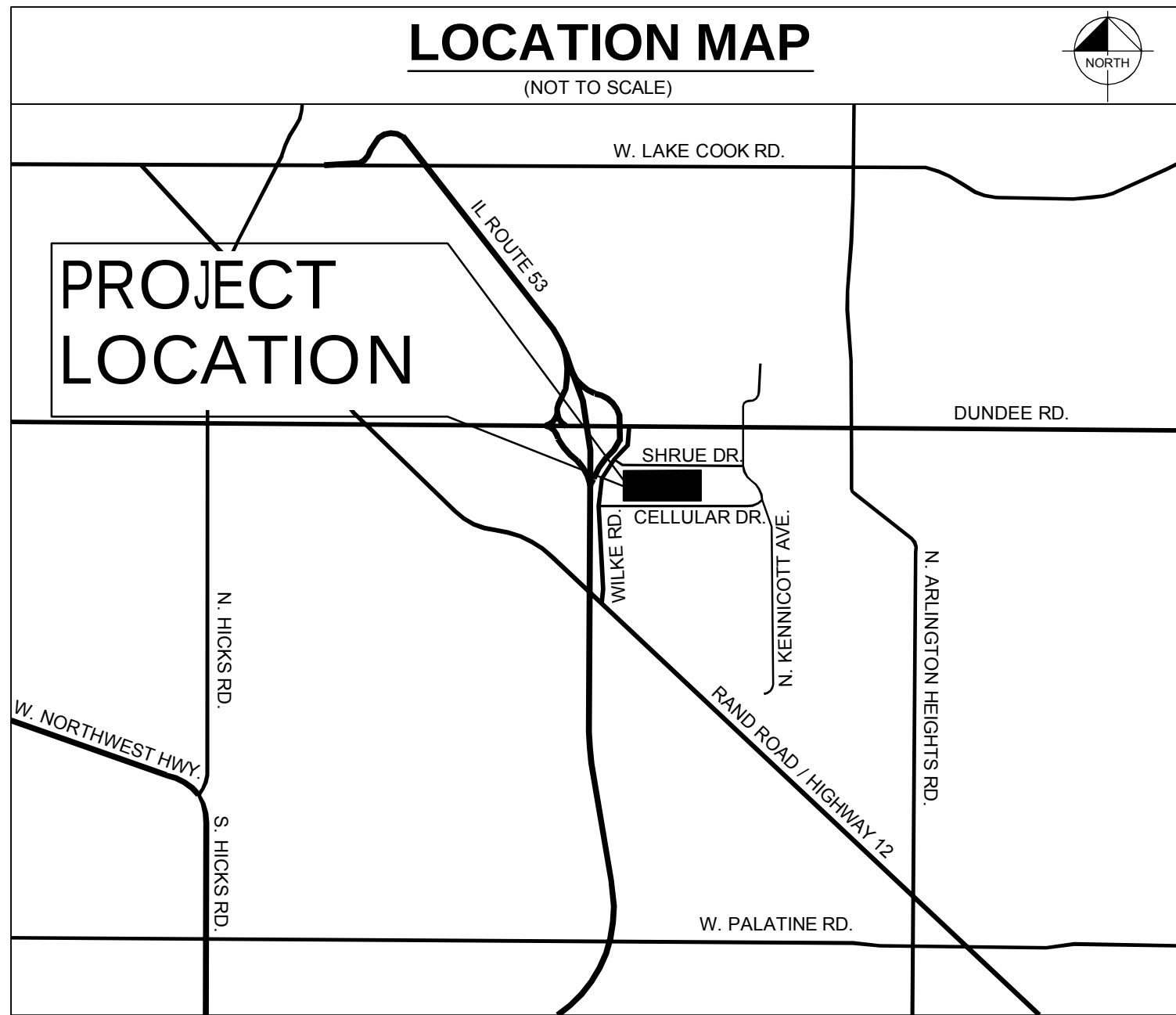
ELEVATION=725.95

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

ELEVATION=740.22

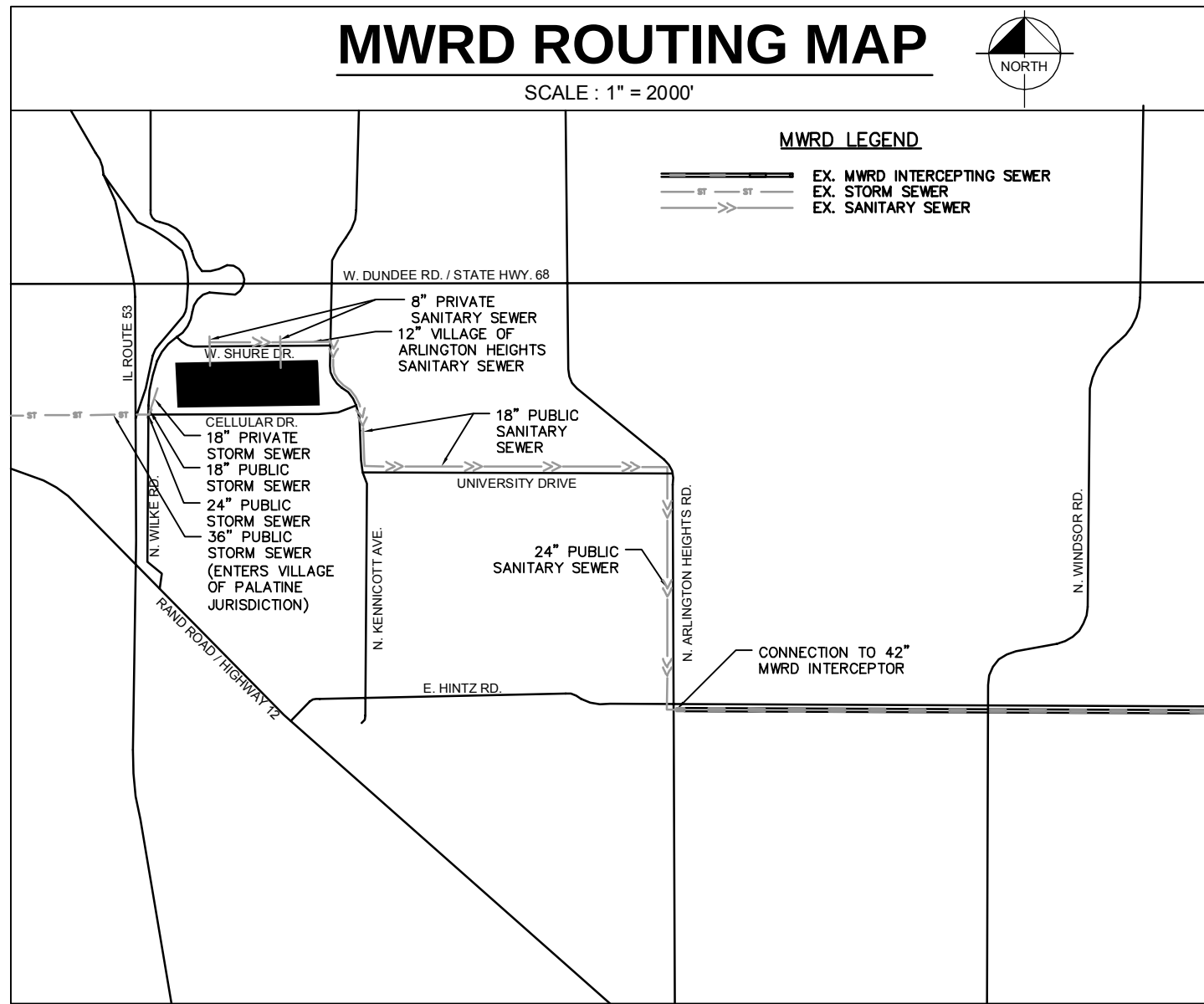
LOCATION MAP

(NOT TO SCALE)



MWRD ROUTING MAP

SCALE: 1" = 2000'



LEGAL DESCRIPTION

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

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

INDEX OF DRAWINGS

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C0.0	TITLE SHEET
C1.0	GENERAL NOTES
C2.1	DEMOLITION PLAN - EAST
C2.2	DEMOLITION PLAN - WEST
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN - EAST
C3.2	SITE PLAN - WEST
C4.1	EROSION CONTROL PLAN - EAST
C4.2	EROSION CONTROL PLAN - WEST
C4.3	EROSION CONTROL NOTES & DETAILS
C5.1	GRADING PLAN - EAST
C5.2	GRADING PLAN - WEST
C5.3	GRADING PLAN DETAILS
C5.4	MWRD PLAN
C6.1	UTILITY PLAN - EAST
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C7.0	CONSTRUCTION DETAILS
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L1.3	TREE PRESERVATION PLAN
L1.4	LANDSCAPE PLAN - EAST
L1.5	LANDSCAPE PLAN - WEST

PROFESSIONAL ENGINEER'S CERTIFICATION

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

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

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

Kimley»Horn

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

SCALE: AS NOTED
DESIGNED BY: LEN
DRAWN BY: LEN
CHECKED BY: DMA

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

TITLE SHEET

**NORTHWEST
CROSSINGS**
1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
5/14/2015
KHA PROJECT NO.
168193001
SHEET NUMBER

C0.0

Drawing name: K:\GIS_DEVELOPMENT\1481930201\Tortum Partiers - Arlington Heights\Drawings\1481930201\GENERAL NOTES.dwg C1.0 May 14, 2015 3:39pm By: colleen.thomas
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GENERAL NOTES

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

COMPASS SURVEYING, LTD
26351 ANGER WOODS PARKWAY, SUITE 100
AURORA, IL 60502
TEL: (630) 620-9100

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

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

EARTHWORK NOTES

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

PAVING NOTES

- GENERAL
 - PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBGRADE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.
 - COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)]: SUBGRADE = 93%; SUBBASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSE = 95% OF MAXIMUM CURED DRY DENSITY OF THE HIGHWAY STANDARD.
 - IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.
 - SUBGRADE PREPARATION
 - EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.
 - PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
 - SCARIFY, DISC, AND AERATE.
 - REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
 - REMOVE AND REPLACE WITH GRANULAR MATERIAL.
 - USE OF GEOTEXTILE FABRIC.
- MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.
- PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF FOUR (4) INCHES OF SUBGRADE TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
 - PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.
- CONCRETE WORK
 - ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) INCHES THICK. AGGREGATE SHALL BE NO SMALLER THAN NO. 10. THE MINIMUM CURING PERIOD SHALL BE (14) DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS OBLIGED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIRE EXPANSION JOINTS, WITH TWO (2) INCHES OF EPOXY-RESIN COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES
 - CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.
 - THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.
 - CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIRE EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.
 - CONCRETE CURING AND PROTECTION SHALL BE PER IDOT STANDARDS. TWO (2) COATS OF IDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.
 - THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.
 - FLEXIBLE PAVEMENT
 - THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILLED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE, 1.9, NSQ, AND BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE, MIX NSQ, OF THE THICKNESS AND SPECIFIED GRADES. PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
 - ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE IDOT APPROVED.
 - PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AT LEAST 1/2 INCHES THICK.
 - SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.
 - TESTING AND FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE ENGINEER.
 - PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUESTED BY THE MUNICIPALITY, SHALL BE RESPONSIBLE TO PRESERVE SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.
 - WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY IDOT STANDARDS.
 - FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.
 - ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPALITY CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

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

SANITARY SEWER NOTES

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

PIPE SIZE	CODE	PIPE MATERIAL
4"-6"	DIP	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
4"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
- BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN CONFORMANCE WITH THE ILLINOIS STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION) SHALL BE IN ACCORDANCE WITH THE ILLINOIS STANDARDS SPECIFICATIONS FOR THE CONSTRUCTION OF THE STATE OF ILLINOIS OR ASTM C-333. THE GRADATION SHALL CONFORM TO GRADATION CA-11 OR CA-13 OF THE ILLINOIS STANDARD SPECIFICATIONS AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
- ALL UNSUITABLE MATERIALS SHALL BE REMOVED BEFORE THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE, AS PER IDOT STANDARDS.
- ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF TWO (2) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH GRANULAR BACKFILL PER IDOT STANDARDS AND THOROUGHLY MECHANICALLY COMPACTED IN 9-INCH THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.

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

STORM SEWER NOTES

- STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM C-115. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

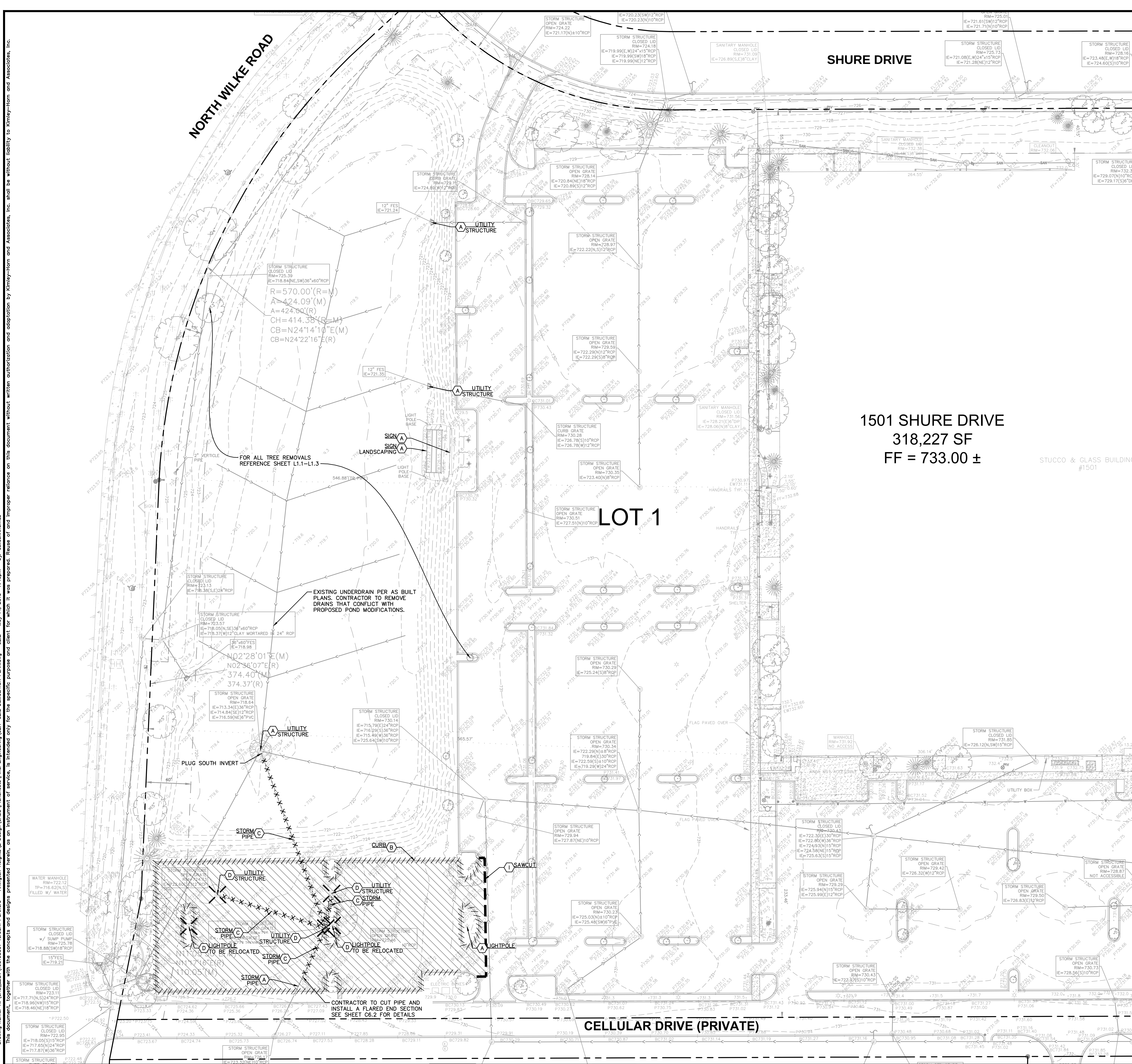
PIPE SIZE	CODE	PIPE MATERIAL
12"-60"	RCP	REINFORCED CONCRETE PIPE (ASTM C78); SEE IDOT SPECS FOR PIPE CLASS
6"-12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
3"-48"	HDPE	HIGH DENSITY POLYETHYLENE PIPE
3"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
- BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.
- ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
- COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT ARE DEEPER THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.
- STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "OT RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE USED.
- A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
- THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.
- CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
- THE STORM SEWER SHALL BE TELEVIEWED IF REQUIRED BY THE MUNICIPALITY.
- MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE MUNICIPALITY.
- ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE MUNICIPALITY REQUIREMENTS.

WATERMAIN NOTES

- WATERMAIN PIPE: ALL WATERMAIN PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WATERMAIN PIPE SHALL BE CONSTRUCTED OF BITUMINOUS CONCRETE-CEMENT-LINED DUCTILE IRON PIPE, IN CONFORMANCE TO ANSI A21.51 (AWWA C151), CEMENT MORTAR LINING SHALL CONFORM TO ANSI A21.4 (AWWA C104). THE JOINTS SHALL BE KEPT OPEN TO BE OPENED TO JOINT ACCESSIBILITY. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO

CELLULAR DRIVE (PRIVATE)

Drawing name: K:\GIS\DEV\16813001 Torburn Partners - Arlington Heights\2 Design\CAD\PlanSheets\Final Engineering\02.1-C2.2 DEMOLITION PLAN.dwg C2.2 May 14, 2015 7:00pm by colleen.thomas
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DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) Curb Removal
- (C) X · X · UTILITY REMOVAL
- (D) ITEM TO BE REMOVED/RELOCATED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) ASPHALT 1.5" MILL (NOT USED)
- (I) SAWCUT LINE
- (J) WALL REMOVAL

DEMOLITION NOTES

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- ALL EXISTING ADA PARKING SIGNS TO BE REALIGNED WITH PROPOSED ACCESSIBLE STALLS. SEE SHEET C3.1 FOR LOCATIONS.
- CONTRACTOR TO REFER TO SHEETS L1.1-L1.2 FOR EXISTING LANDSCAPING TO BE DEMOLISHED OR REMAIN.

NORTHWEST CROSSINGS
1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

DEMOLITION PLAN - WEST

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

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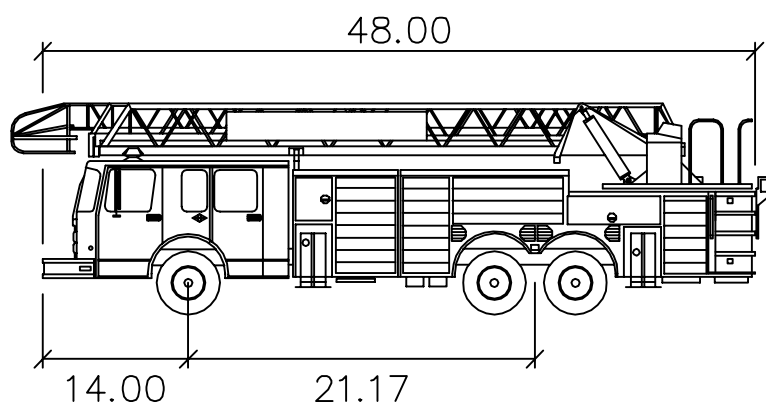
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C2.2

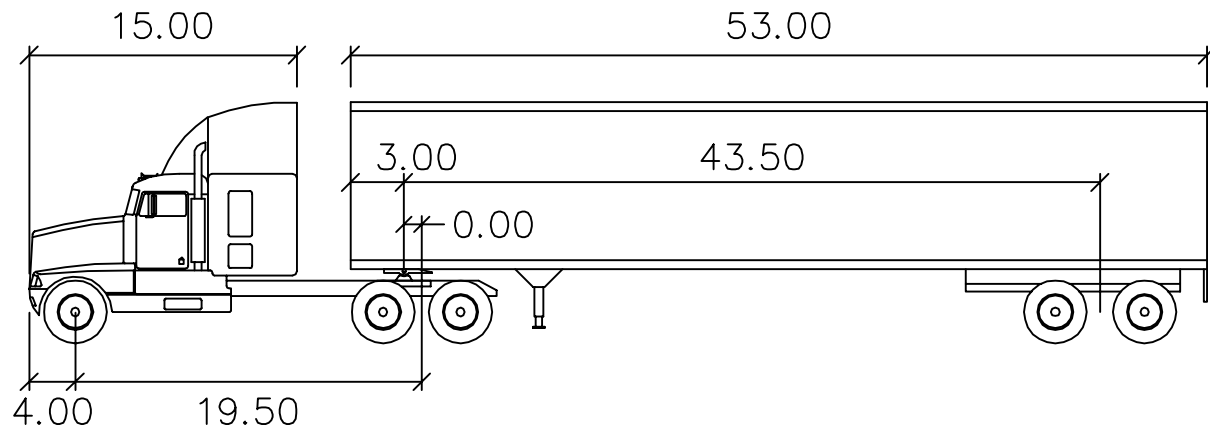
Drawing name: K:\GIS_LDEV\168193001 Torburn Partners - Arlington Heights\2 Design\CADD\PlanSheets\Final Engineering\C3.0-C3.2 SITE PLAN.dwg C3.0 May 18, 2015 10:05am by: jdelaney

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TRUCK ROUTE DETAILS



Arlington Heights Tower 131
Width : 8.50
Track : 6.91
Lock to Lock Time : 6.0
Steering Angle : 40.0



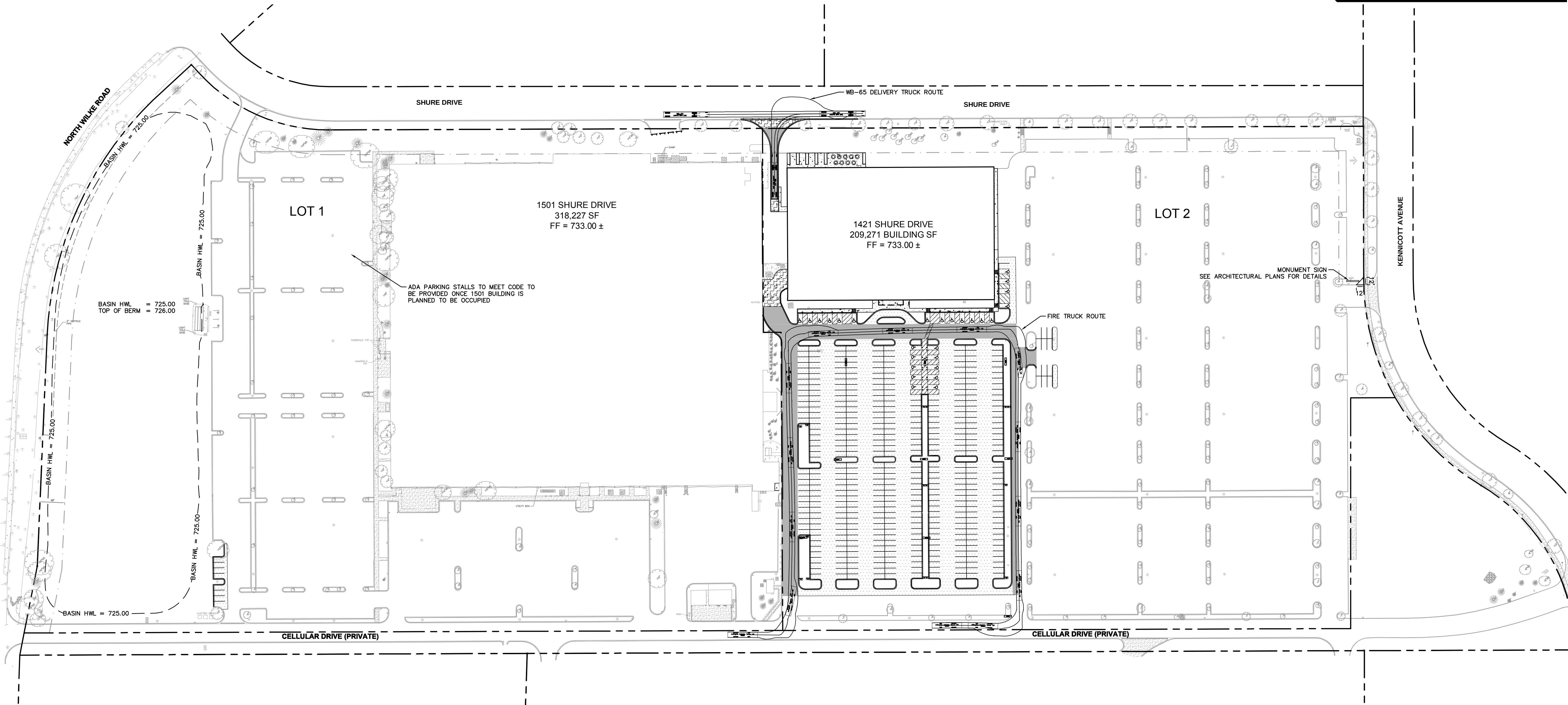
WB-65 feet
Tractor Width : 8.00
Trailer Width : 8.50
Tractor Track : 8.00
Trailer Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 28.4
Articulating Angle : 70.0

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN

PARKING SUMMARY

LOT 1 - 1501 SHURE DRIVE
PARKING SPACES REQUIRED
ASSUMED 215,927 SF OF OFFICE
1 SPACE PER 300 SF FLOOR AREA = 720 SPACES
102,300 SF MANUFACTURING/SERVICE
1 SPACE PER 2 EMPLOYEES PLUS 1
SPACE FOR EACH VEHICLE USED IN
THE CONDUCT OF THE ENTERPRISE
(ASSUMED 100 EMPLOYEES) = 50 SPACES
TOTAL PARKING REQUIRED = 770 SPACES
PARKING SPACES PROVIDED = 792 SPACES
ACCESSIBLE PARKING SPACES REQUIRED
(2% OF TOTAL SPACES) = 16 SPACES
ACCESSIBLE PARKING SPACES PROVIDED = TBD
LOT 2 - 1421 SHURE DRIVE
PARKING SPACES REQUIRED
1 SPACE PER 300 SF FLOOR AREA = 698 SPACES
PARKING SPACES PROVIDED = 1,743 SPACES (8.33)
ACCESSIBLE PARKING SPACES REQUIRED
(2% + 1 FOR EACH 100 OVER 1,000) = 27 SPACES
ACCESSIBLE PARKING SPACES PROVIDED = 27 SPACES



NORTHWEST CROSSINGS
1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

OVERALL SITE PLAN

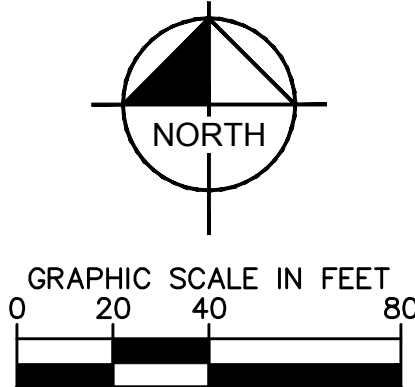
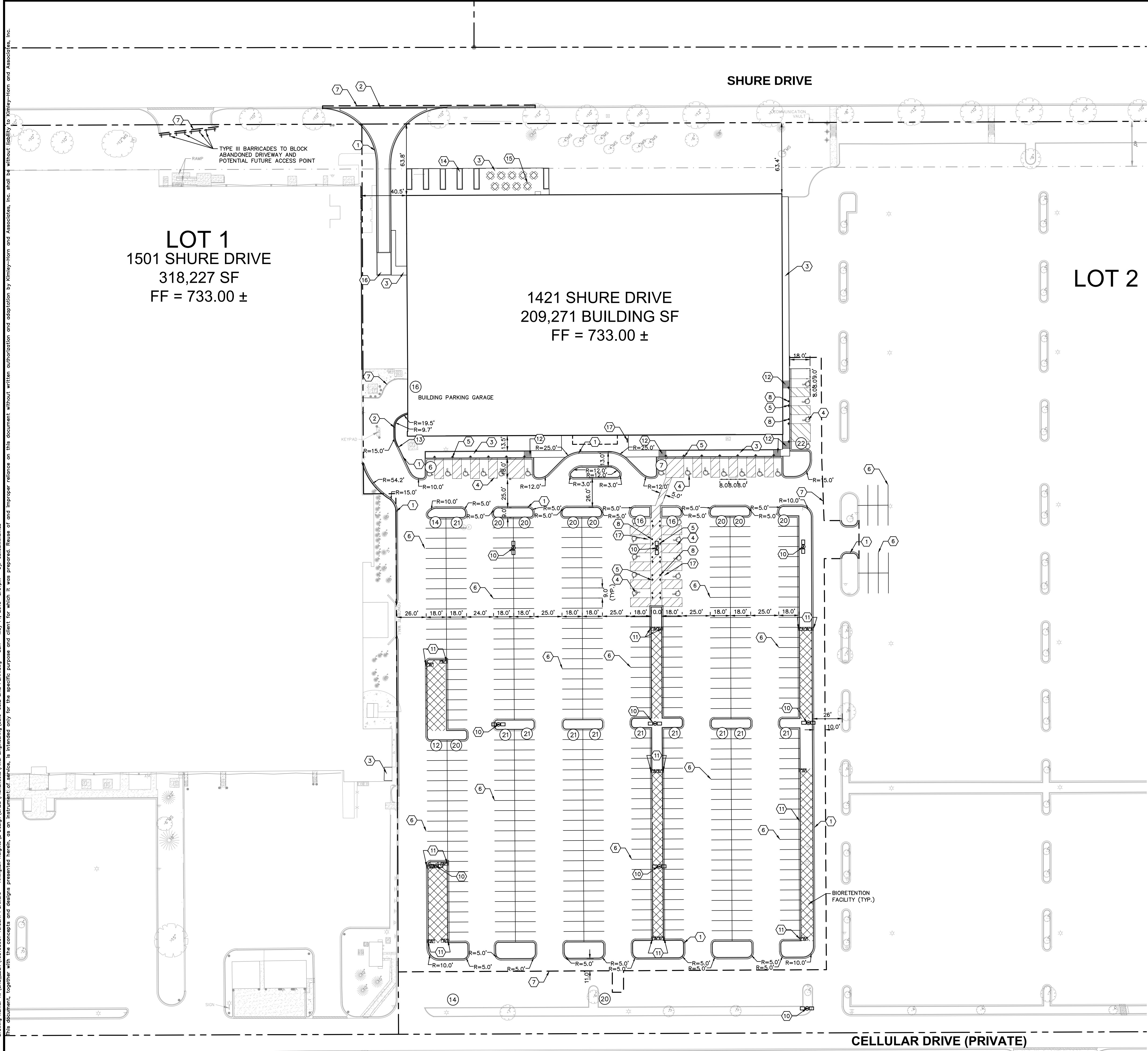
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1033 SKOKIE BOULEVARD,
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NORTHBROOK, IL 60062

SCALE: AS NOTED
DESIGNED BY: LEN
DRAWN BY: LEN
CHECKED BY: DMA

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NO.	REVISIONS	DATE	BY

Drawing name: K:\GIS_DEVELOPMENT\168193001 Torburn Partners - Arlington Heights\2 Design\A00\PlanSheets\Final Engineering\C3.0-C3.2 SITE PLAN.dwg C3.1 May 14, 2015 8:31pm By: colleen.thomas
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PARKING SUMMARY

LOT 2 - 1421 SHURE DRIVE	
PARKING SPACES REQUIRED	= 698 SPACES
1" SPACE PER 300 SF FLOOR AREA	= 1,743 SPACES (8.33)
PARKING SPACES PROVIDED	
ACCESSIBLE PARKING SPACES REQUIRED	= 27 SPACES
(20 + 1 FOR EACH 100 OVER 1,000)	
ACCESSIBLE PARKING SPACES PROVIDED	= 27 SPACES

GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

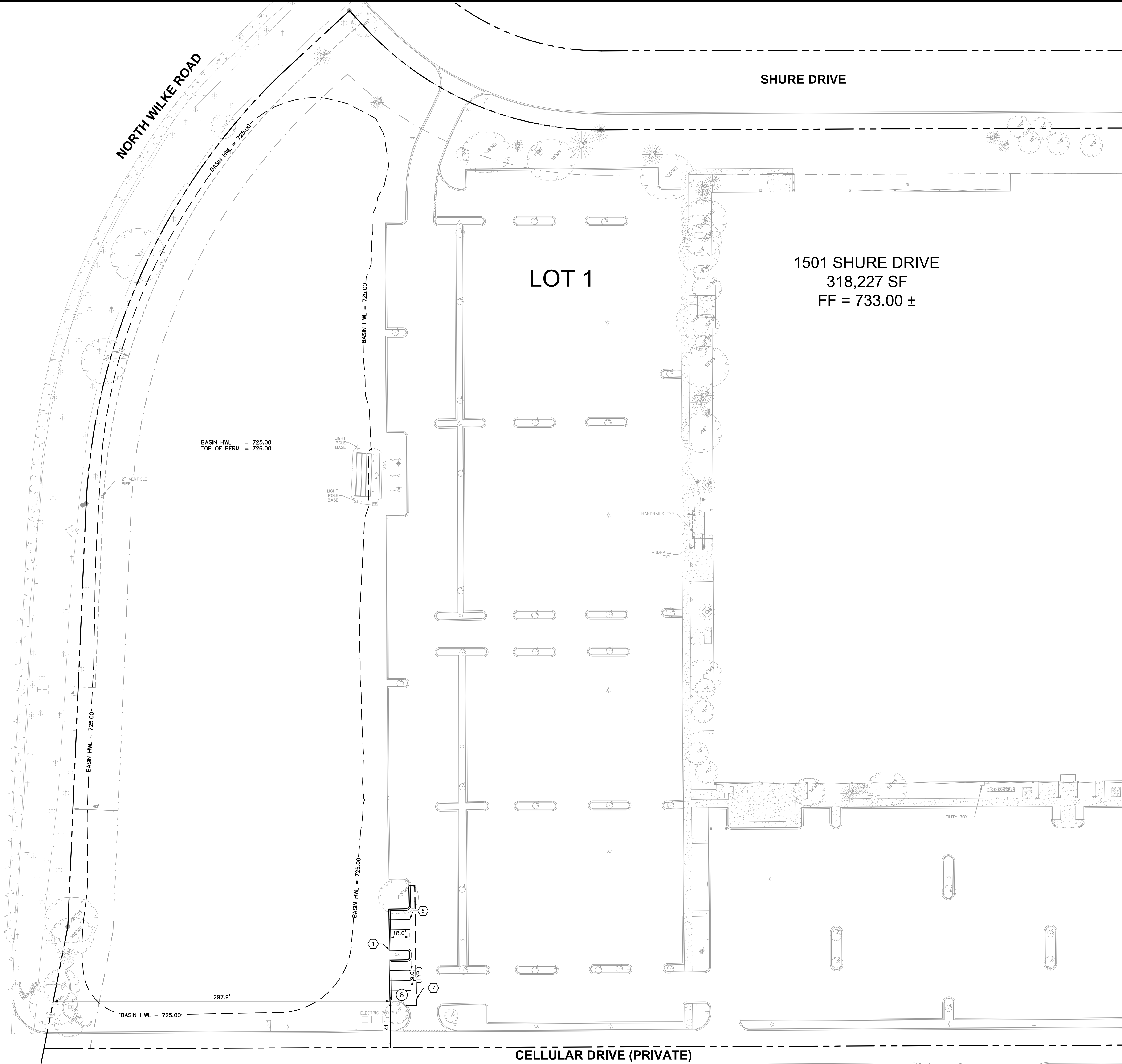
- B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- DEPRESSED CURB AND GUTTER
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- PARKING STALL BOLLARD, TYP. (SEE DETAILS)
- MONUMENT SIGN (NOT USED)
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
- 3'-FT CURB OPENING (SEE GRADING PLAN & DETAILS)
- ACCESSIBLE RAMP (SEE DETAILS)
- 1'-FT TRANSITION CURB
- PLANTER BOX (SEE ARCHITECTURAL PLAN FOR DETAILS)
- PATIO FURNITURE (SEE ARCHITECTURAL PLAN FOR DETAILS)
- DELIVERY PAD (SEE ARCHITECTURAL PLAN FOR DETAILS)
- BIKE RACK (SEE DETAILS)

CURB LEGEND

	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	BIORETENTION FACILITY

NORTHWEST CROSSINGS 1421 W. SHURE DRIVE ARLINGTON HEIGHTS, IL 60004	SITE PLAN - EAST	TORBURN PARTNERS 1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062	Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, LISLE, IL 60532-4550 WWW.KIMLEY-HORN.COM	SCALE:	AS NOTED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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Drawing name: K:\GIS_LDE\168193001 Torburn Partners - Arlington Heights\2 Design\CADD\PlanSheets\Final Engineering\C3.0-C3.2 SITE PLAN.dwg C3.2 May 14, 2015 7:40pm by colleen.thomas
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NORTH

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GRAPHIC SCALE IN FEET

PARKING SUMMARY	
LOT 1 - 1501 SHURE DRIVE	
PARKING SPACES REQUIRED	
ASSUMED 215,927 SF OF OFFICE	
1 SPACE PER 300 SF FLOOR AREA	= 720 SPACES
102,300 SF MANUFACTURING/SERVICE	
1 SPACE PER 2 EMPLOYEES PLUS 1	
SPACE FOR EACH VEHICLE USED IN	
THE CONDUCT OF THE ENTERPRISE	
(ASSUMED 100 EMPLOYEES)	= 50 SPACES
TOTAL PARKING REQUIRED	= 770 SPACES
PARKING SPACES PROVIDED	= 792 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	
(2% OF TOTAL SPACES)	= 16 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= TBD

GENERAL NOTES	
1.	ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2.	BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3.	REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4.	RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5.	ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

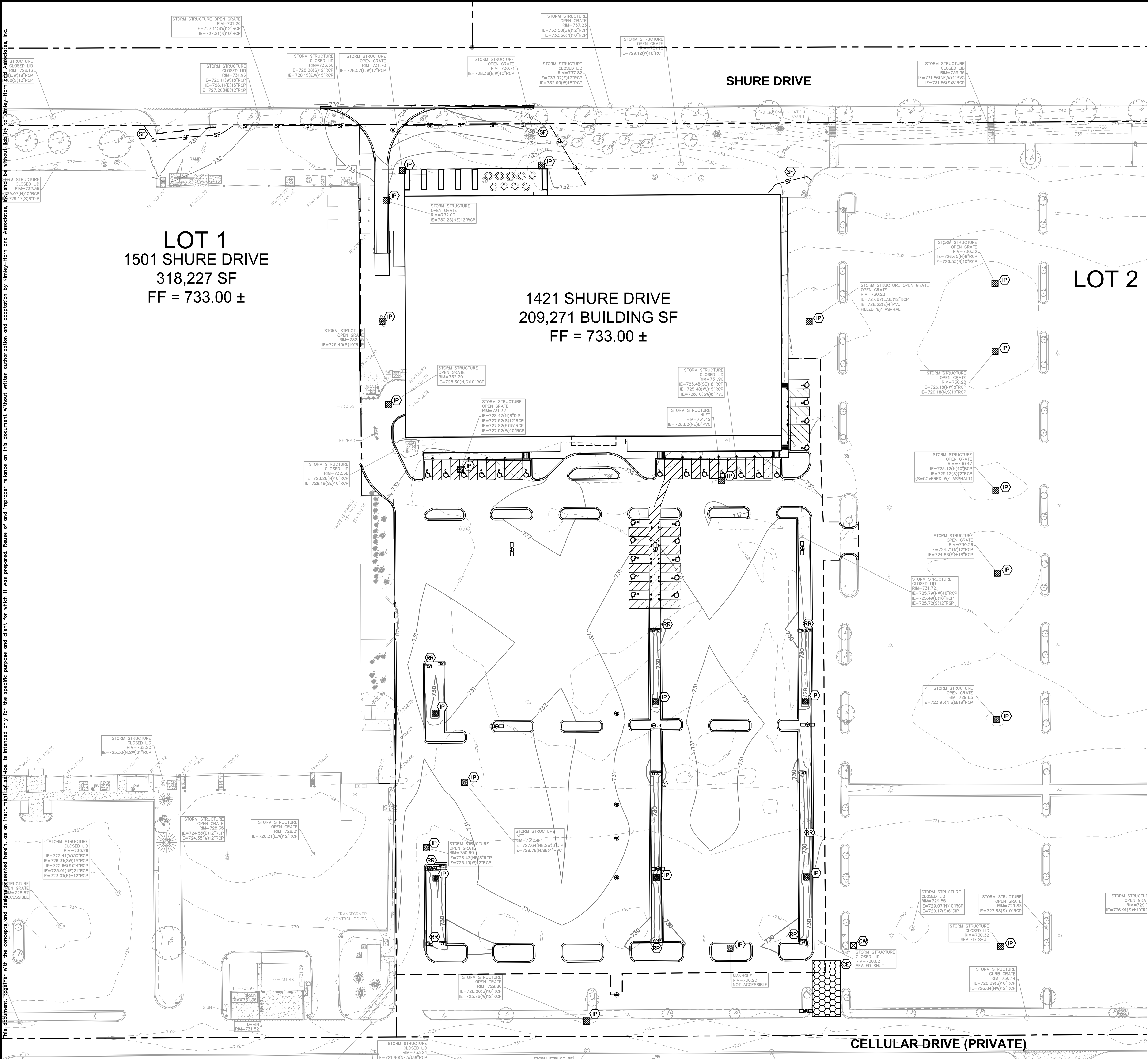
KEY NOTES	
①	B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
②	DEPRESSED CURB AND GUTTER
③	CONCRETE SIDEWALK, TYP. (SEE DETAILS)
④	ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
⑤	ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
⑥	4" WIDE PAINTED WHITE SOLID LINE, TYP.
⑦	CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
⑧	PARKING STALL BOLLARD, TYP. (SEE DETAILS)
⑨	MONUMENT SIGN (NOT USED)
⑩	LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
⑪	3-FT CURB OPENING (SEE GRADING PLAN & DETAILS)
⑫	ACCESSIBLE RAMP (SEE DETAILS)
⑬	1-FT TRANSITION CURB
⑭	PLANTER BOX (SEE ARCHITECTURAL PLAN FOR DETAILS)
⑮	PATIO FURNITURE (SEE ARCHITECTURAL PLAN FOR DETAILS)
⑯	DELIVERY PAD (SEE ARCHITECTURAL PLAN FOR DETAILS)
⑰	BIKE RACK (SEE DETAILS)

CURB LEGEND	
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
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NORTHWEST CROSSINGS 1421 W. SHURE DRIVE ARLINGTON HEIGHTS, IL 60004	SITE PLAN - WEST	TORBURN PARTNERS 1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062	Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARENVILLE ROAD, SUITE 350, Lisle, IL 60532-4550 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
ORIGINAL ISSUE: 5/14/2015		KHA PROJECT NO. 168193001		SHEET NUMBER		C3.2	

Drawing name: K:\GIS_DEVELOPMENT\168193001 Torburn Partners - Arlington Heights\2 Design\CAD\PlanSheets\Final Engineering\C4.1-C4.3 EROSION CONTROL PLAN & DETAILS.dwg C4.1 May 14, 2015 7:41pm by: collen.hanna

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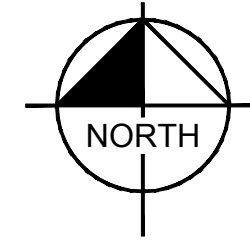
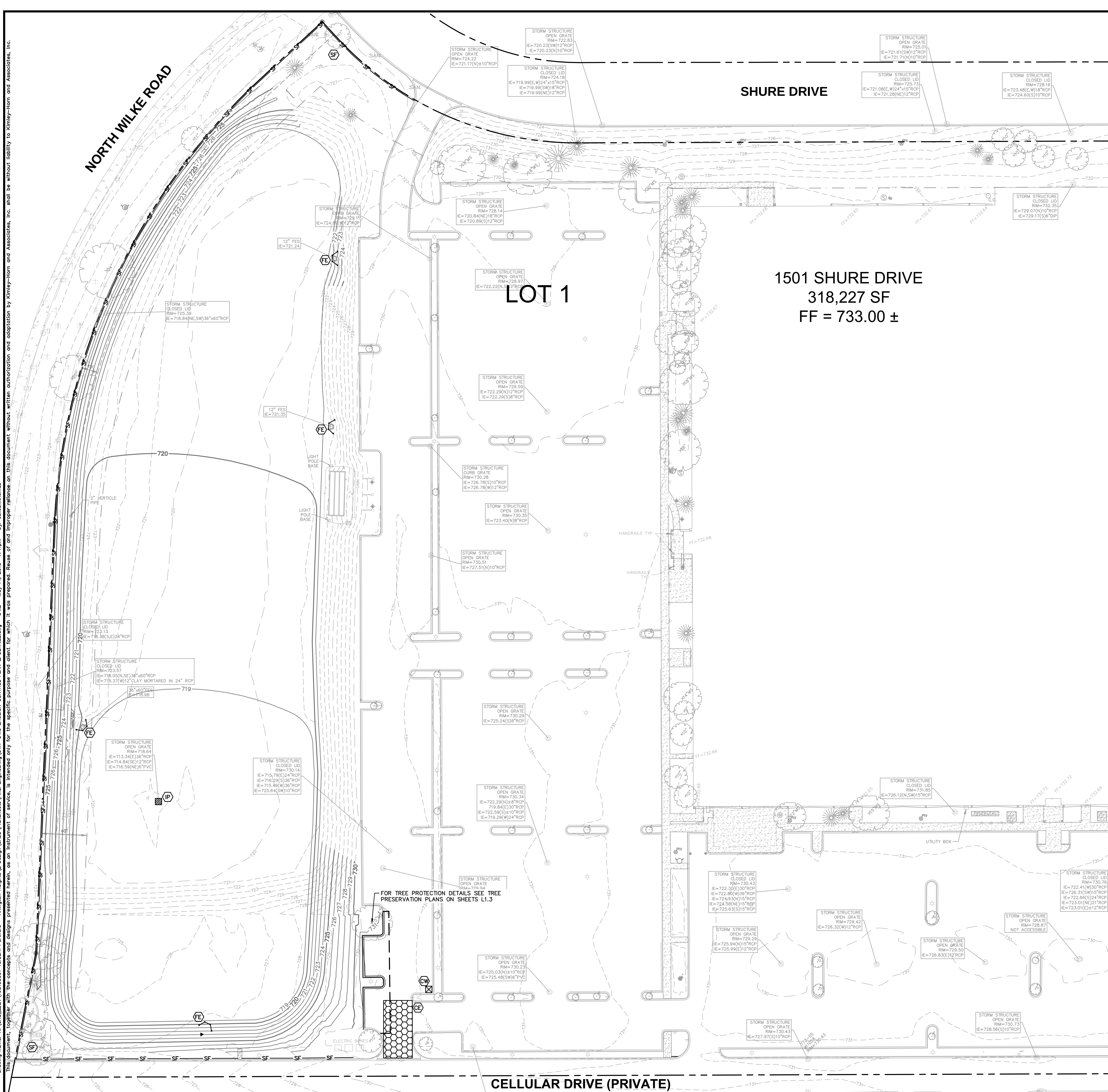
NORTH

EROSION CONTROL LEGEND

	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	SILT FENCE (SEE EROSION CONTROL DETAILS)
	INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
	RIP RAP (SEE EROSION CONTROL DETAILS)
	FLARED END SECTION PROTECTION (SEE EROSION CONTROL DETAILS)
	TEMPORARY SOIL STOCKPILE
	EXISTING CONTOURS
	PROPOSED CONTOURS

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

NORTHWEST CROSSINGS 1421 W. SHURE DRIVE ARLINGTON HEIGHTS, IL 60004	EROSION CONTROL PLAN - EAST	TORBURN PARTNERS 1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062	Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, Lisle, IL 60532 TEL: 630.327.4550 WWW.KIMLEY-HORN.COM	REVISIONS		DATE	BY
				No.			
ORIGINAL ISSUE: 5/14/2015		KHA PROJECT NO. 168193001		SHEET NUMBER C4.1			



EROSION CONTROL LEGEND



- | | |
|---|---|
|  | CONSTRUCTION ENTRANCE
(SEE EROSION CONTROL DETAILS) |
|  | SILT FENCE
(SEE EROSION CONTROL DETAILS) |
|  | INLET PROTECTION
(SEE EROSION CONTROL DETAILS) |
|  | CONCRETE WASHOUT
(SEE EROSION CONTROL DETAILS)
(TO BE DETERMINED BY CONTRACTOR) |
|  | RIP RAP
(SEE EROSION CONTROL DETAILS) |
|  | FLARED END SECTION PROTECTION
(SEE EROSION CONTROL DETAILS) |
|  | TEMPORARY SOIL STOCKPILE |

EXISTING CONTOURS

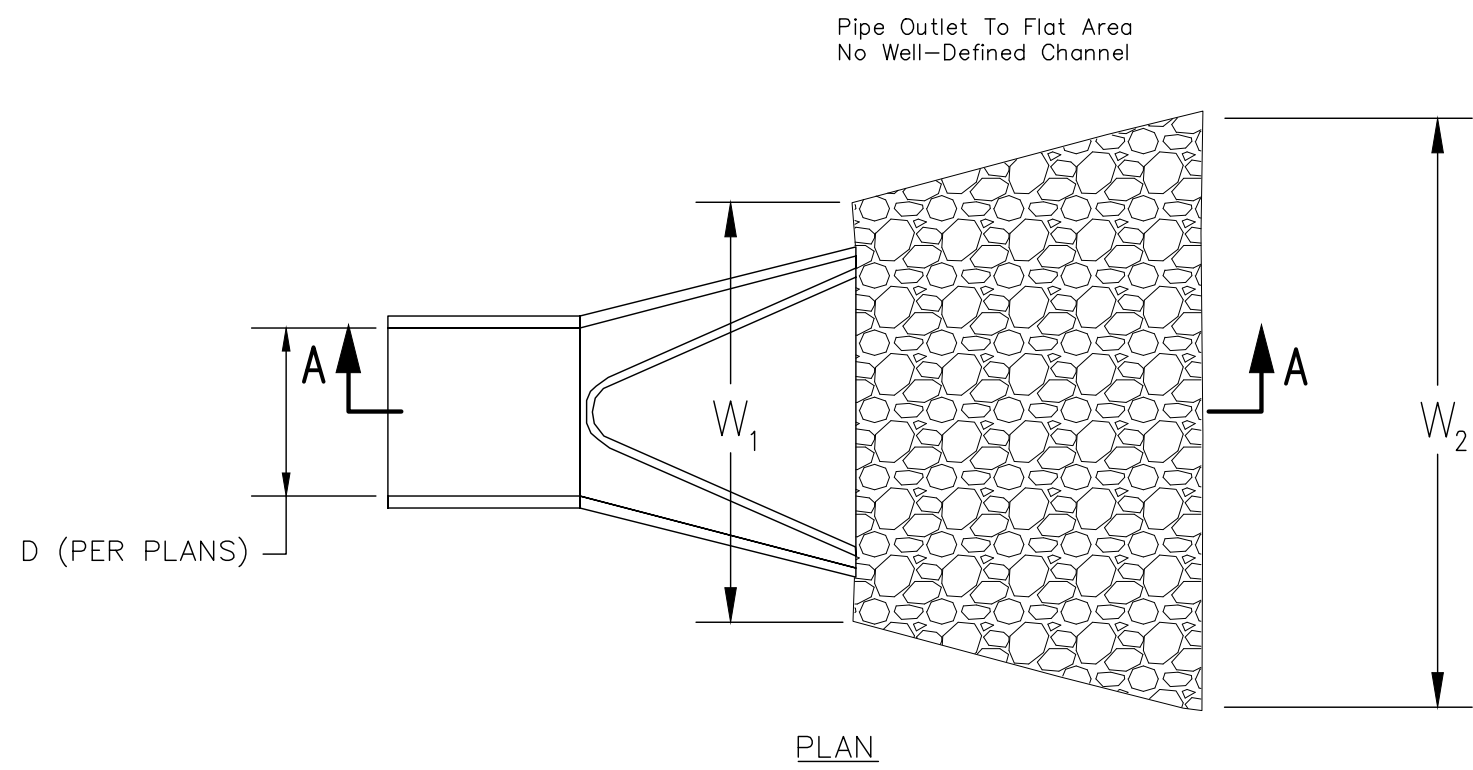
PROPOSED CONTOURS

EROSION CONTROL SCHEDULE AND SEQUENCING:

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

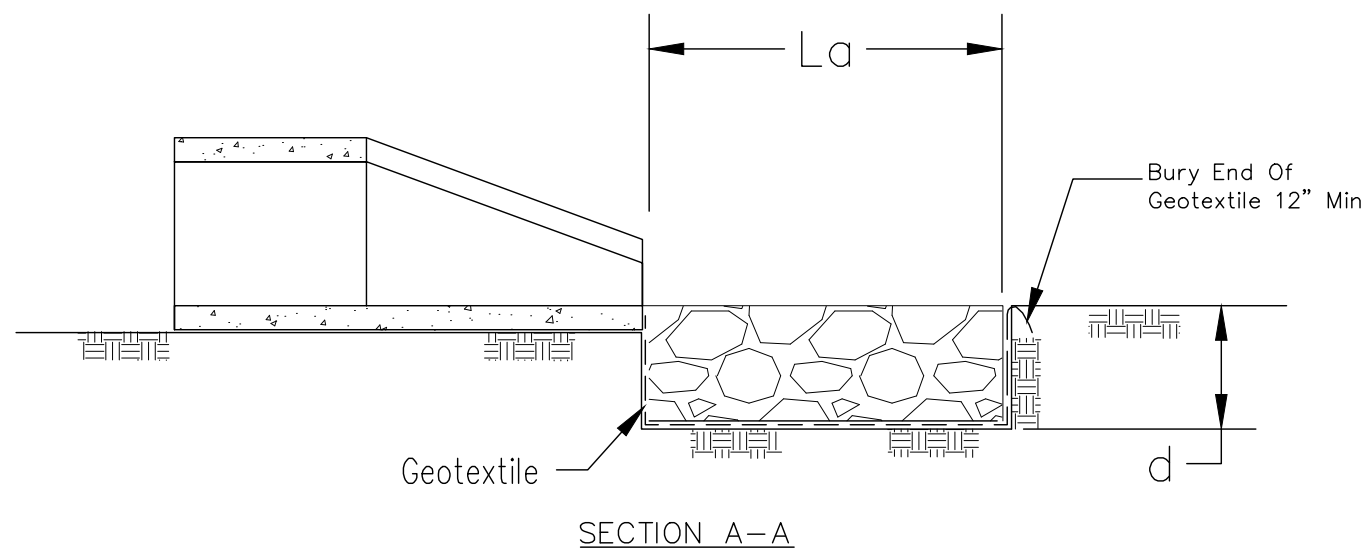
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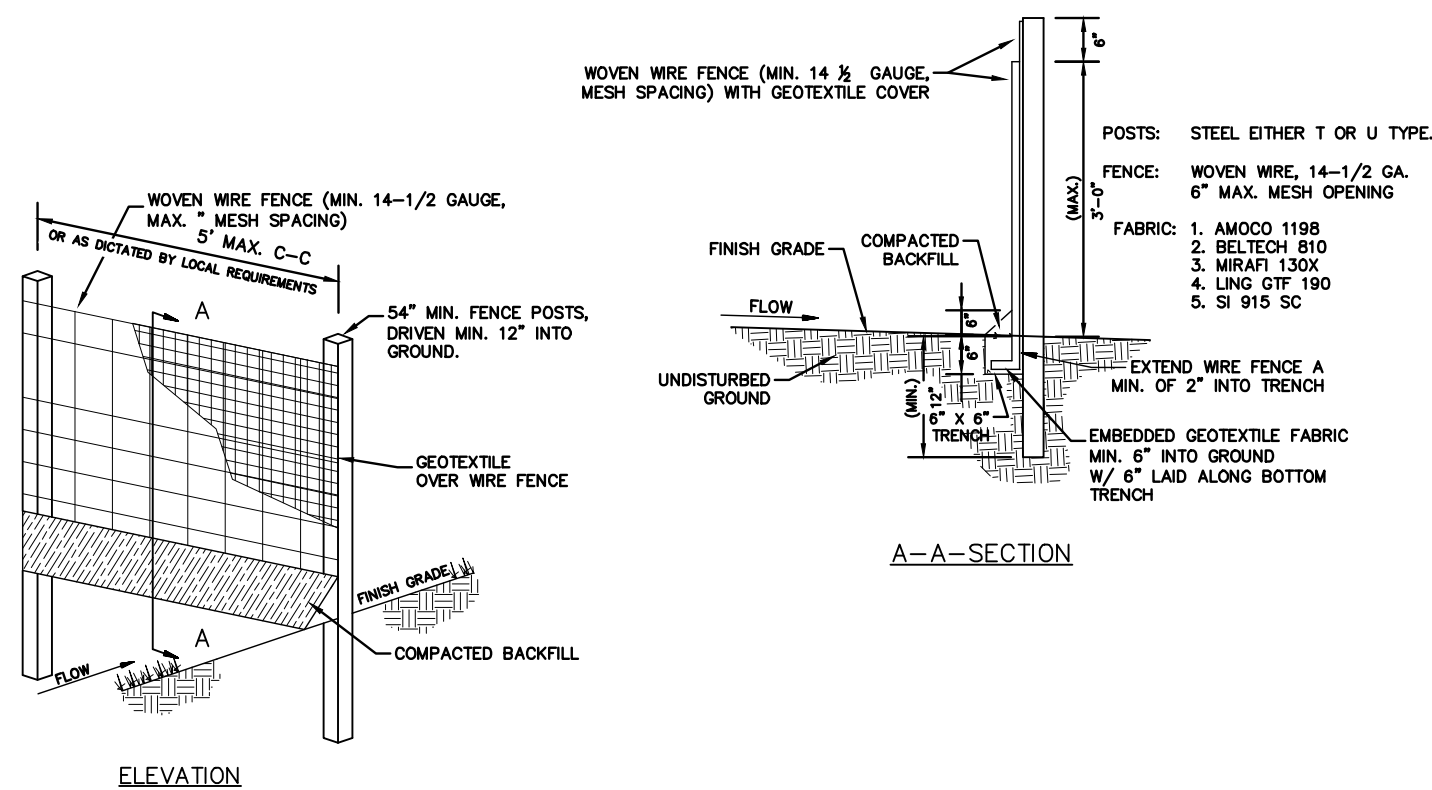


- NOTES:
- The rock riprap shall meet IDOT requirements for Gradation No. RR-3 & RR-4, Quality Designation "A".
 - Geotextile (non-woven) minimum criteria:
 - Weight of Geotextile (oz/sq.yd.) _____ 6
 - Tensile strength (lb) ASTM D 4632 _____ 180
 - Elongation at failure (%) ASTM D 4632 _____ ≥ 50
 - Puncture (lb) ASTM D 4833 _____ 80
 - Ultraviolet light (% residual tensile strength) ASTM D 4355 _____ min 70
 - Apparent opening size (AOS) ASTM D 4751 _____ max 40 sieve
 - Permittivity sec⁻¹ ASTM D 4491 _____ min 0.70
 - Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.
 - Apron width W₁ shall be 3 times the culvert pipe diameter. Apron width W₂ shall be equal to L_a plus the pipe diameter.
 - Rock thickness d shall be at least 1.5 times the riprap D₁₀₀ size.
 - Apron length L_a and rock riprap has been sized according to Illinois Urban Manual Rock Outlet Protection standard 910 based calculated velocity for this project site. Please see Table 1 for details.

TABLE 1		
PIPE SIZE	IDOT GRADATION	L _a
12"	RR-3	12'
24"	RR-4	14'
36"	RR-4	22'

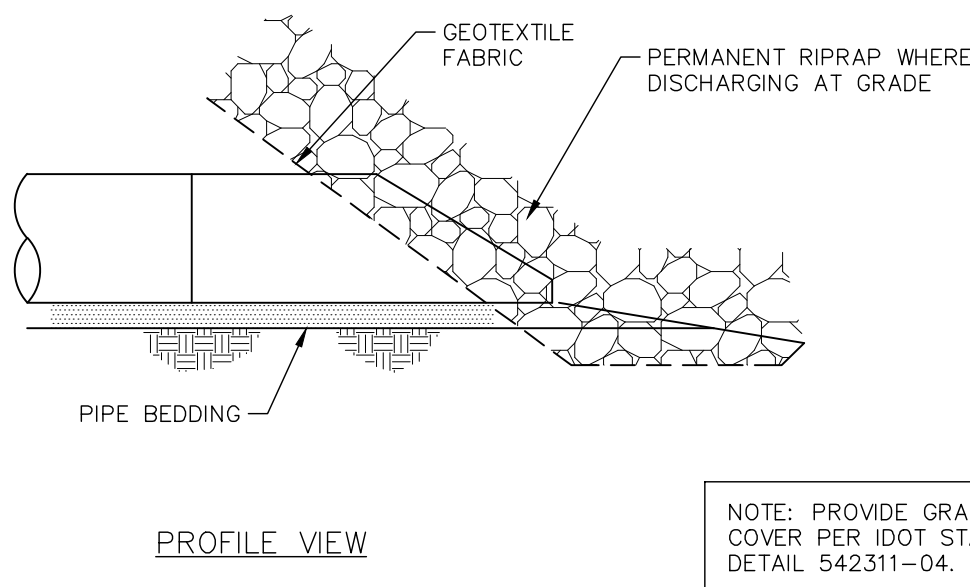


RIP RAP DETAIL OUTLET PROTECTION
N.T.S.



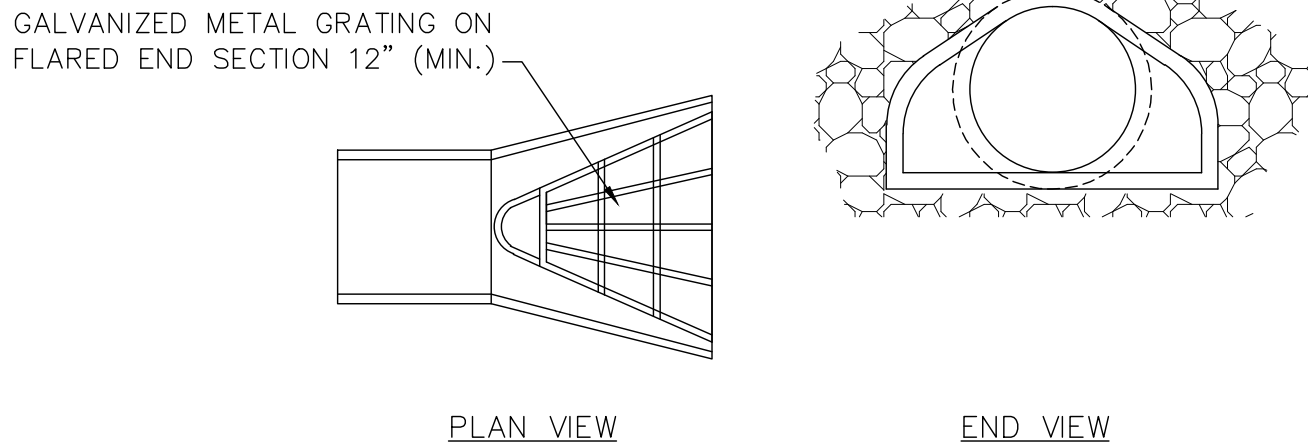
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
- GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
N.T.S.

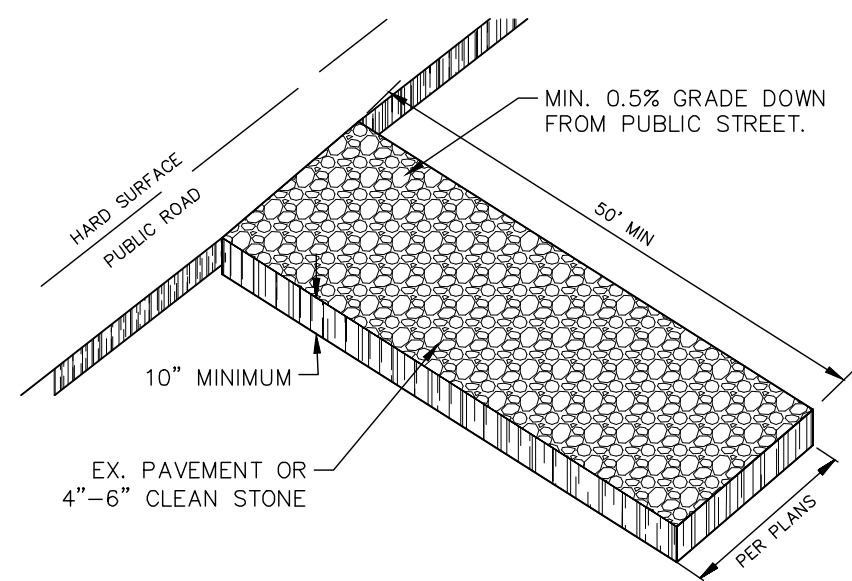


NOTE: PROVIDE GRATED COVER PER IDOT STANDARD DETAIL 542311-04.

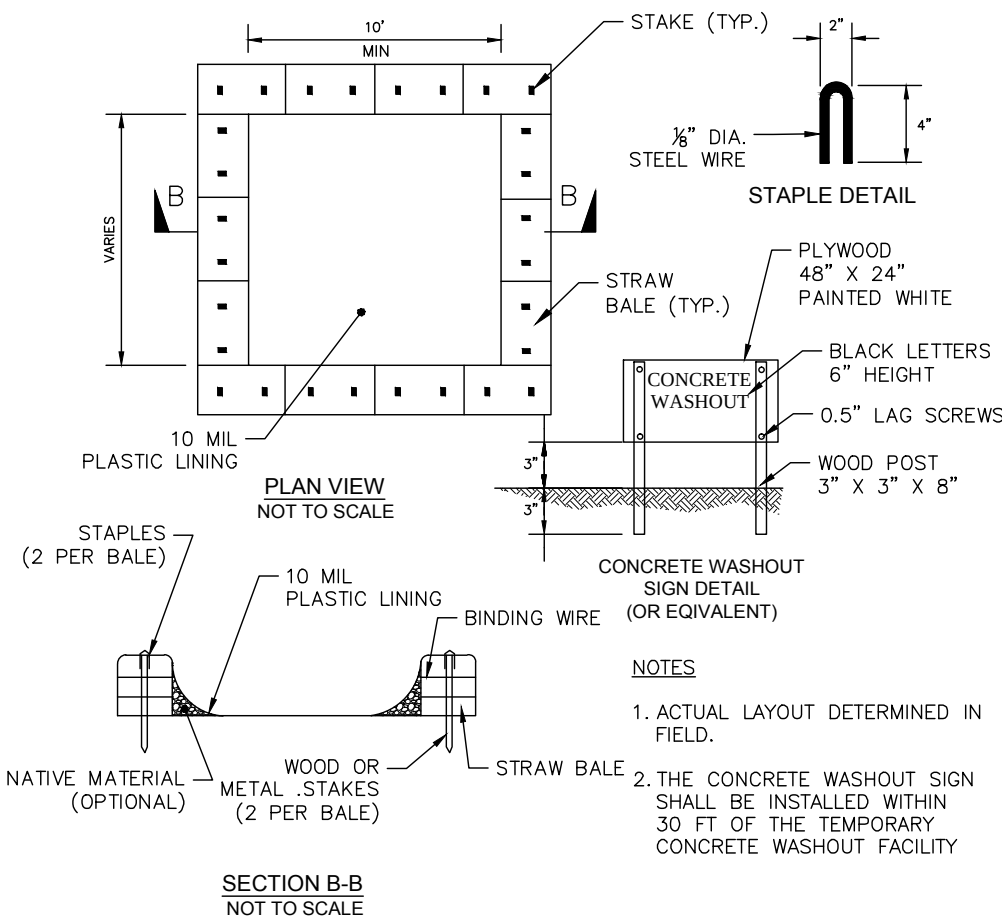
CULVERT INLET PROTECTION
N.T.S.



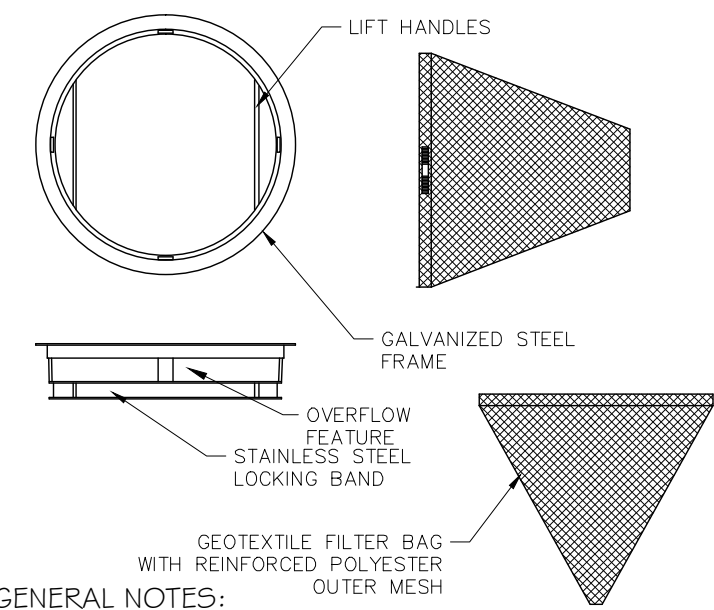
FLARED END SECTION
N.T.S.



CONSTRUCTION ENTRANCE
N.T.S.



CONCRETE WASHOUT
N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

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

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

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

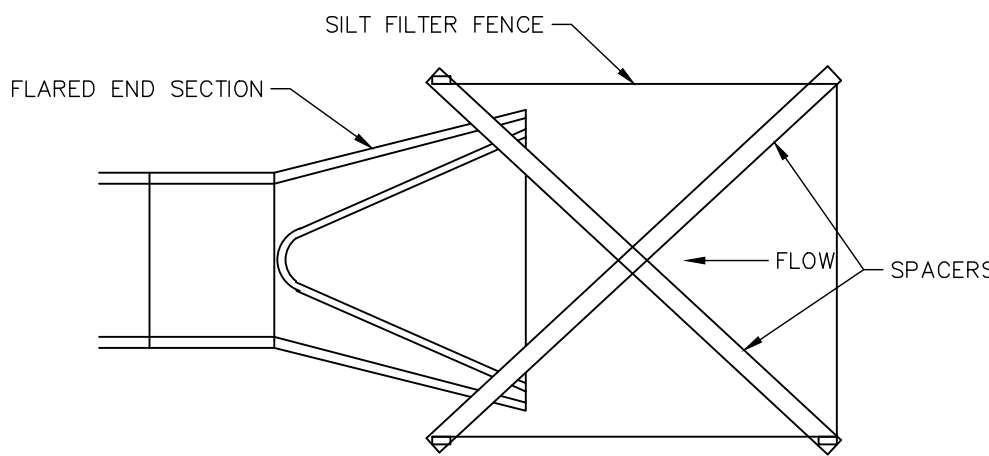
ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION
N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B									B		
TEMPORARY SEEDING			C			D						
SODDING			E									
MULCHING	F		**									

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

SEEDING CHART



SILT FILTER FENCE
N.T.S.

EROSION CONTROL NOTES

SITE GENERAL NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.

TEMPORARY EROSION CONTROL NOTES

- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECULIDATED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITHIN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

NO.	REVISIONS	DATE	BY

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

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

EROSION CONTROL NOTES & DETAILS

NORTHWEST CROSSINGS
1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
5/14/2015
KHA PROJECT NO.
168193001

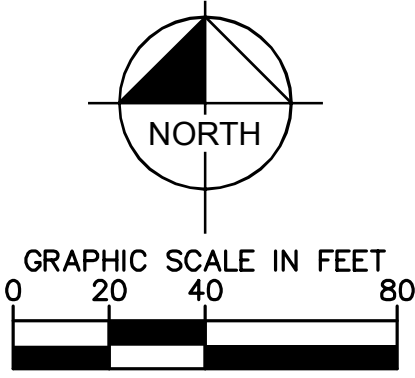
SHEET NUMBER

C4.3

1421 SHURE DRIVE
209,271 BUILDING SF
FF = 733.00 ±

LOT 2

CELLULAR DRIVE (PRIVATE)



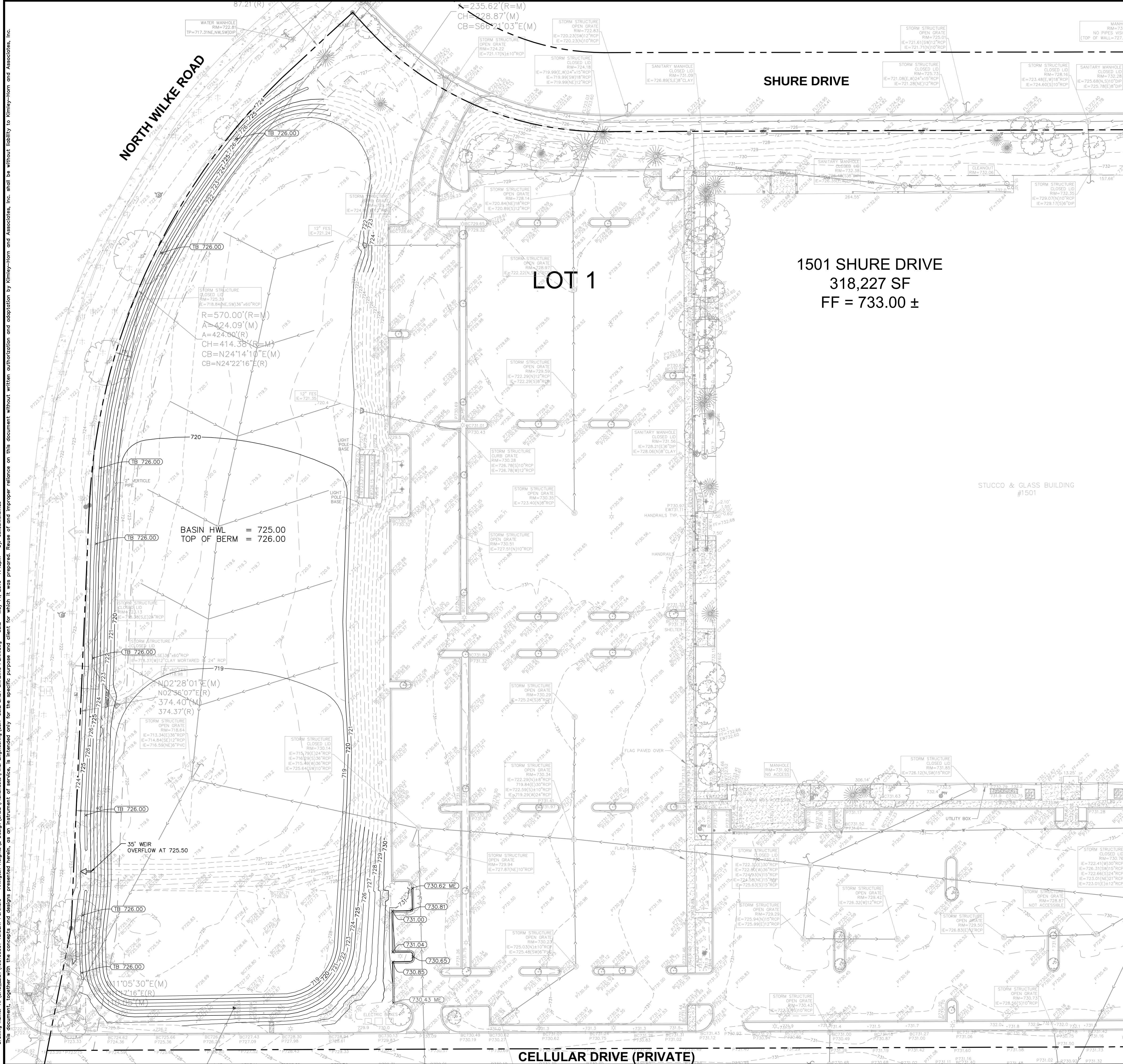
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3.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

EP = EDGE OF PAVEMENT
 TC = TOP OF CURB
 ME = MATCH ELEVATION
 FL = FLOW LINE
 R = RIM ELEVATION
 FG = FINISHED GRADE
 TB = TOP OF BERM

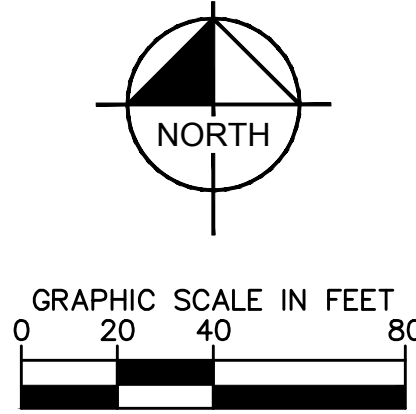
— 620 —
 — **RIDGE** —
 X.XX%
 ←
 ←=

PROPOSED CONTOUR
 RIDGE LINE
 SLOPE AND FLOW DIRECTION
 100-YEAR OVERLAND OVERFLOW ROUTE
 DETENTION BASIN 100-YEAR EMERGENCY
 OVERLAND OVERFLOW ROUTE
 PROPOSED SWALE

[illegible]



CELLULAR DRIVE (PRIVATE)



GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH SURVEYOR, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
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GRADING LEGEND

EP = EDGE OF PAVEMENT
TC = TOP OF CURB
ME = MATCH ELEVATION
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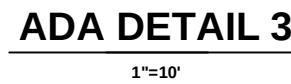
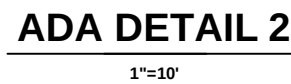
PROPOSED CONTOUR
RIDGE LINE
SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
DETENTION BASIN 100-YEAR EMERGENCY
OVERLAND OVERFLOW ROUTE
PROPOSED SWALE

[illegible]

ORIGINAL ISSUE:
5/14/2015
KHA PROJECT NO.
168193001
SHEET NUMBER

C5.2

Drawing name: K:\CHS_DEVE\168193001 Torburn Partners - Arlington Heights\2 Design\CADD\PlanSheets\Final Engineering\C5.1-C5.2 EAST GRADING PLAN.dwg C5.3 May 14, 2015 8:39pm by: colleen.thomas



ORIGINAL ISSUE:
5/14/2015

KHA PROJECT NO
168193001

SHEET NUMBER

C5.3

GRADING PLAN DETAILS

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

SCALE:	AS NOTED
DESIGNED BY:	LEN
DRAWN BY:	LEN
CHECKED BY:	DMA

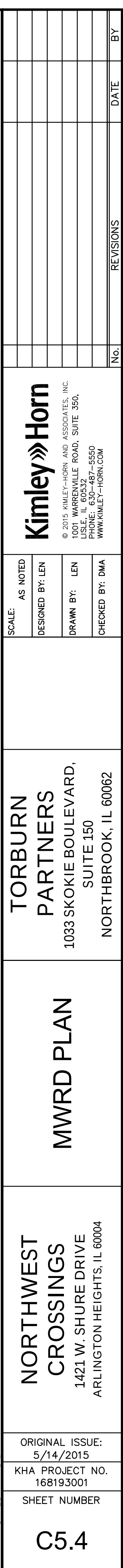
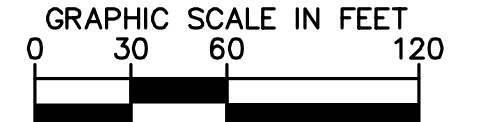
Kimley»Horn
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1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

[illegible]

AREA OF SITE (AC)	42.04
DISTURBED AREA	9.31
HWL	725.00
BOTTOM	719.00
ORIFICE PLATE	718.00
RATE CONTROL	
MWRD DETENTION REQUIRED (AC-FT)	13.50
DETENTION PROVIDED (AC-FT)	19.77
VOLUME CONTROL	
DETENTION REQUIRED (AC-FT)	0.19
DETENTION PROVIDED (AC-FT)	0.23
RESTRICTOR TYPE AND SIZE	9" W. ORIFICE 6" S.W. ORIFICE

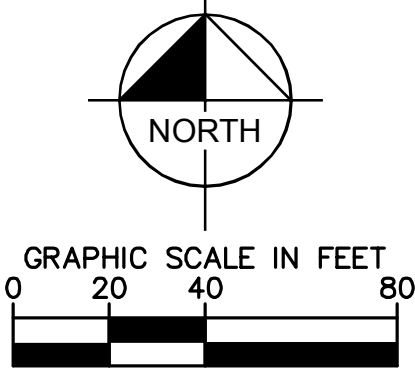
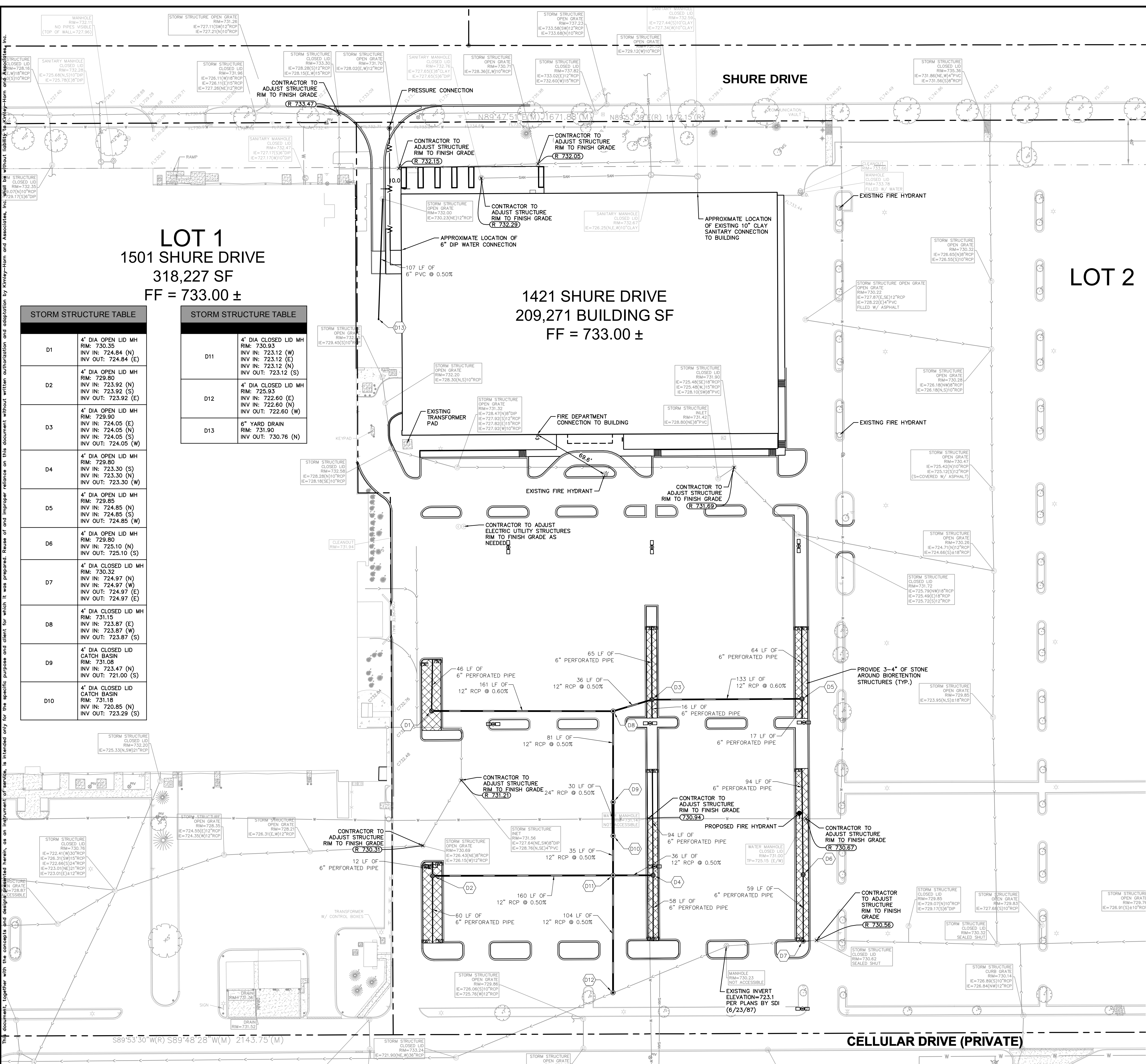
	<u>TRIBUTARY PERVIOUS AREA</u> GRASS, LANDSCAPING	=	5.47 ACRES
	<u>TRIBUTARY MAINTENANCE AREA</u> EXISTING CONCRETE AND ASPHALT BEING RESURFACED	=	1.61 ACRES
	<u>TRIBUTARY NEW IMPERVIOUS AREA</u> CONCRETE & ASPHALT	=	2.23 ACRES

1. THE MWRO LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE FIELD OFFICE PHONE NUMBER IS 708-588-4055.
2. ELEVATION DATA FOR IS CONVERSION EQUATION
3. THE MWRO CONSIDERS 0.00 CHICAGO CITY DATUM (CCD) TO BE 579.48 MSL 1929 ADJUSTMENT.
4. ALL FLOOD DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
5. ALL DISCHARGES FROM FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
6. ALL SANITARY SEWERS, COMBINED SEWERS AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRE STONE BEDDING WITH STONE $\frac{1}{2}$ INCH TO 1 INCH IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL $\frac{1}{2}$ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. BEDDING SHALL BE CAST IN PLACE C-11 OR C-A-13 AND SHALL BE EXTENDED AT LEAST 12 INCHES ABOVE THE TOP OF THE PIPE WHEN PVC PIPE IS USED. DUCTILE IRON DOES REQUIRE STONE BEDDING. IF A CONCRETE CRADLE OR ENCASEMENT IS PROVIDED, BEDDING CAN BE ELIMINATED.
7. ANSON-SHEAR MISSION COUPLING SHALL BE USED FOR THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.
8. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY OTHER THAN AN EXISTING WYE, TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
 - * USING A CRANE, A BORING MACHINE, CORE DRILL, AN OPENING INTO THE EXISTING PIPE AND INSTALL A SADDLE OR PREFABRICATED TEE.
 - * REMOVE AN ENTIRE SECTION OF THE PIPE BREAKING ONLY THE TOP OF ONE BALL AND REPLACE WITH A WYE OR TEE BRANCH.
 - * WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING ANSON-SHEAR MISSION COUPLING TO HOLD IT FIRMLY ON PLACE.
9. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL SEPARATION SHALL BE 18 INCHES. IF THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATER MAIN, FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATER MAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH; OR THE MINIMUM VERTICAL SEPARATION IS MAINTAINED; OR THE SEWER LAID IN THE SAME TRENCH WITH THE WATER MAIN LOCATED ON THE OPPOSITE SIDE, ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18-INCH VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE PROTECTED BY AN ACCEPTABLE MANHOLE, OR A COVER, OR A DUCTILE IRON MANHOLE. THE TRENCH SHALL BE FILLED WITH ACCEPTABLE GRANULAR MATERIAL SHALL HAVE THEIR ENDS PLUGGED WITH GROUT, OR THEY SHALL BE REMOVED.
11. ALL SANITARY MANHOLES AND STORM MANHOLES IN COMBINED SEWER AREAS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CAST IN PLACE CONCRETE OR PRE-CAST REINFORCED CONCRETE.
12. FOOTING DRAINS, EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS AND FOR FOUNDATION/FOOTING DRAINS OF CAST IN PLACE CONCRETE, SHALL BE PLUGGED WITH GROUT. PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN EXISTING SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES SHALL BE PLUGGED WITH GROUT. FOUNDATION/FOOTING DRAINS OF CAST IN PLACE CONCRETE SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.



Drawing name: K:\VARS_LDEV\168193001_Torburn Partners - Arlington Heights\2 Design\CADD\PlanSheet\Final Engineering\061-062_UTILITY PLAN.dwg C61 May 18, 2015 10:12am by: ladevator

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UTILITY LEGEND

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

UTILITY NOTES

- ALL WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

UTILITY CROSSING LEGEND

8" EX. WATER	B/P = 724.89
24" STORM	T/P = 723.18

NOTE: WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT SEWER MAIN OR WATER MAIN IS TO BE ENCASED FOR 10-FT ON EACH SIDE OF A CROSSING WHERE THERE IS LESS THAN 18-IN SEPARATION.

TORBURN PARTNERS

UTILITY PLAN - EAST

NORTHWEST CROSSINGS

1421 W. SHURE DRIVE

ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 5/14/2015

KHA PROJECT NO. 168193001

SHEET NUMBER

C6.1

SCALE: AS NOTED

DESIGNED BY: LEN

DRAWN BY: LEN

CHECKED BY: DMA

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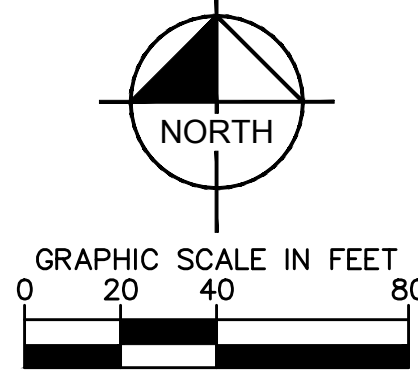
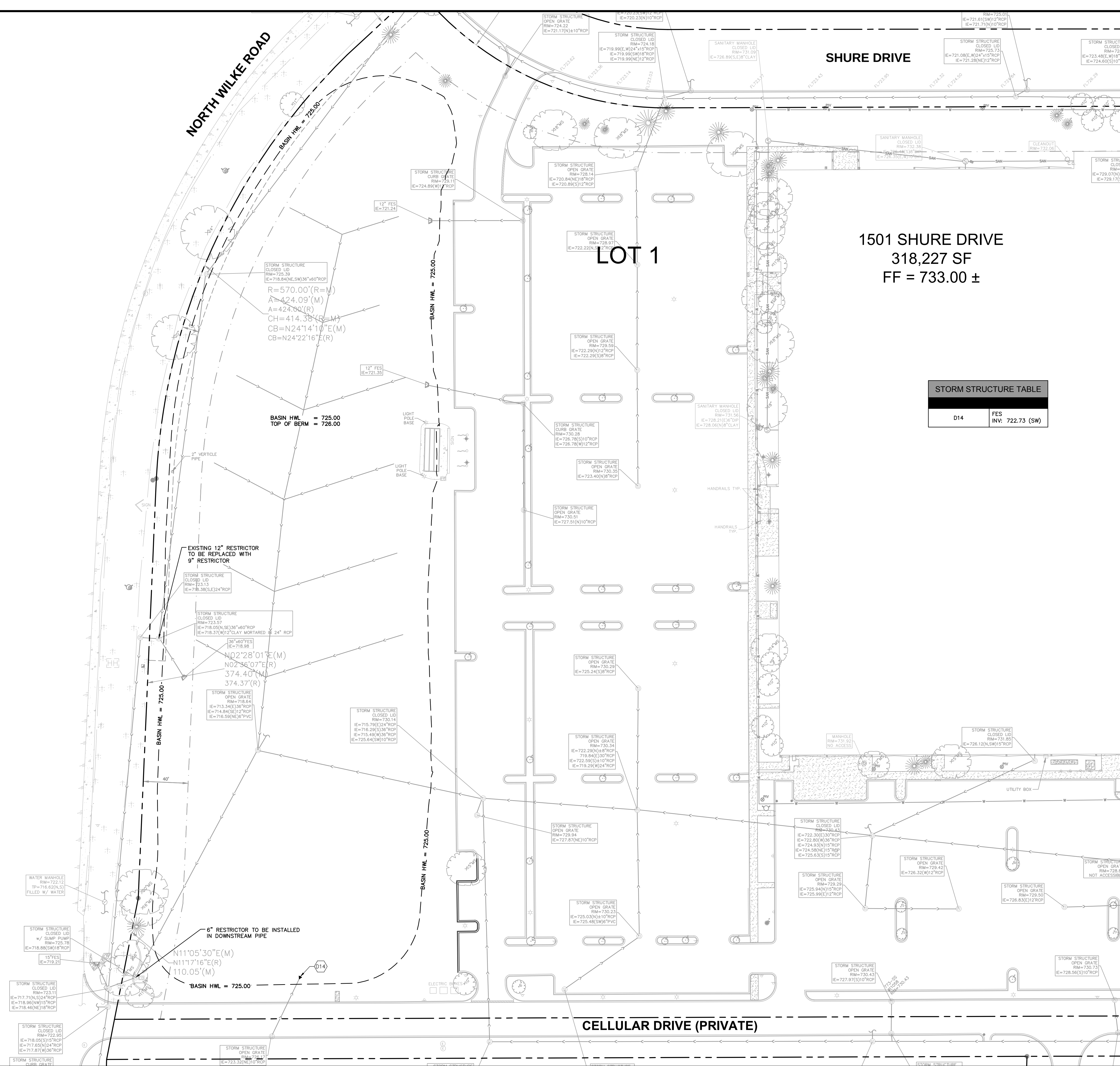
1001 WARRENVILLE ROAD, SUITE 350,

PHOTO: 630-487-5550

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REVISIONS

NO.	DATE	BY



UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
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	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
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	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE

UTILITY NOTES

GENERAL UTILITY NOTES

4. ALL WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52.
5. ALL SANITARY SEWER LINES SHALL BE P.V.C MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS NOTIFIED). PROVIDE 24" MINIMUM COVER.
6. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
7. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
8. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE COVERING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
9. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
10. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND CROSSINGS AND CROSSING. NOTIFY ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
11. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING. CONTRACTOR SHALL CONTRACTORS SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
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15. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
16. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
17. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

**NORTHWEST
CROSSINGS**
1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

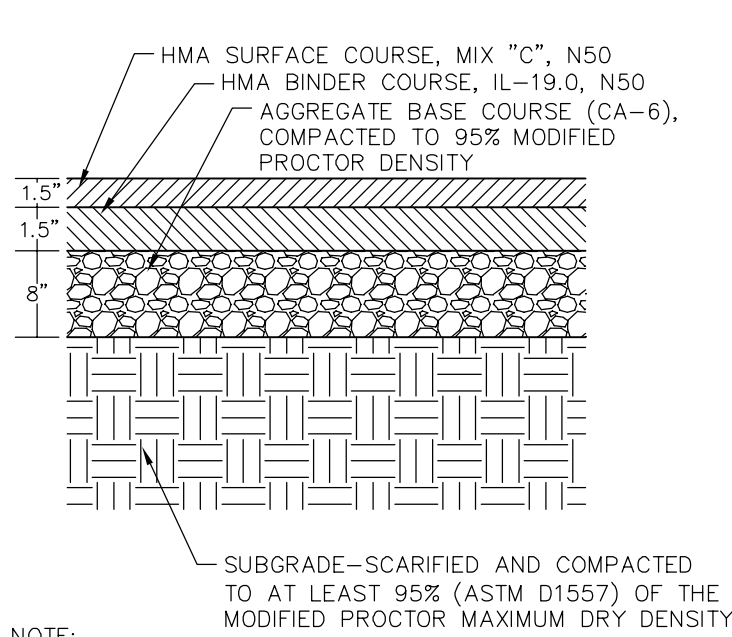
UTILITY PLAN - WEST

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

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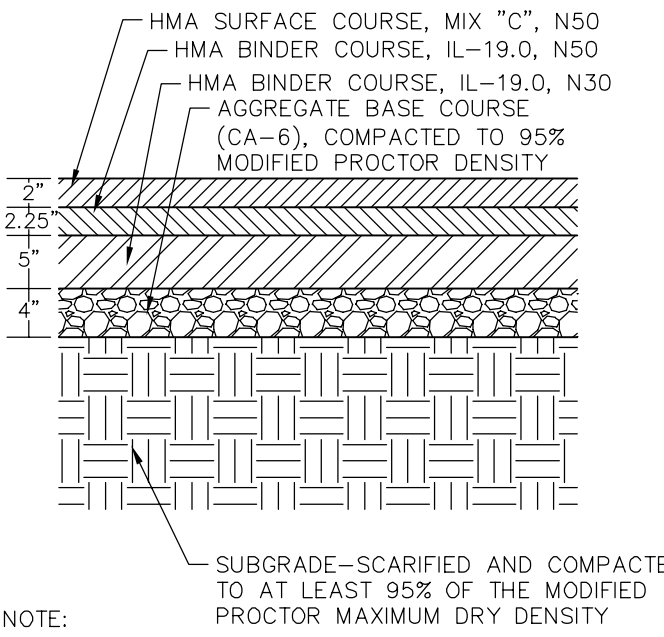
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Drawing name: K:\GIS\DEV\168193001\Torburn Partners - Arlington Heights\2 Design\CADD\PlanSheets\Plan Engineering\C7.0-C7.1 CONSTRUCTION DETAILS.dwg C7.0 May 14, 2015 8:04pm by: cullen.hornas
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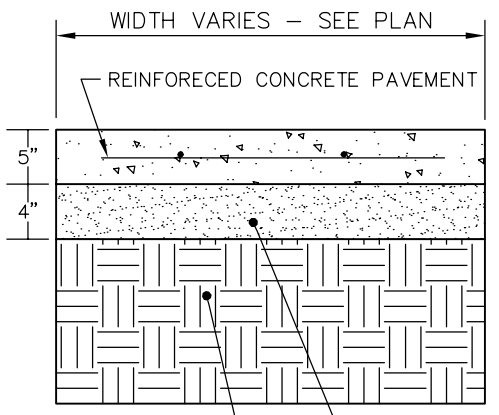
- NOTE:
1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM EXISTING PAVEMENT SECTION.
 2. SEE NOTES #4.2 AND 4.3 UNDER PAVING NOTES ON SHEET C1.0 FOR PRIME COAT AND TACK-COAT REQUIREMENTS.

**STANDARD DUTY
ASPHALTIC PAVEMENT SECTION**
N.T.S.



- NOTE:
1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY OZ ENGINEERING, LLC DATED DECEMBER 12, 2011. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
 2. SEE NOTES #4.2 AND 4.3 UNDER PAVING NOTES ON SHEET C1.0 FOR PRIME COAT AND TACK-COAT REQUIREMENTS.

**HEAVY DUTY
ASPHALTIC PAVEMENT SECTION**
N.T.S.

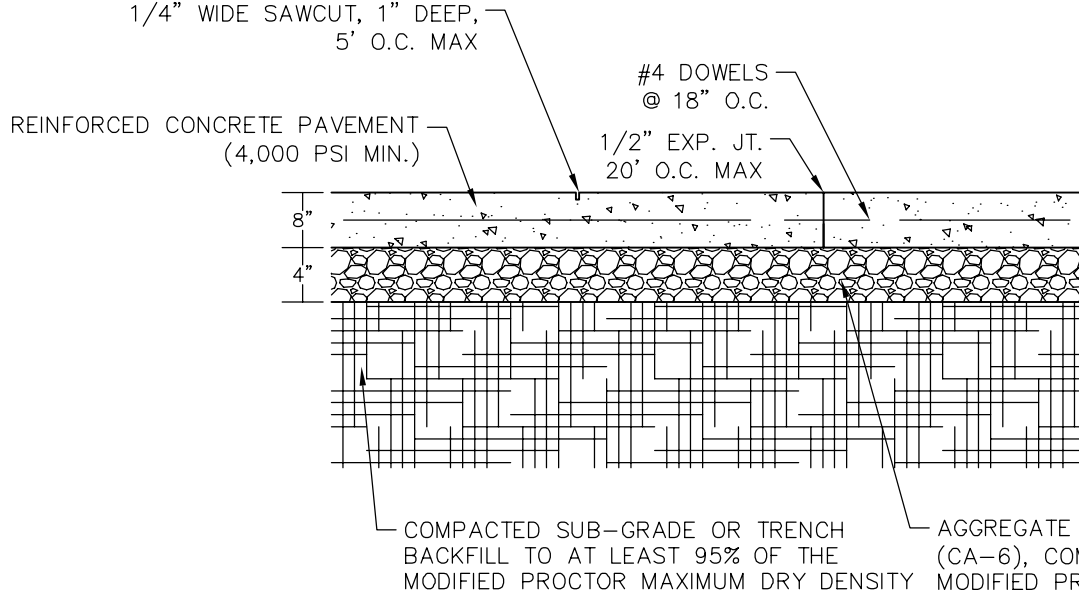


SUBGRADE--SCARIFIED AND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY

AGGREGATE BASE COURSE (CA-6), COMPACTED TO 95% MODIFIED PROCTOR DENSITY

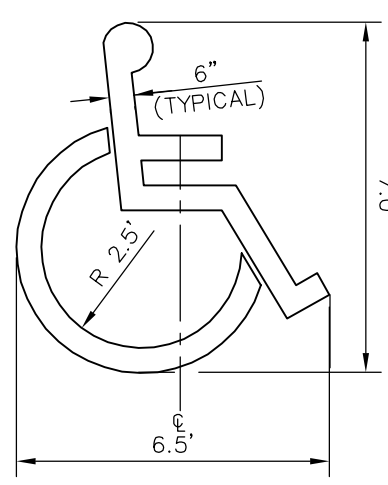
- NOTES:
1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 14 DAYS.
 2. PROVIDE 1/2" EXPANSION JOINTS AT 20' MAXIMUM SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
 3. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
 4. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
 5. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
 6. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
 7. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
N.T.S.

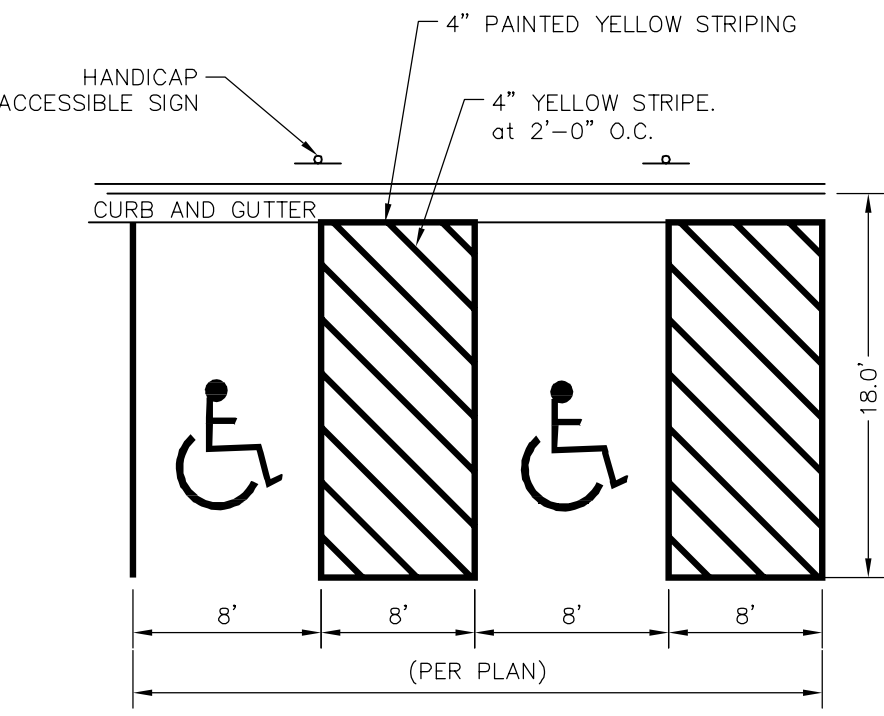


- NOTES:
- PAVEMENT THICKNESS PER VILLAGE OF ARLINGTON HEIGHTS
- CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28-DAY STRENGTH = 4000 PSI

**HEAVY DUTY
CONCRETE PAVEMENT SECTION**
N.T.S.

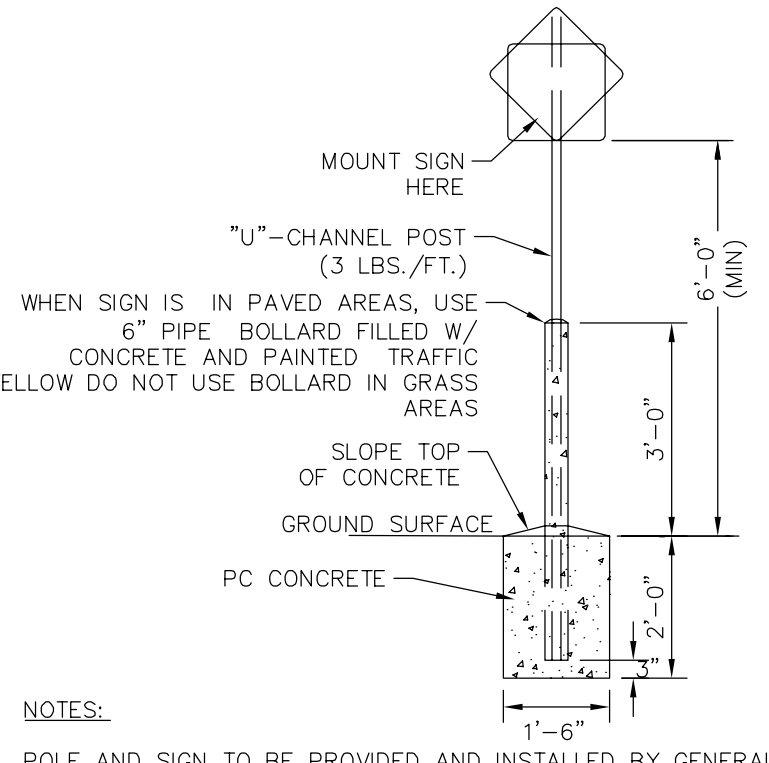


ACCESSIBLE PARKING SYMBOL
N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

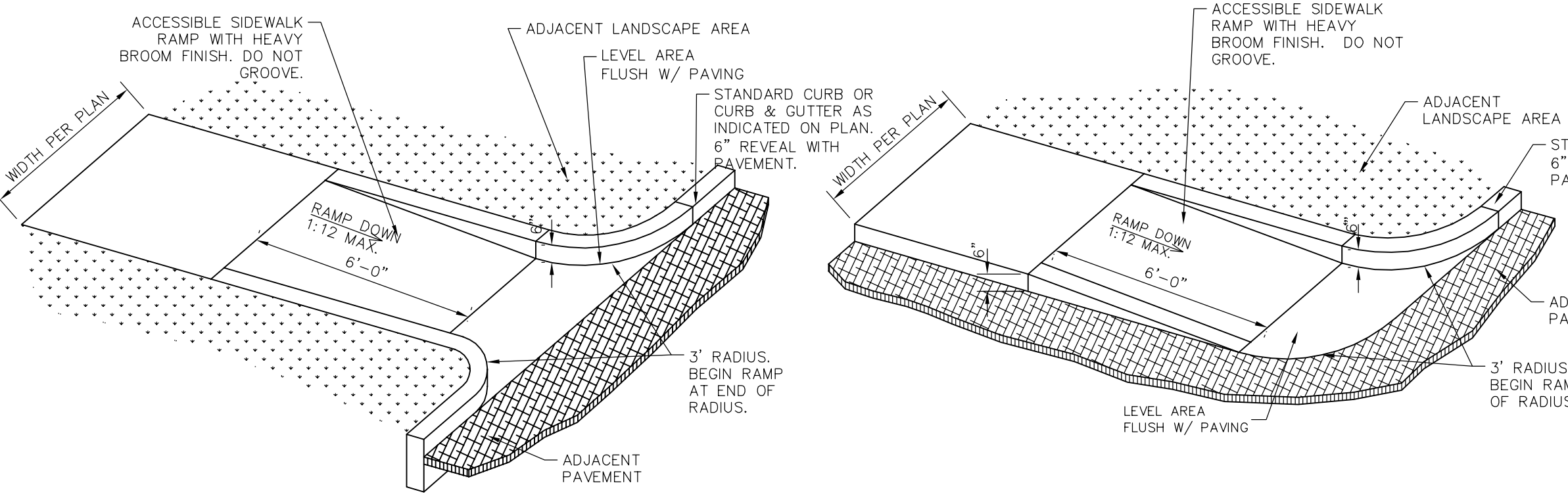
TYPICAL HANDICAP STRIPING
N.T.S.



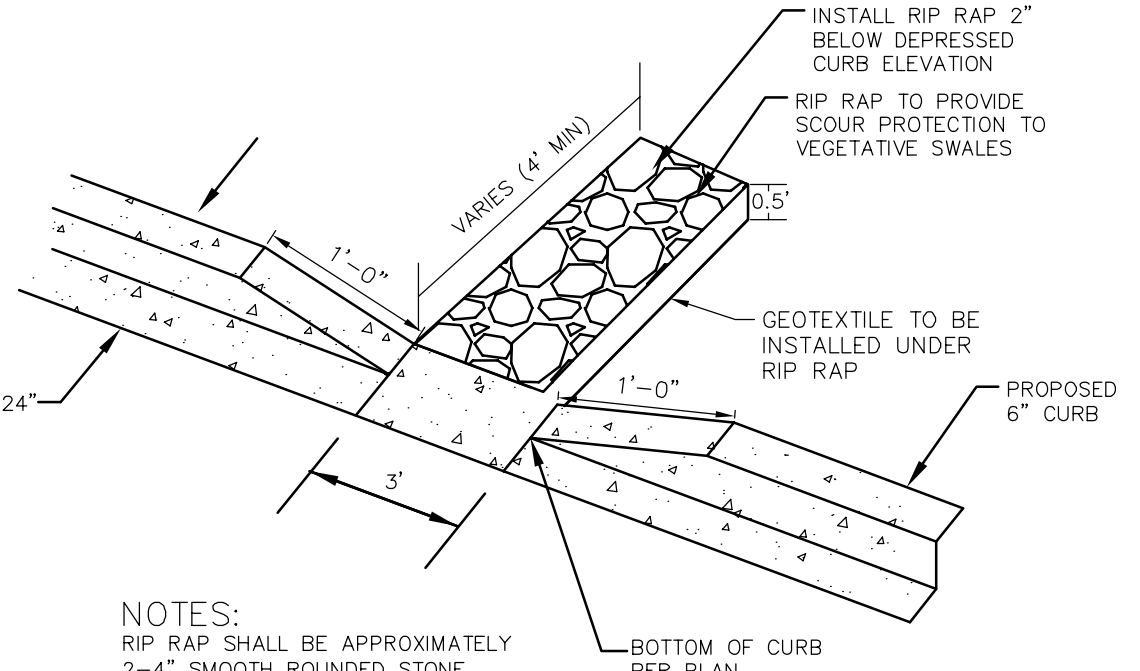
- NOTES:
- POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE
N.T.S.

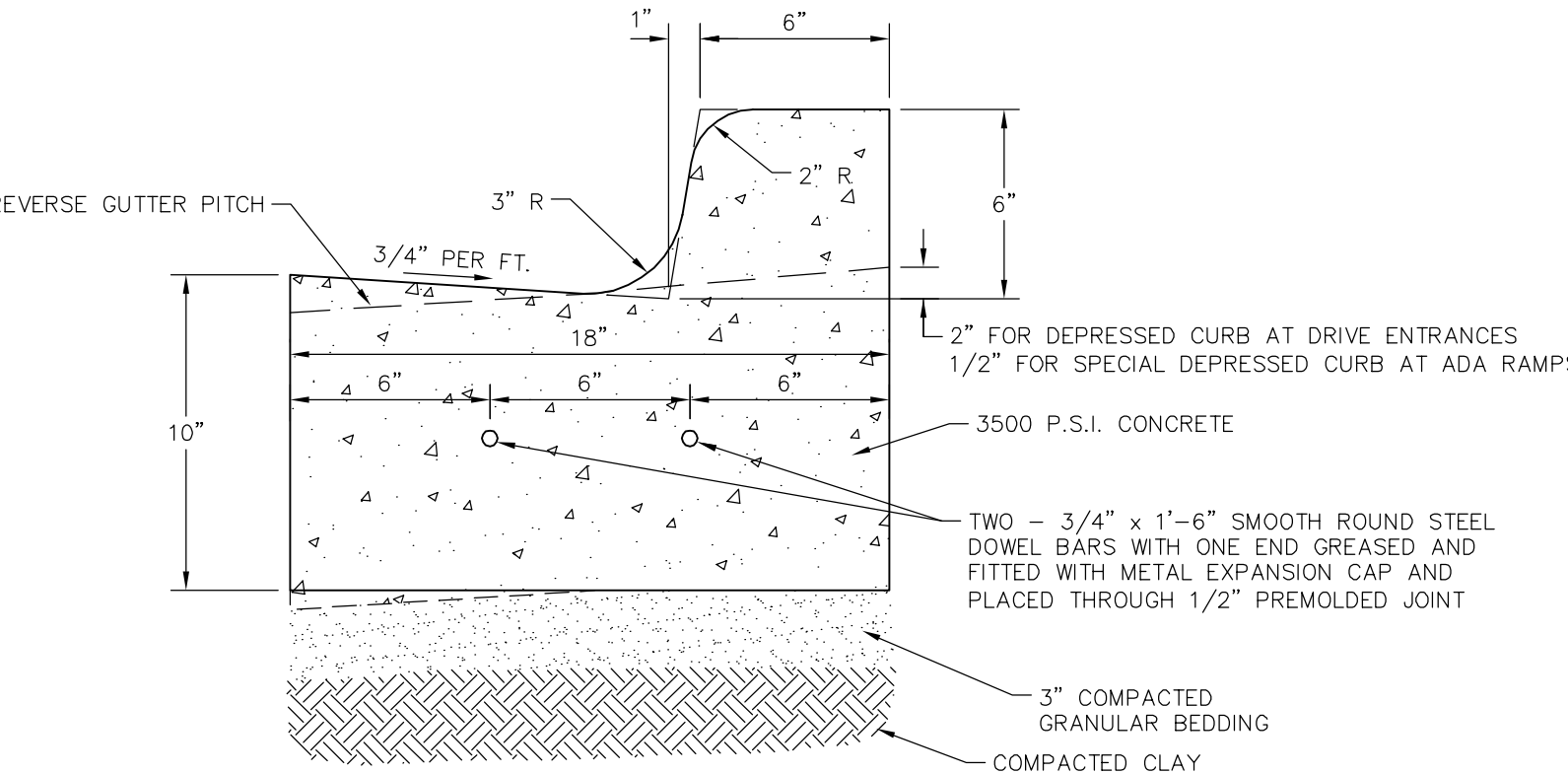


SIDEWALK AND SIDEWALK RAMPS
N.T.S.



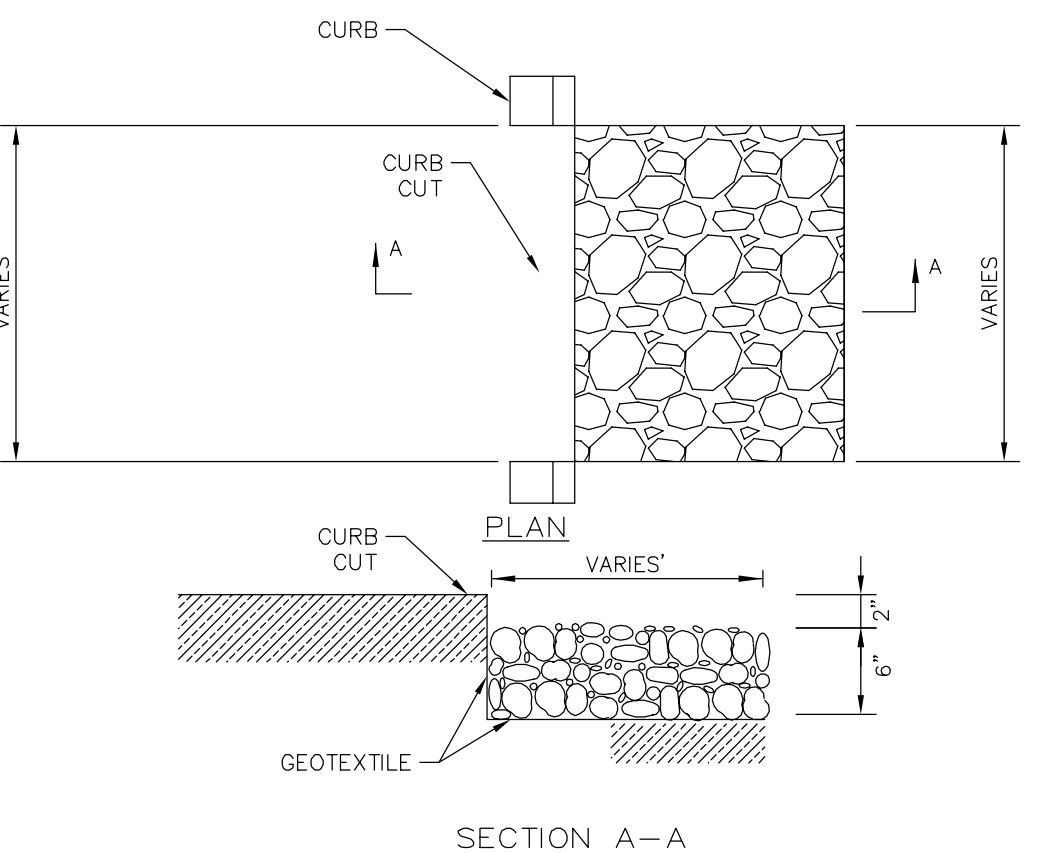
- NOTES:
- RIP RAP SHALL BE APPROXIMATELY 2-4" SMOOTH ROUNDED STONE.

CURB CUT
N.T.S.



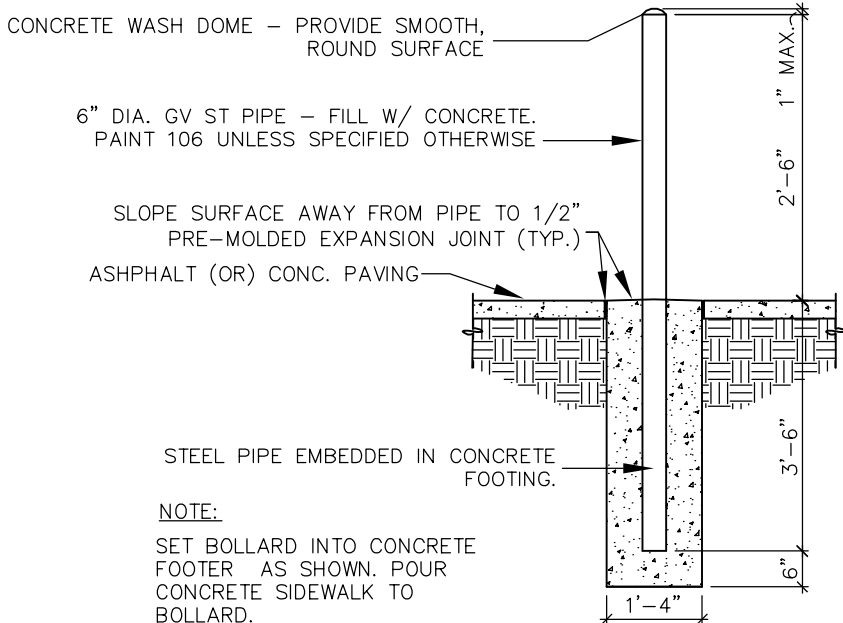
- NOTES: USE TWO - #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

B6.12 CURB & GUTTER
N.T.S.

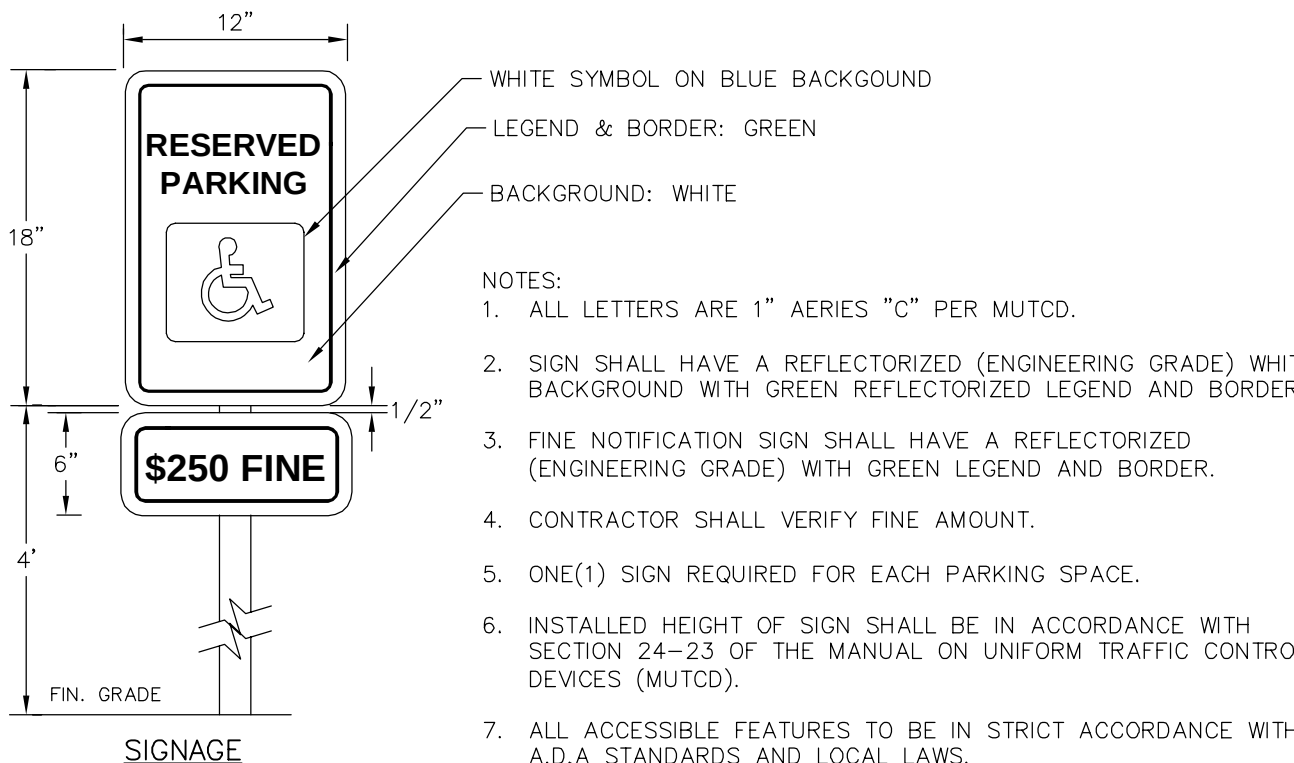


- NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II, or III.
 2. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

**RIP RAP
(AT CURB CUT)**
N.T.S.

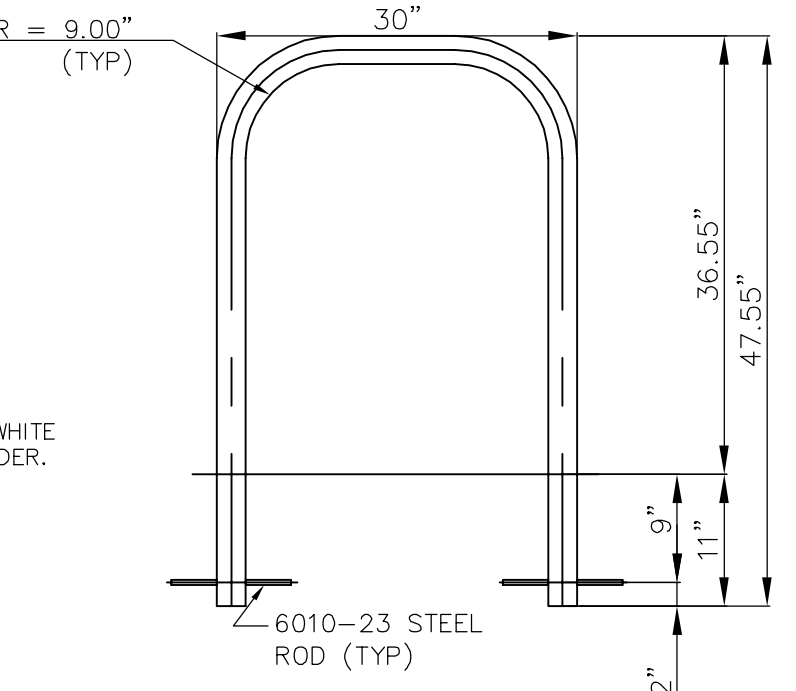


PARKING STALL BOLLARD
N.T.S.



- WHITE SYMBOL ON BLUE BACKGROUND
- LEGEND & BORDER: GREEN
- BACKGROUND: WHITE
- NOTES:
1. ALL LETTERS ARE 1" AERIES "C" PER MUTCD.
 2. SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTORIZED LEGEND AND BORDER.
 3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WITH GREEN LEGEND AND BORDER.
 4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
 5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
 6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH A.D.A STANDARDS AND LOCAL LAWS.

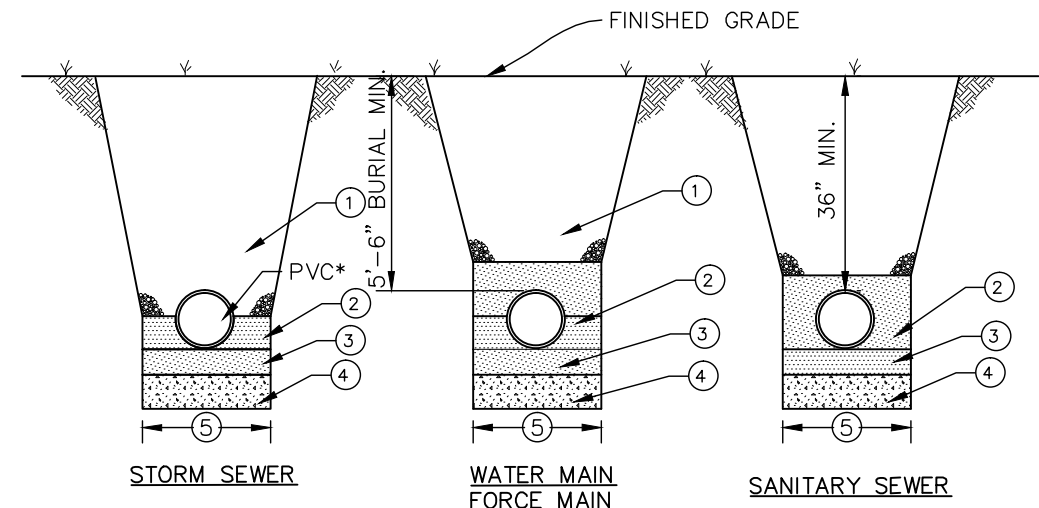
ACCESSIBLE PARKING SIGNAGE
N.T.S.



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. FINISH IS ELECTROPLATED IN CHROMATE
 3. COLOR TO BE STANDARD BLACK

BIKE RACK
N.T.S.

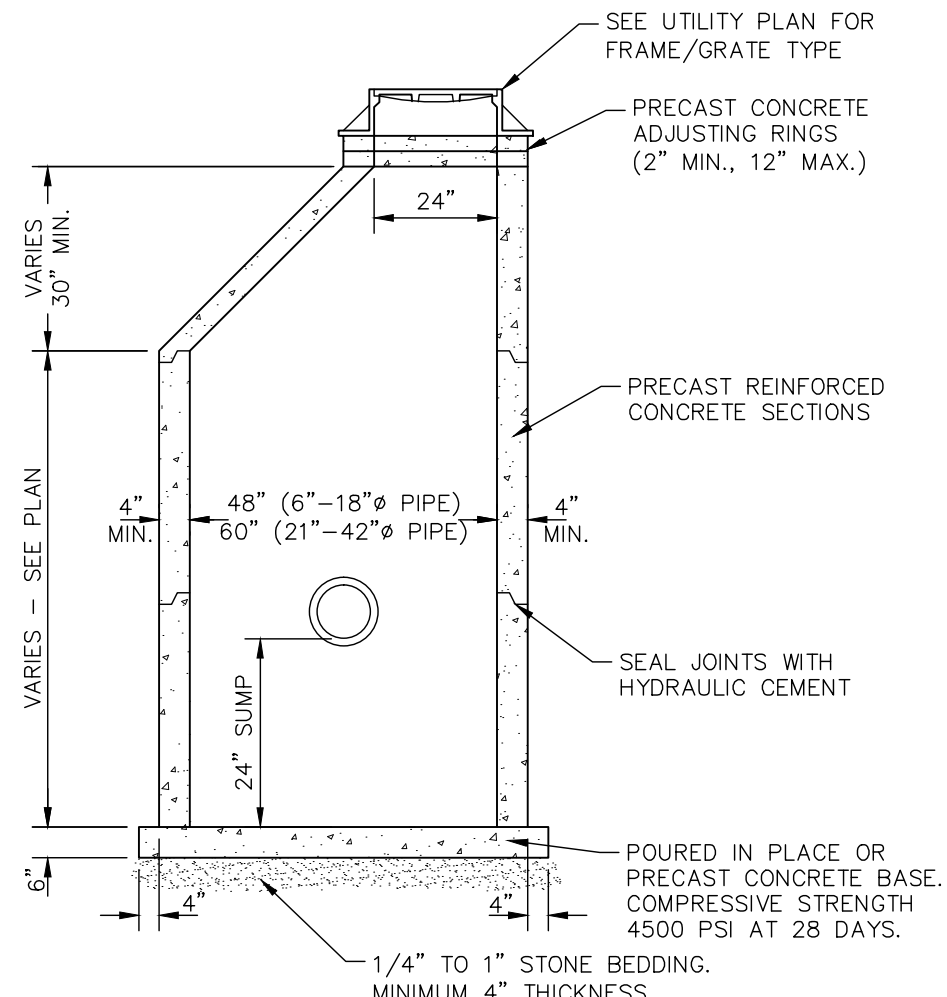
Torburn Partners		Kimley»Horn	
1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062		© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, PHOENIX, AZ 85028 WWW.KIMLEY-HORN.COM	
NORTHWEST CROSSINGS		CONSTRUCTION DETAILS	
1421 W. SHURE DRIVE ARLINGTON HEIGHTS, IL 60004			
ORIGINAL ISSUE: 5/14/2015		DATE	
KHA PROJECT NO. 168193001		REVISIONS	
SHEET NUMBER		BY	
C7.0		No.	



- 1 MECHANICALLY COMPACTED CA-6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER AND SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
- 2 WATERMAIN & FORCEMAIN: CA-11 OR CA-13 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE ALL AROUND
- 3 STORM SEWER & SANITARY SEWER: CA-11 OR CA-13 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE *ADDITIONAL 12" OF CA-11 CRUSHED STONE ABOVE TOP OF PVC PIPE.
- 4 4" BED MECHANICALLY COMPACTED CA-11 OR CA-13 CRUSHED STONE
- 5 UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED.
- 6 TRENCH WIDTH OUTSIDE DIAMETER + 18 IN.

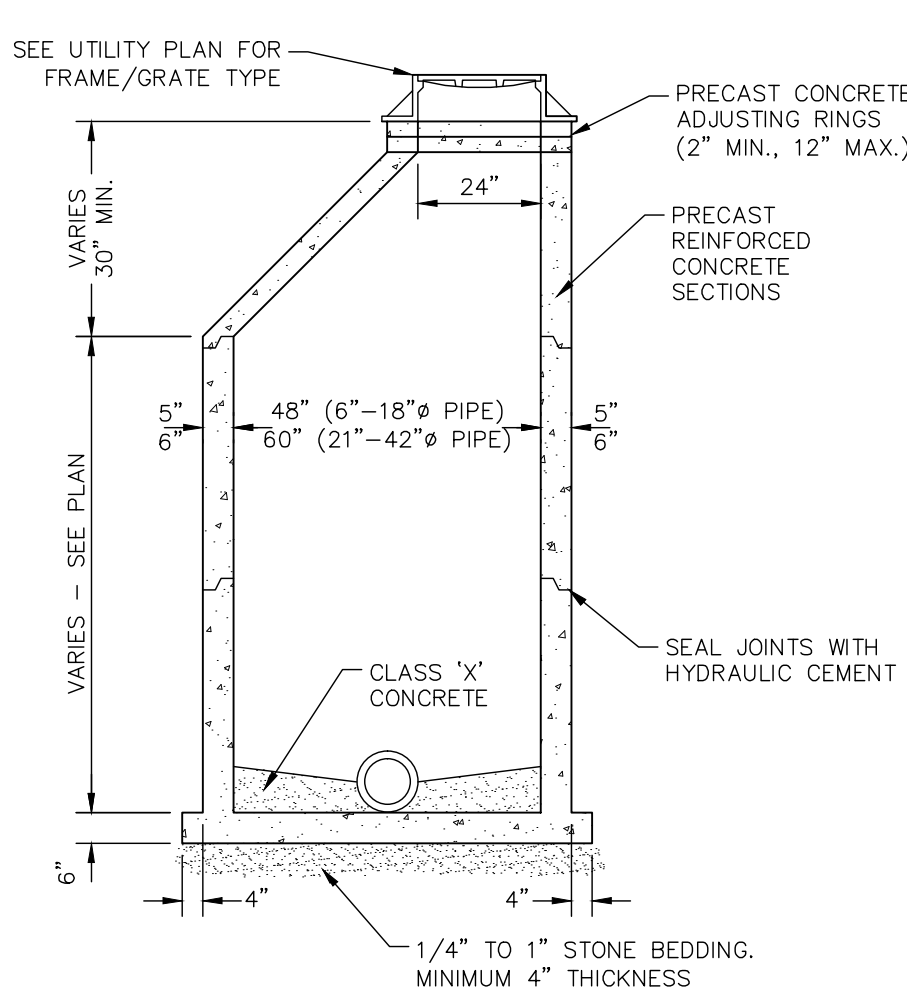
PIPE BEDDING DETAIL

N.T.S.



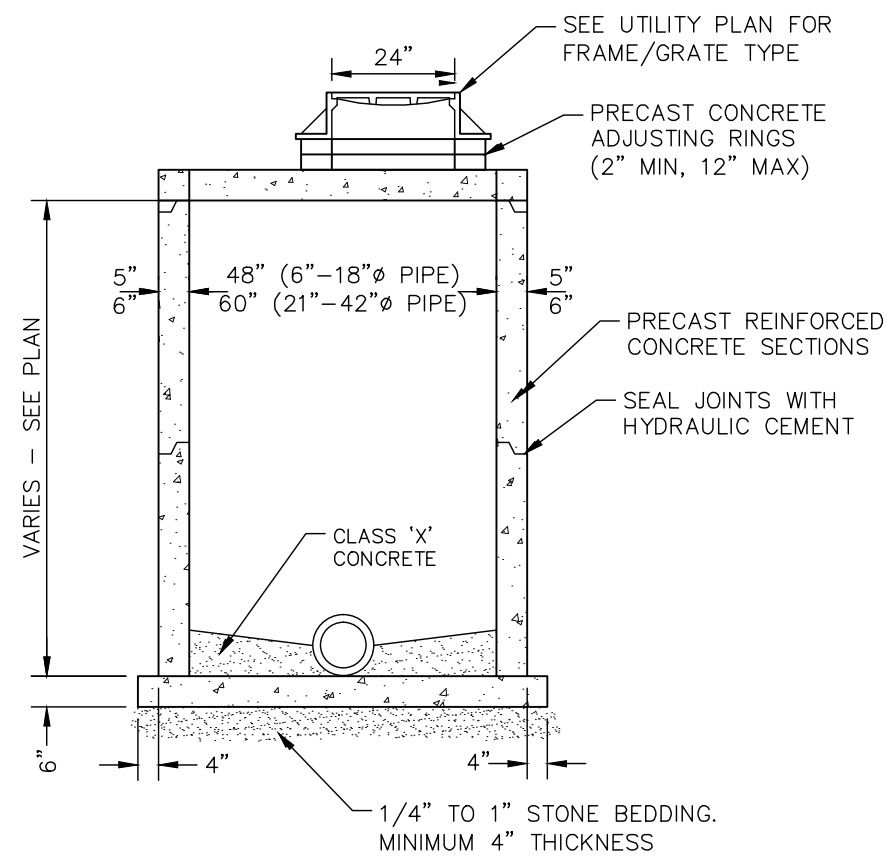
CATCH BASIN TYPE A

N.T.S.



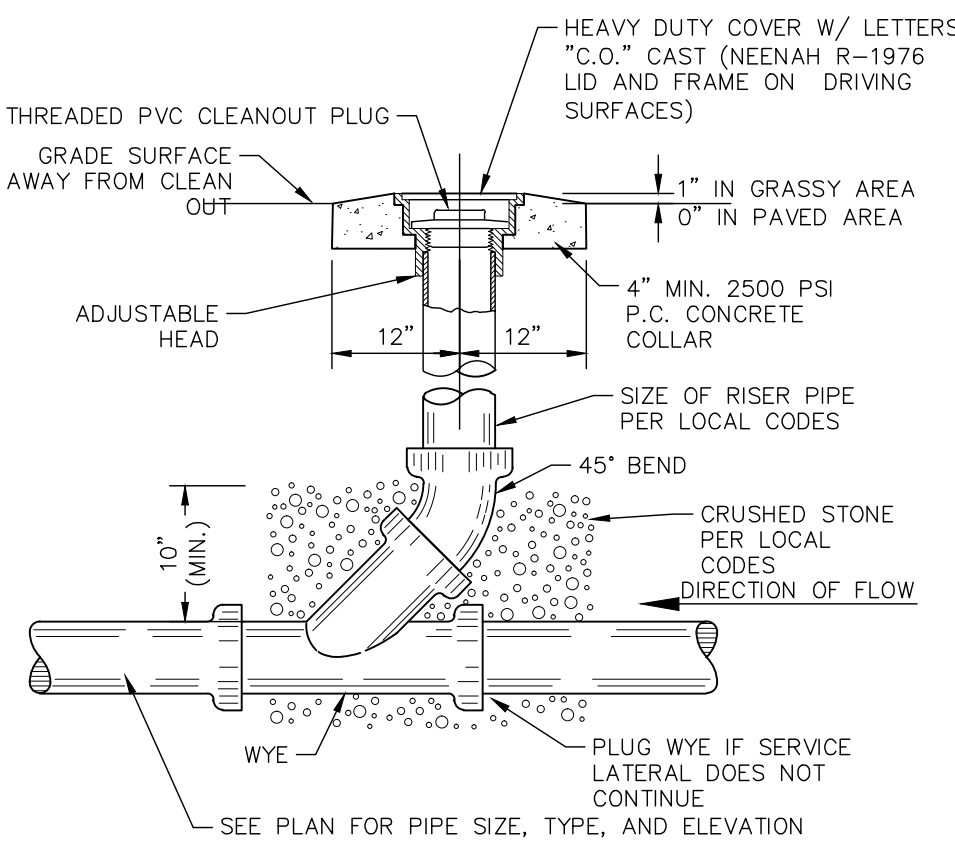
STORM MANHOLE TYPE A

N.T.S.



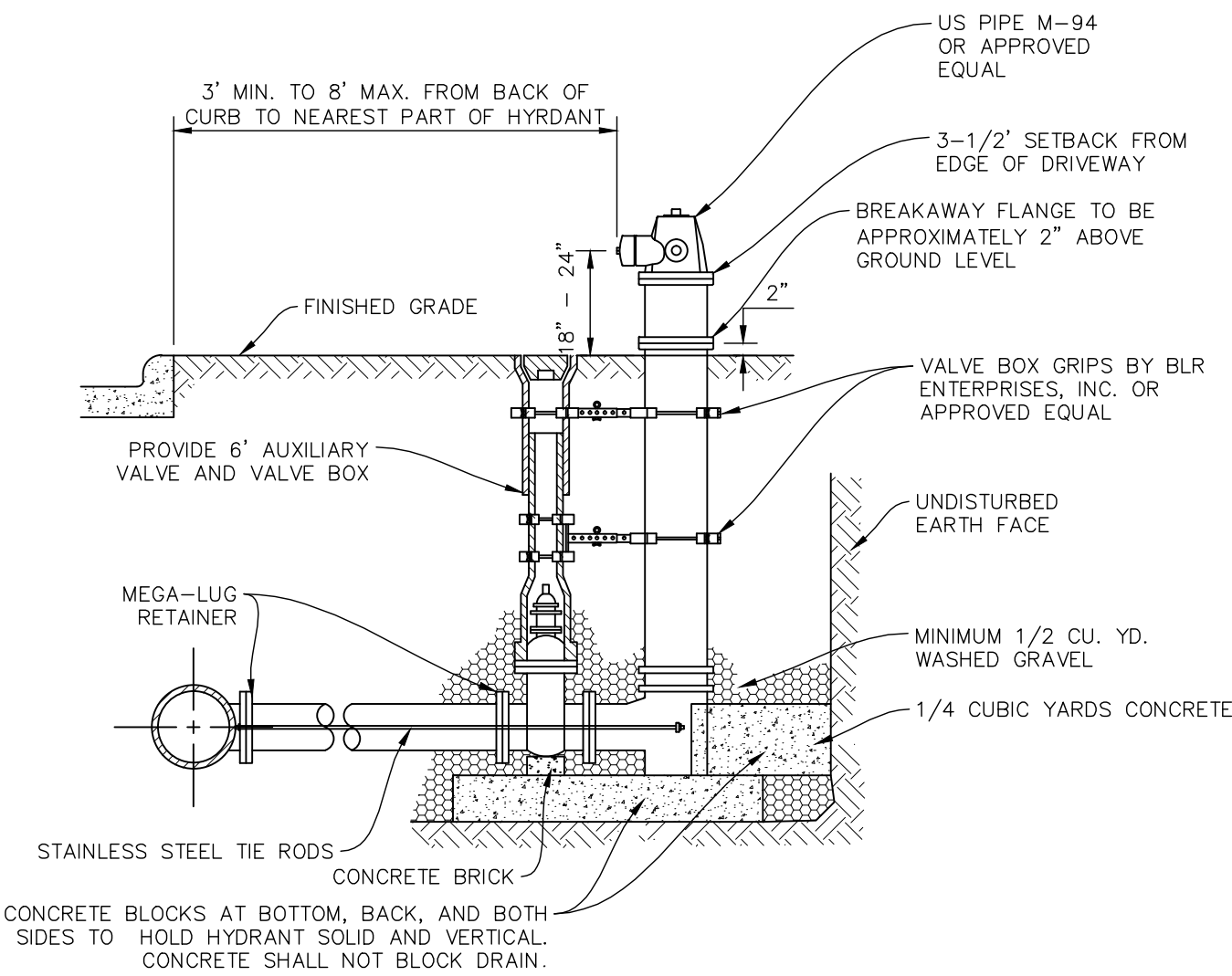
STORM MANHOLE (FLAT TOP)

N.T.S.



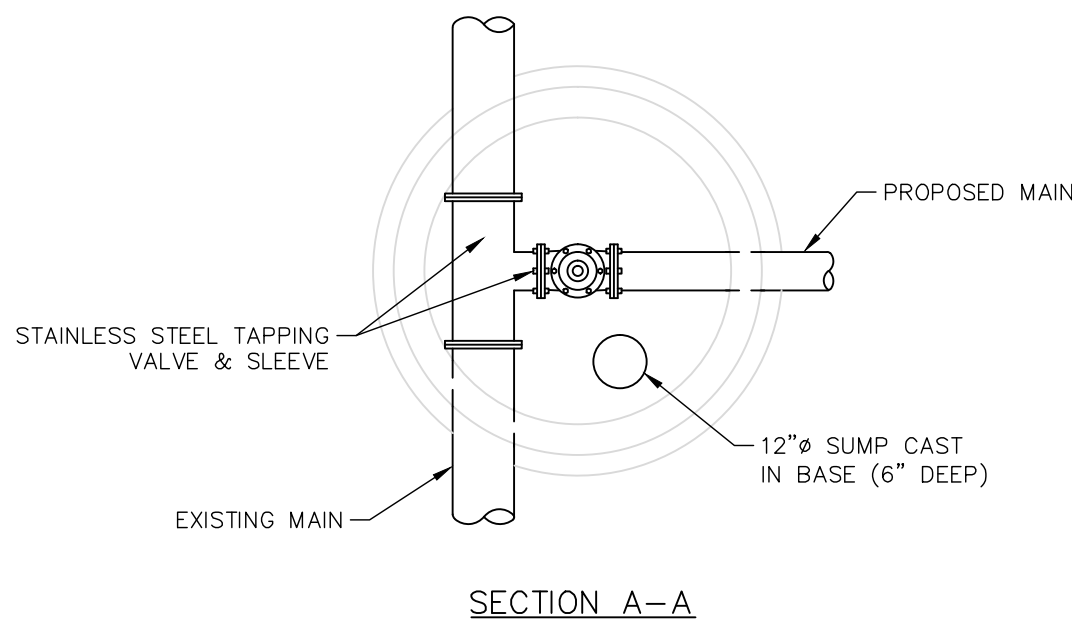
SANITARY/STORM CLEAN-OUT

N.T.S.



FIRE HYDRANT

N.T.S.



NOTES:

1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES: - IN PAVED AREAS: NEENAH R-1712 W/TYPE B COVER (CLOSED) - IN GRASS: NEENAH R-1772-A W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF-SEALING WITH CONCEALED PICK HOLES AND HAVE "WATER" CAST INTO THE COVER.

VALVE AND VAULT AT PRESSURE CONNECTION

2808AG_X

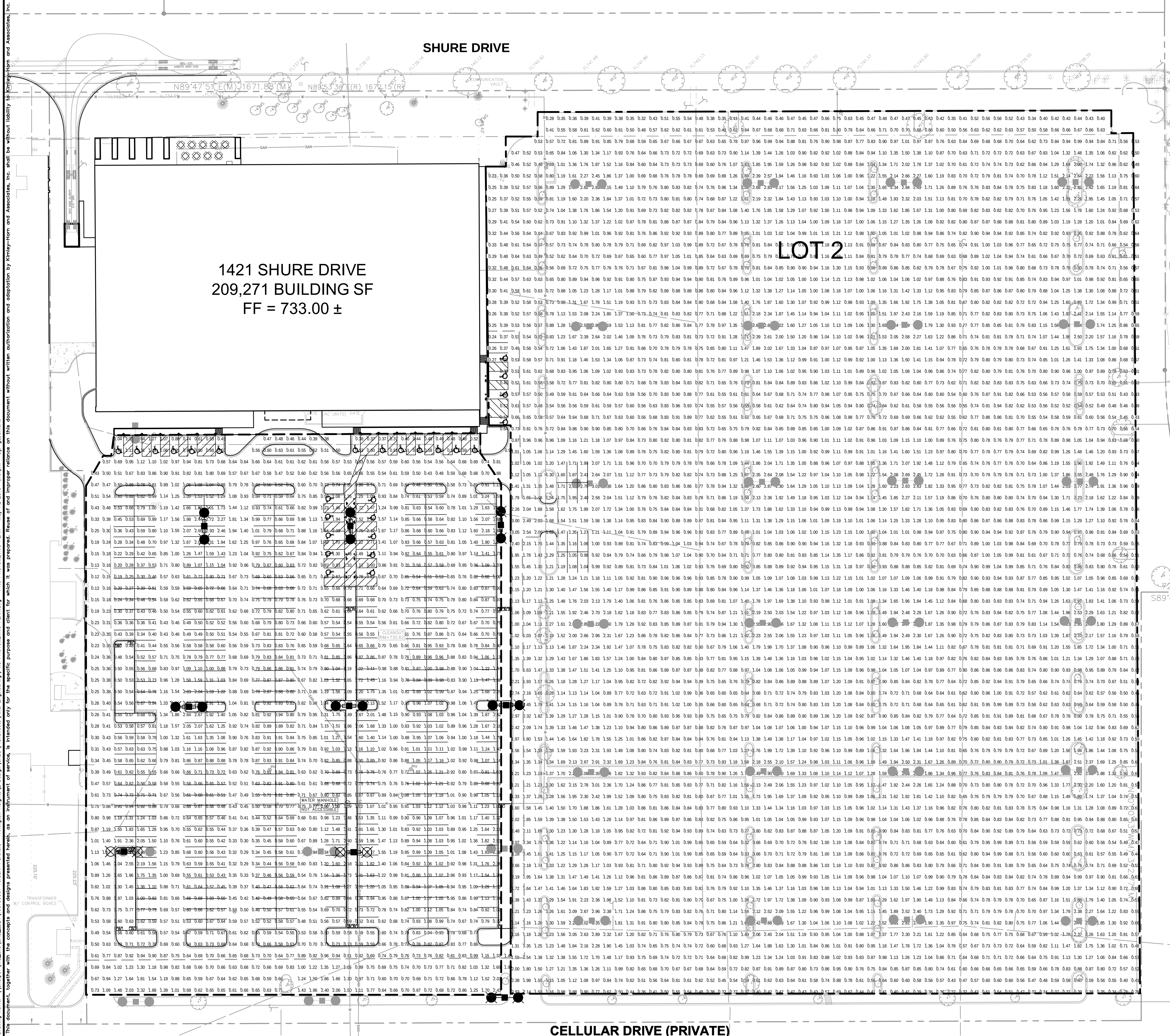
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	1089C08	7001-110-188
SOLID COVER	LIGHT DUTY	1089C08	7001-110-194
BRONZE	N/A	1089C08	7001-110-195
BRONZE	N/A	1089C08	7001-110-196
BRONZE	N/A	1089C08	7001-110-197
BRONZE	N/A	1089C08	7001-110-198
BRONZE	N/A	1089C08	7001-110-199
BRONZE	N/A	1089C08	7001-110-200
BRONZE	N/A	1089C08	7001-110-201
BRONZE	N/A	1089C08	7001-110-202
BRONZE	N/A	1089C08	7001-110-203
BRONZE	N/A	1089C08	7001-110-204
BRONZE	N/A	1089C08	7001-110-205
BRONZE	N/A	1089C08	7001-110-206
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BRONZE	N/A	1089C08	7001-110-214
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BRONZE	N/A	1089C08	7001-110-298
BRONZE	N/A	1089C08	7001-110-299
BRONZE	N/A	1089C08	7001-110-300

(3.4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 6" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

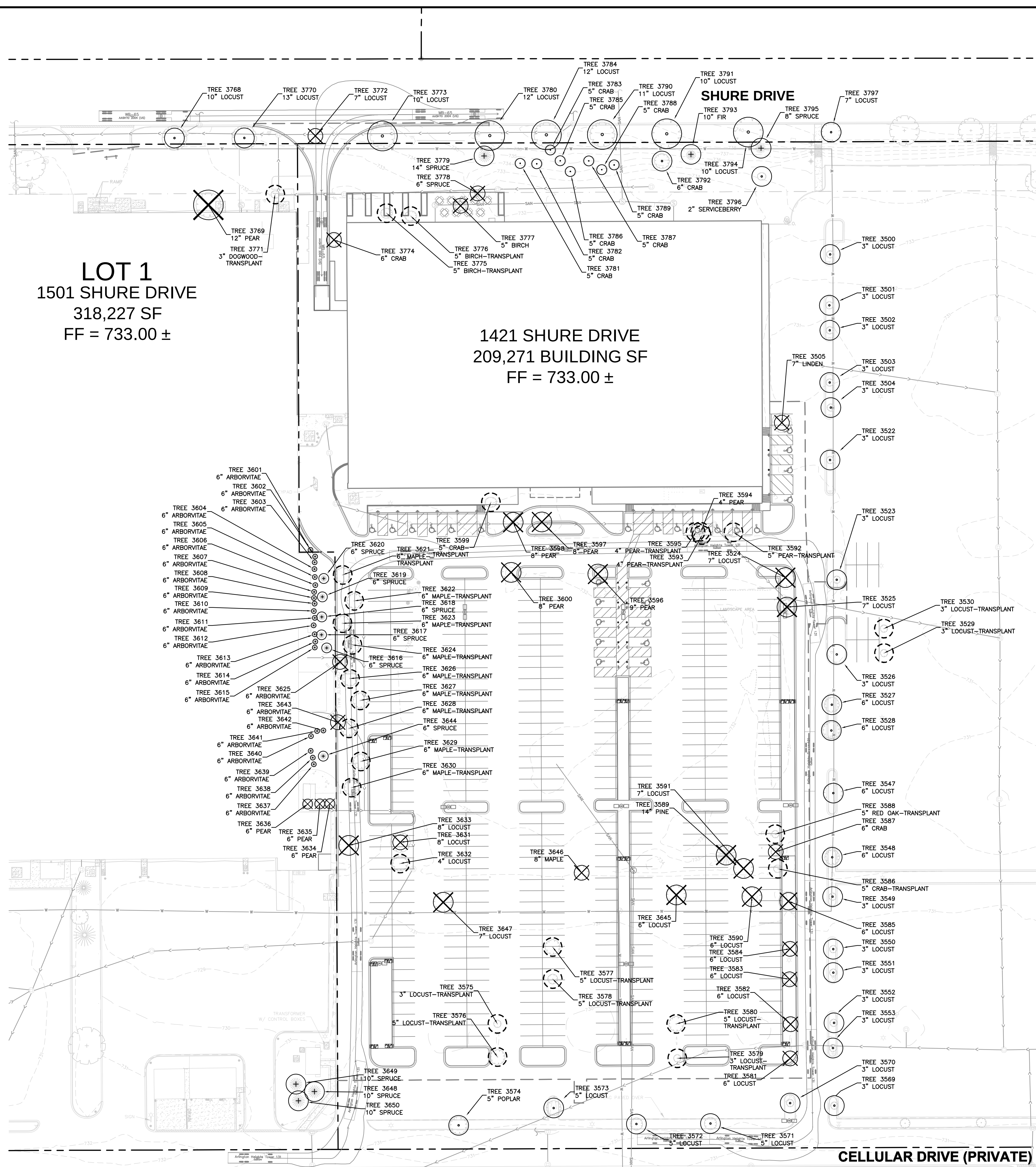
2810AG_X

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	1099CGS	7001-110-198
SOLID COVER	LIGHT DUTY	1099CGC	7001-110-199
BRONZE	N/A	1099CGB	7001-110-200
DOME	N/A	1099CGD	7001-110-201
DROP IN GRATE	LIGHT DUTY	1001DI	7001-110-020

Drawing name: \\c:\projects\16819\16819.dwg Date: 5/11/2015 5:53pm by: gah-bdo
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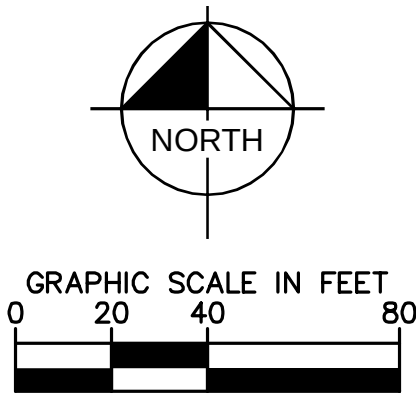


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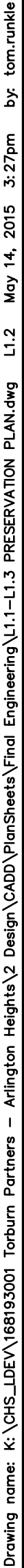
Legend

- Existing Evergreen
- Existing Deciduous
- Tree to be Removed
- Tree to be Transplanted

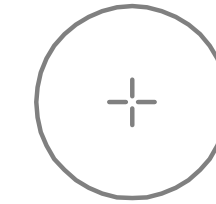


NORTHWEST CROSSINGS 1421 W. SHURE DRIVE ARLINGTON HEIGHTS, IL 60004	TREE PRESERVATION PLAN - EAST	TORBURN PARTNERS 1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062	SCALE: AS NOTED DESIGNED BY: LEN DRAWN BY: LJ CHECKED BY: DMA	Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, ARLINGTON HEIGHTS, IL 60004 PHONE: 630-487-6550 WWW.KIMLEY-HORN.COM	REVISIONS	DATE	BY
ORIGINAL ISSUE: 5/14/2015 KHA PROJECT NO. 168193001 SHEET NUMBER			L1.1				

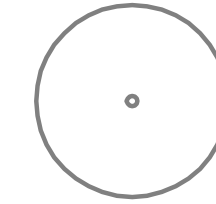
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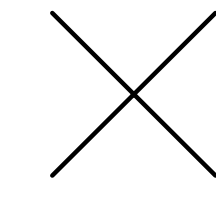
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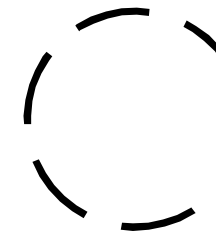
Existing Evergreen



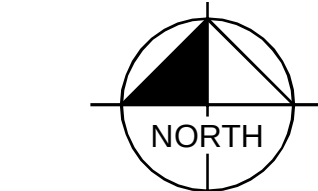
Existing Deciduous



Tree to be Removed



Tree to be Transplanted



GRAPHIC SCALE IN FEET

0 20 40 80

L1.2	SHEET NUMBER	TREE PRESERVATION PLAN - WEST TORBURN PARTNERS 1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062	Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, BIRMINGHAM, AL 35203-7899 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	AS NOTED	No. _____ DATE _____ BY _____
	ORIGINAL ISSUE: 5/14/2015			SCALE:	
	KHA PROJECT NO. 168193001			DESIGNED BY: LEN	
				DRAWN BY: LJ	
				CHECKED BY: DMA	

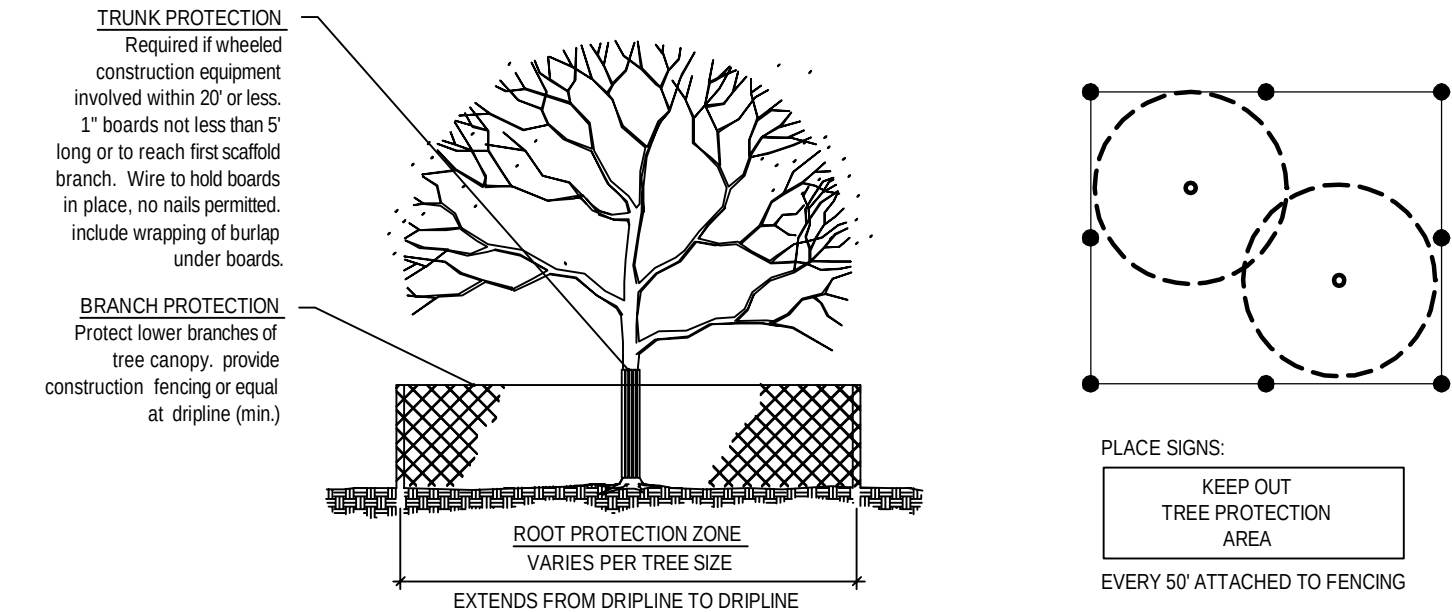
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East Area

PLANT LIST

TAG #	SPECIES	COMMON NAME	DBH	FORM	TYPE	CONDITION	STATUS
3634	Pyrus calleryana	Bradford Pear	6		Canopy	Fair	Remove
3500	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3501	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3502	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3503	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3504	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3505	Tilia cordata	Little-Leaf Linden	7		Canopy	Poor	Remove
3522	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3523	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remove
3524	Gleditsia triacanthos	Honeylocust	7		Canopy	Good	Remove
3525	Gleditsia triacanthos	Honeylocust	7		Canopy	Good	Remove
3526	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remove
3527	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remain
3528	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remain
3529	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Transplant
3530	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Transplant
3547	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remain
3548	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remain
3549	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remove
3550	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3551	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3552	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3553	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3569	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3570	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3571	Gleditsia triacanthos	Honeylocust	5		Canopy	Good	Remain
3572	Gleditsia triacanthos	Honeylocust	5		Canopy	Good	Remain
3573	Gleditsia triacanthos	Honeylocust	5		Canopy	Good	Remain
3574	Populus alba	White Poplar	5		Canopy	Poor	Remain
3575	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Transplant
3576	Gleditsia triacanthos	Honeylocust	5		Canopy	Good	Transplant
3577	Gleditsia triacanthos	Honeylocust	5		Canopy	Good	Transplant
3578	Gleditsia triacanthos	Honeylocust	5		Canopy	Good	Transplant
3579	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Transplant
3580	Gleditsia triacanthos	Honeylocust	5		Canopy	Good	Transplant
3581	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remove
3582	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remove
3583	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remove
3584	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remove
3585	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remove
3586	Malus	Crabapple	5	Multi-Stem	Ornamental	Good	Transplant
3587	Malus	Crabapple	6	Multi-Stem	Ornamental	Good	Remove
3588	Quercus rubra	Red Oak	5		Canopy	Good	Transplant
3589	Pinus strobus	Eastern White Pine	14		Evergreen	Good	Remove
3590	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remove
3591	Gleditsia triacanthos	Honeylocust	7		Canopy	Good	Remove
3592	Pyrus calleryana	Bradford Pear	5		Canopy	Good	Transplant
3593	Pyrus calleryana	Bradford Pear	4	Multi-Stem	Ornamental	Fair	Transplant
3594	Pyrus calleryana	Bradford Pear	4	Multi-Stem	Ornamental	Fair	Transplant
3595	Pyrus calleryana	Bradford Pear	4	Multi-Stem	Ornamental	Fair	Transplant
3596	Pyrus calleryana	Bradford Pear	9		Canopy	Good	Remove
3597	Pyrus calleryana	Bradford Pear	8		Canopy	Good	Remove
3598	Pyrus calleryana	Bradford Pear	8		Canopy	Good	Remove
3599	Malus	Crabapple	5	Multi-Stem	Ornamental	Good	Transplant
3600	Pyrus calleryana	Bradford Pear	8		Canopy	Good	Remove
3601	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3602	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3603	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3604	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3605	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3606	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3607	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3608	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3609	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3610	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3611	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3612	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3613	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3614	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3615	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3616	Picea pungens	Colorado Green Spruce	6		Evergreen	Excellent	Remain
3617	Picea pungens	Colorado Green Spruce	6		Evergreen	Excellent	Remain
3618	Picea pungens	Colorado Green Spruce	6		Evergreen	Excellent	Remain

3619	Picea pungens	Colorado Green Spruce	6		Evergreen	Excellent	Remain
3620	Picea pungens	Colorado Green Spruce	6		Evergreen	Excellent	Remain
3621	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Good	Transplant
3622	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Good	Transplant
3623	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Good	Transplant
3624	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Good	Transplant
3625	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remove
3626	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Good	Transplant
3627	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Good	Transplant
3628	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Good	Transplant
3629	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Good	Transplant
3630	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Good	Transplant
3631	Gleditsia triacanthos	Honeylocust	8		Canopy	Good	Remove
3632	Gleditsia triacanthos	Honeylocust	4		Canopy	Good	Transplant
3633	Gleditsia triacanthos	Honeylocust	8		Canopy	Good	Remove
3635	Pyrus calleryana	Bradford Pear	6	Multi-Stem	Ornamental	Fair	Remove
3634	Pyrus calleryana	Bradford Pear	6	Multi-Stem	Ornamental	Fair	Remove
3636	Pyrus calleryana	Bradford Pear	6	Multi-Stem	Ornamental	Fair	Remove
3637	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3638	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3639	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3640	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3641	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3642	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3643	Thuja occidentalis 'Techny'	Mission Arborvitae	6		Evergreen	Excellent	Remain
3644	Picea pungens	Colorado Green Spruce	6		Evergreen	Good	Remain
3645	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remove
3646	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	8		Canopy	Good	Remove
3647	Gleditsia triacanthos	HoneyLocust	7		Canopy	Good	Remove
3648	Picea pungens	Colorado Green Spruce	10		Evergreen	Good	Remain
3649	Picea pungens	Colorado Green Spruce	10		Evergreen	Good	Remain
3650	Picea pungens	Colorado Green Spruce	10		Evergreen	Good	Remain
3768	Gleditsia triacanthos	Honeylocust	10		Canopy	Good	Remain
3769	Pyrus calleryana	Bradford Pear	12		Canopy	Good	Remove
3770	Gleditsia triacanthos	Honeylocust	13		Canopy	Good	Remain
3771	Cornus mas	Cornelian Cherry Dogwood	3	Multi-Stem	Ornamental	Good	Transplant
3772	Gleditsia triacanthos	Honeylocust	7		Canopy	Good	Remove
3773	Gleditsia triacanthos	Honeylocust	10		Canopy	Good	Remain
3774	Malus	Crabapple	6	Multi-Stem	Ornamental	Good	Remove
3775	Betula 'Madison'	White Satin Birch	5		Ornamental	Good	Transplant
3776	Betula 'Madison'	White Satin Birch	5		Ornamental	Good	Transplant
3777	Betula 'Madison'	White Satin Birch	5		Ornamental	Good	Remove
3778	Picea pungens 'Glauca'	Colorado Blue Spruce	6		Evergreen	Good	Remove
3779	Picea pungens 'Glauca'	Colorado Blue Spruce	14		Evergreen	Excellent	Remain
3780	Gleditsia triacanthos	Honeylocust	12		Canopy	Good	Remain
3781	Malus sargentii	Sargent Crabapple	5	Multi-Stem	Ornamental	Good	Remain
3782	Malus sargentii	Sargent Crabapple	5	Multi-Stem	Ornamental	Good	Remain
3783	Malus sargentii	Sargent Crabapple	5	Multi-Stem	Ornamental	Good	Remain
3784	Gleditsia triacanthos	Honeylocust	12		Canopy	Good	Remain
3785	Malus sargentii	Sargent Crabapple	5	Multi-Stem	Ornamental	Good	Remain
3786	Malus sargentii	Sargent Crabapple	5	Multi-Stem	Ornamental	Good	Remain
3787	Malus sargentii	Sargent Crabapple	5	Multi-Stem	Ornamental	Good	Remain
3788	Malus sargentii	Sargent Crabapple	5	Multi-Stem	Ornamental	Good	Remain
3789	Malus sargentii	Sargent Crabapple	5	Multi-Stem	Ornamental	Good	Remain
3790	Gleditsia triacanthos	Honeylocust	11		Canopy	Good	Remain
3791	Gleditsia triacanthos	Honeylocust	10		Canopy	Good	Remain
3792	Malus	Crabapple	6	Multi-Stem	Ornamental	Good	Remain
3793	Pseudotsuga menziesii	Douglas Fir	10		Evergreen	Fair	Remain
3794	Gleditsia triacanthos	Honeylocust	10		Canopy	Good	Remain
3795	Picea pungens	Colorado Green Spruce	8		Evergreen	Good	Remain
3796	Amelanchier x grandiflora	Downy Serviceberry	2	Multi-Stem	Ornamental	Excellent	Remain
3797	Gleditsia triacanthos	Honeylocust	7		Canopy	Good	Remain



- TREE PROTECTION NOTES:**
- All trees to be protected and preserved shall be per detail. Grouping of more than one tree may occur.
 - Trees to be protected and preserved shall be identified on the trunk with white survey tape.
 - To prevent root smothering, crushed limestone, soil stockpiles, supplies, equipment or any other material shall not be placed or stored within the drip line or within 15 feet of a tree trunk, whichever is greater.
 - Tree roots shall not be cut unless cutting is unavoidable.
 - Trenches shall be hand dug within the drip line in areas where roots two inches in diameter and greater are present, or when in close proximity to low branching trees. Whenever possible, roots two inches or greater in diameter shall be tunneled or bored under and shall be covered to prevent dehydration.
 - When root cutting is unavoidable, a clean sharp cut shall be made; root cuts should be made back to a lateral root, whenever possible, roots should be cut between late fall and bud opening, when root energy supplies are high and conditions are least favorable for disease causing agents. Exposed roots shall be covered immediately to prevent dehydration. Roots shall be covered with soil or burlap and kept moist.
 - Watering of protected trees in which roots were cut shall be provided by the contractor.
 - Auger tunneling rather than trenching should be used for utility placement within drip line.
 - Fencing material shall encircle any tree or shrub whose outer drip line edge is within 20 feet of any construction activities.
 - Fencing material shall be bright, contrasting color, durable, and a minimum of four feet in height.
 - Fencing material shall be set at the drip line or 15 feet from tree trunk, whichever is greater, and maintained in an upright position throughout the duration of construction activities.
 - In areas where a tree is in the construction zone and fencing within the drip line is not possible, two by six inch by eight foot long boards banded or wired around each trunk shall be provided as protection to adequately prevent scarring.
 - Any grade changes (such as the removal of topsoil or addition of fill material) within the drip line should be avoided for existing trees to remain. Retaining walls and tree wells are acceptable only when constructed prior to grade change.
 - Any relocated or replaced tree shall be guaranteed for up to one growing season. In the event a relocated or replaced tree dies or is in declining condition, the tree shall be replaced with 4" caliper tree.

TREE AND SHRUB PROTECTION

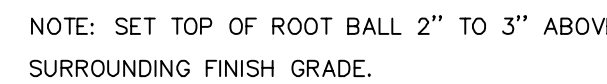
West Area

PLANT LIST

TAG #	SPECIES	COMMON NAME	DBH	FORM	TYPE	CONDITION	STATUS
3665	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3666	Pinus nigra	Austrian Pine	12		Evergreen	Good	Remain
3667	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3674	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3695	Malus	Crabapple	3	Multi-Stem	Ornamental	Good	Remain
3696	Pinus nigra	Austrian Pine	10		Evergreen	Good	Remain
3697	Pinus nigra	Austrian Pine	10		Evergreen	Good	Remain
3698	Pinus nigra	Austrian Pine	14		Evergreen	Good	Remain
3699	Acer platanoides	Norway Maple	18		Canopy	Good	Remain
3700	Picea pungens	Colorado Green Spruce	10		Evergreen	Good	Remain
3701	Picea pungens	Colorado Green Spruce	10		Evergreen	Good	Remain
3702	Malus	Crabapple	4	Multi-Stem	Ornamental	Good	Remain
3703	Acer platanoides	Norway Maple	18		Canopy	Good	Remain
3704	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3705	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3706	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3707	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3708	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3709	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3710	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3711	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3712	Gleditsia triacanthos	Honeylocust	4		Canopy	Good	Remain
3713	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3714	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3715	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3716	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3717	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3718	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3719	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3720	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3721	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3722	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3723	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3724	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3725	Gleditsia triacanthos	Honeylocust	4		Canopy	Good	Remain
3726	Gleditsia triacanthos	Honeylocust	6		Canopy	Good	Remain
3727	Pyrus calleryana	Bradford Pear	11		Canopy	Good	Remain
3728	Pyrus calleryana	Bradford Pear	9		Canopy	Poor	Remove
3729	Malus	Crabapple	5	Multi-Stem	Ornamental	Good	Transplant
3730	Gleditsia triacanthos	Honeylocust	8		Canopy	Good	Remove
3731	Malus	Crabapple	4	Multi-Stem	Ornamental	Good	Transplant
3732	Pinus nigra	Austrian Pine	15		Evergreen	Good	Remain
3733	Pinus nigra	Austrian Pine	14		Evergreen	Good	Remain
3734	Acer platanoides	Norway Maple	14		Canopy	Good	Remain
3735	Acer platanoides	Norway Maple	13		Canopy	Good	Remain
3736	Malus	Crabapple	10	Multi-Stem	Ornamental	Good	Remain
3737	Malus	Crabapple	7	Multi-Stem	Ornamental	Good	Remain
3738	Pinus nigra	Austrian Pine	14		Evergreen	Good	Remain
3739	Acer platanoides	Norway Maple	14		Canopy	Good	Remain
3740	Malus	Crabapple	5	Multi-Stem	Ornamental	Good	Remain
3741	Malus	Crabapple	5	Multi-Stem	Ornamental	Good	Remove
3742	Malus	Crabapple	5	Multi-Stem	Ornamental	Good	Remain
3743	Malus	Crabapple	3	Multi-Stem	Ornamental	Good	Remain
3744	Pyrus calleryana	Bradford Pear	4		Canopy	Good	Remove
3745	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	3		Canopy	Good	Remain
3746	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3747	Gleditsia triacanthos	Honeylocust	3		Canopy	Good	Remain
3748	Acer platanoides	Norway Maple	4		Canopy	Good	Remain
3749	Acer platanoides	Norway Maple	3.5		Canopy	Good	Remain
3750	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Fair	Remain
3751	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	6		Canopy	Poor	Remain
3752	Pinus nigra	Austrian Pine	12		Evergreen	Good	Remain
3753	Pinus nigra	Austrian Pine	13		Evergreen	Good	Remain
3754	Acer rubrum	Red Maple	10		Canopy	Fair	Remain
3755	Acer rubrum	Red Maple	9		Canopy	Fair	Remain
3756	Acer platanoides	Norway Maple	14		Canopy	Good	Remain
3757	Acer platanoides	Norway Maple	18		Canopy	Excellent	Remain
3758	Acer rubrum	Red Maple	12		Canopy	Good	Remain
3759	Acer platanoides	Norway Maple	18		Canopy	Excellent	Remain



PLAN PRW - THREE STAKES

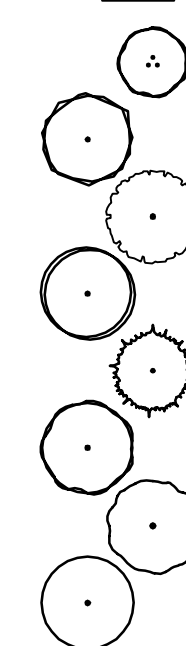


NOTE: BROKEN OR
CRUMBLING ROOT-
BALLS WILL BE
REJECTED.

SHRUB PLANTING

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THE SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPEEDY REPAIR OF ANY DAMAGE TO THE EXISTING UTILITIES OR ADJACENT PROPERTY.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS, TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE CONTRACTOR SHALL CONTROL OR SHADE TREES FROM DIRECT SUNLIGHT AFTER THE END OF THE PLANTING SEASON.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. CLEAN WHITE EARTH WILL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE.
7. 18" CURBED EDGES AND 18" TURF EDGES SHALL BE SPECIFIED.
8. SOIL SHALL BE AMENDED WITH 25% SPAGNUM PEATMOSS, 5#R HUMUS AND 65#R PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
9. SEED, PLANT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
10. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH AS WELL AS AROUND TREE RINGS, WITH DOUBLE SHREDED HARDWOOD MULCH. ALL GROUND COVER AND PERENNIAL BEDS SHALL BE MULCHED WITH 2" DEPTH LEAF MULCH. NO WEED CONTROL FABRIC OR BARRIER SHALL BE USED IN ANY BEDS. ALL BEDS OTHER THAN TREE RINGS SHALL SEPARATE MULCH BED FROM TURF OR SEED AREAS. A SPAVED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
11. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES WILL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
12. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE SHOWN ON THE PLAN.
13. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
14. THE OWNER'S REPRESENTATIVE AND/OR THE VILLAGE OF ARLINGTON HEIGHTS MAY REQUEST ANY PLANT MATERIALS THAT ARE DISCONTINUED, OBSOLETE, OR OTHERWISE UNAVAILABLE TO BE REPLACED BY AN EQUIVANT.
15. AS PER THE VILLAGE OF ARLINGTON HEIGHTS, THE OWNER OF THE BUILDING IS RESPONSIBLE FOR MAINTAINING THE BUILDING STRUCTURE, PARKING LOT, RETENTION/DETENTION BASIN IN A WELL-MAINTAINED CONDITION. MAINTENANCE STANDARDS SHALL BE APPLIED TO ALL BUILDING, PARKING LOT, AND BASIN AREAS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN OR STAIN FENCES WHERE NECESSARY TO AVOID DETERIORATION, AND MAINTAIN SCREENING WALLS AND VEGETATIVE BERM.

TREES



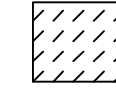
SHRUBS



ORNAMENTAL GRASSES®



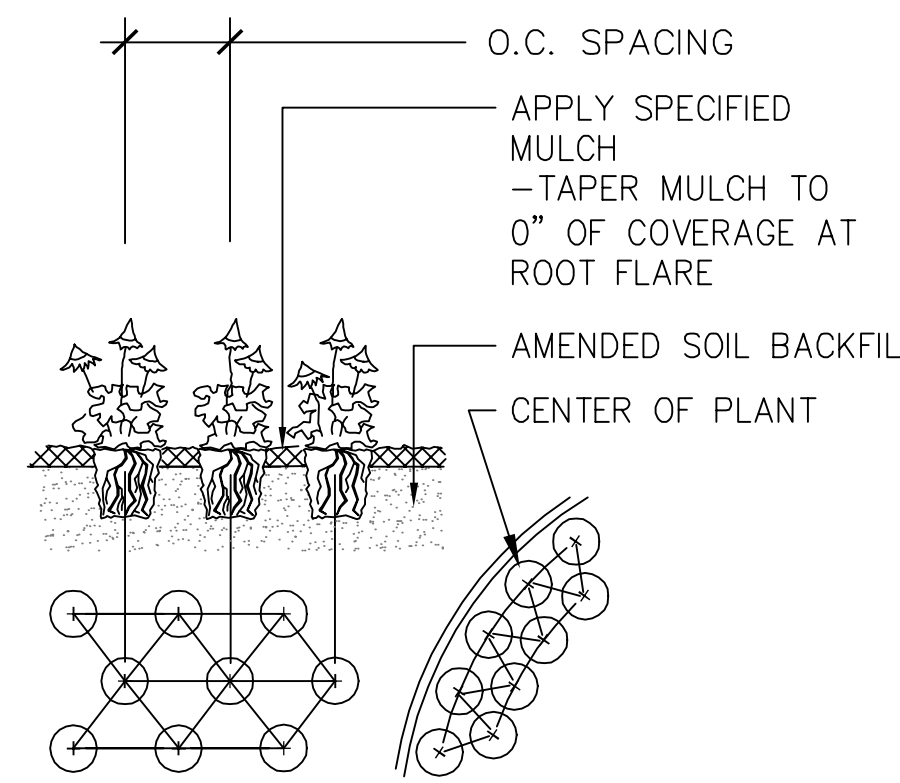
PERENNIALS



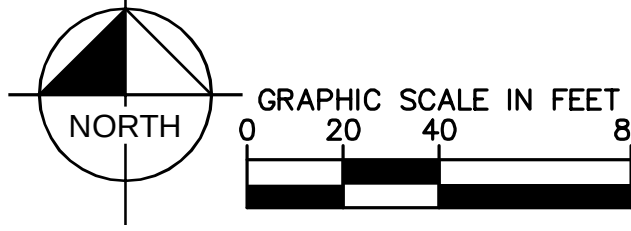
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
AA	27	AMELANCHER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL MIN	
AF	16	ACER FREEMANII 'JEFFERSRED' TM	AUTUMN BLAZE MAPLE	B & B	4" CAL MIN	
GA	20	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	B & B	4" CAL MIN	
GI	20	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	B & B	4" CAL MIN	
PC	8	PICEA PUNGENS	COLORADO SPRUCE	B & B		8' HT MIN
PM	13	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANE TREE	B & B	4" CAL MIN	
QM	7	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	4" CAL MIN	
QM2	12	QUERCUS MACROCARPA	BURR OAK	B & B	4" CAL MIN	

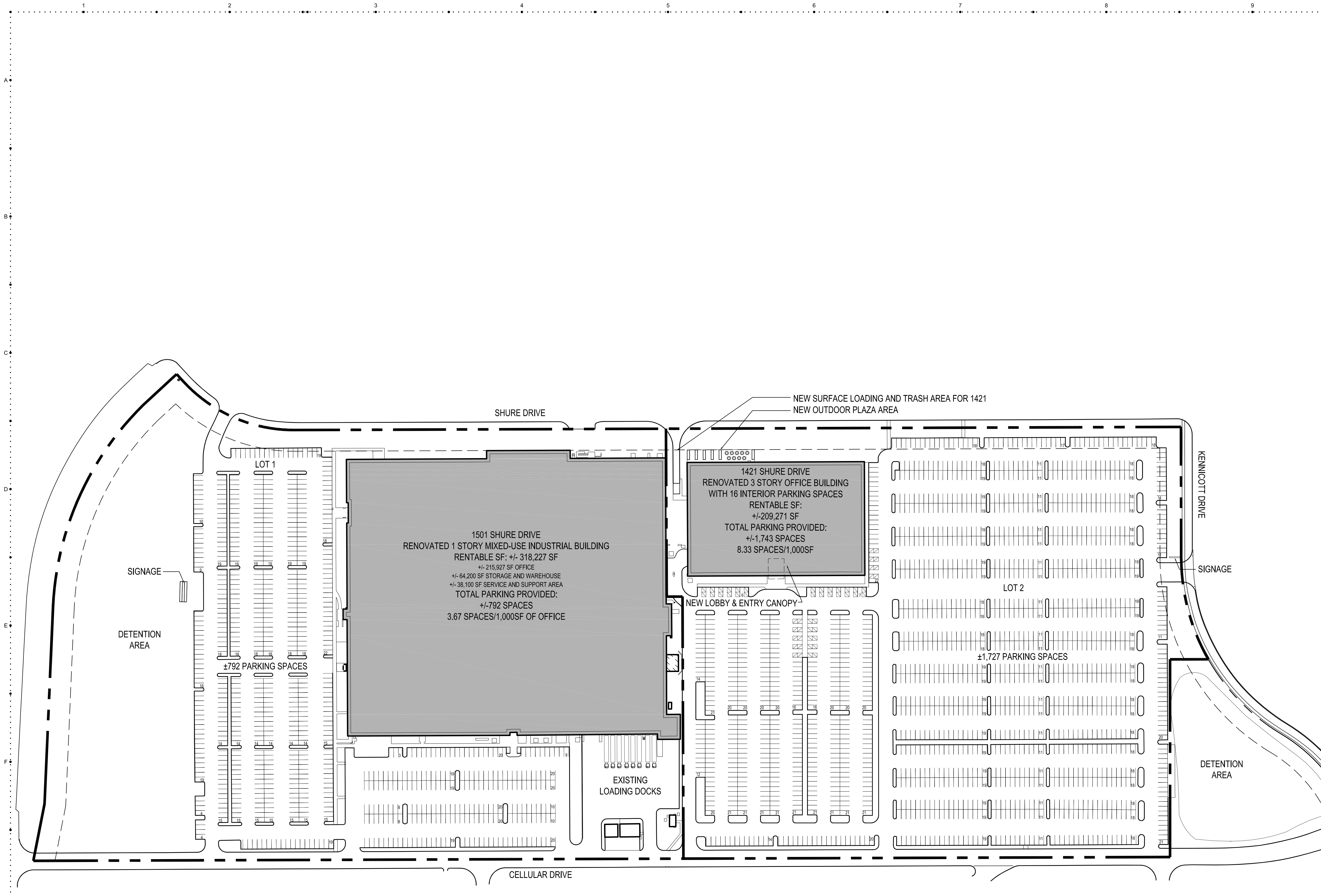
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
HB	27	HYPERICUM KALMIANUM 'BLUE VELVET'	KALM ST. JOHNSWORT	3 GAL			
HJ	36	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME PANICLED HYDRANGEA	3 GAL			
HP	6	HYPERICUM PATULUM 'SUNGOLD'	SUNGOLD ST. JOHN'S WORT	3 GAL			
3	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	PH	14	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	3 GAL	36" OC	
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE

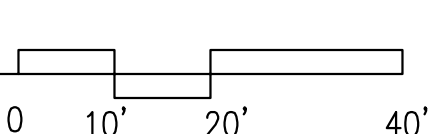
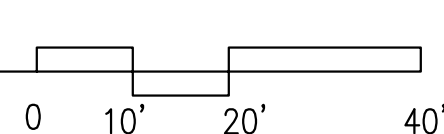
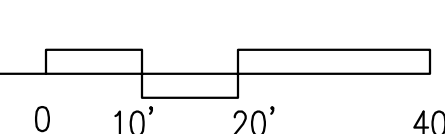
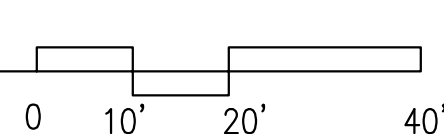
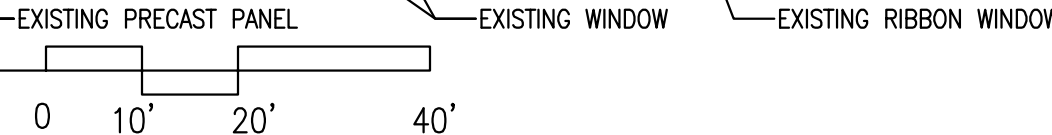
AS	52	ALLIUM X 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	1 GAL	18" OC	18" o.c.
AT	56	AMSONIA TABERNAEMONTANA	EASTERN BLUESTAR	1 GAL		24" o.c.
HR	30	HEUCHERA RICHARDSONII	PRAIRIE ALUM ROOT	1 GAL		18" o.c.
SA	141	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 QT	18" OC	18" o.c.
SH	1,666	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 QT	24" OC	24" o.c.



PERENNIAL PLANTING







△	PRELIMINARY PUD	4.27.201
NO.	ISSUED FOR:	DATE:



OKW
Architects

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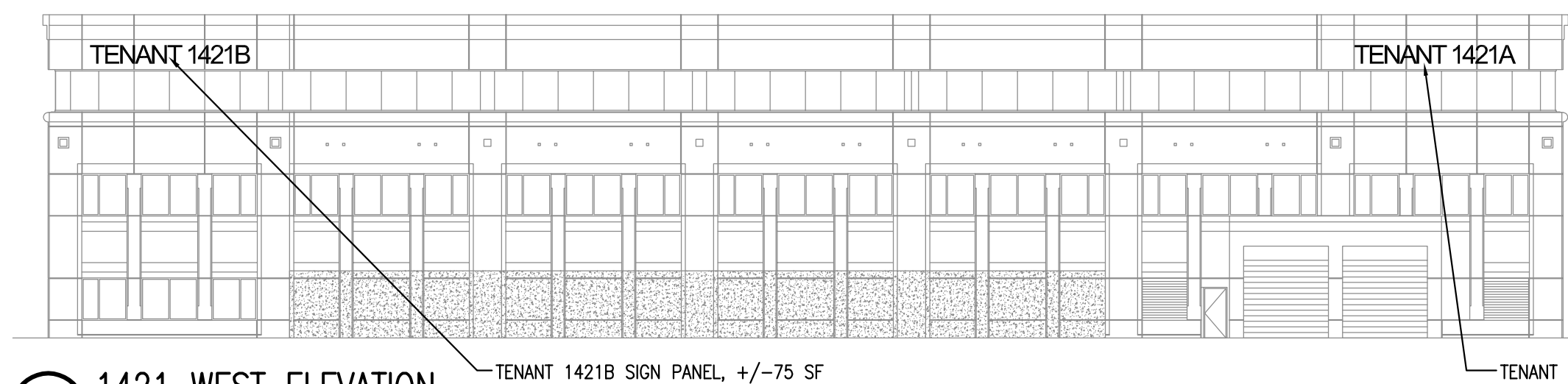
- NORTHWEST CROSSINGS
- 1421 AND 1501 SHURE DRIVE
- ARLINGTON HEIGHTS, ILLINOIS

BUILDING ELEVATIONS

DRAWN BY: TJB CHECKED: TJB

DATE: _____

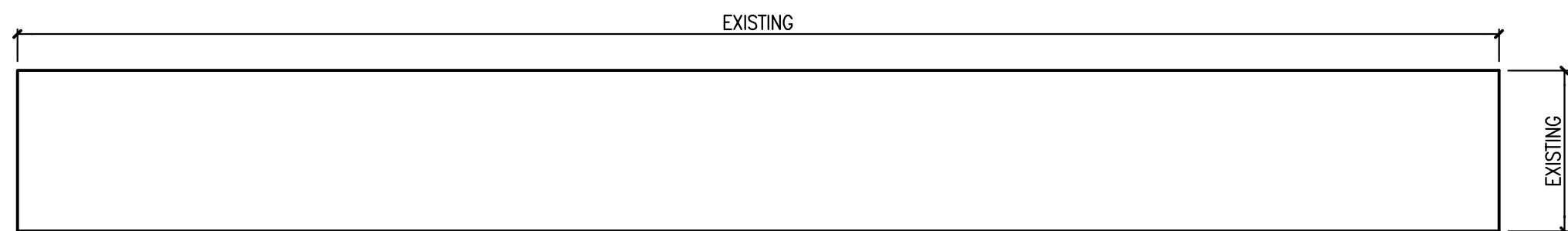
PROJ. NO: A201
13043



12 1421 WEST ELEVATION

SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED

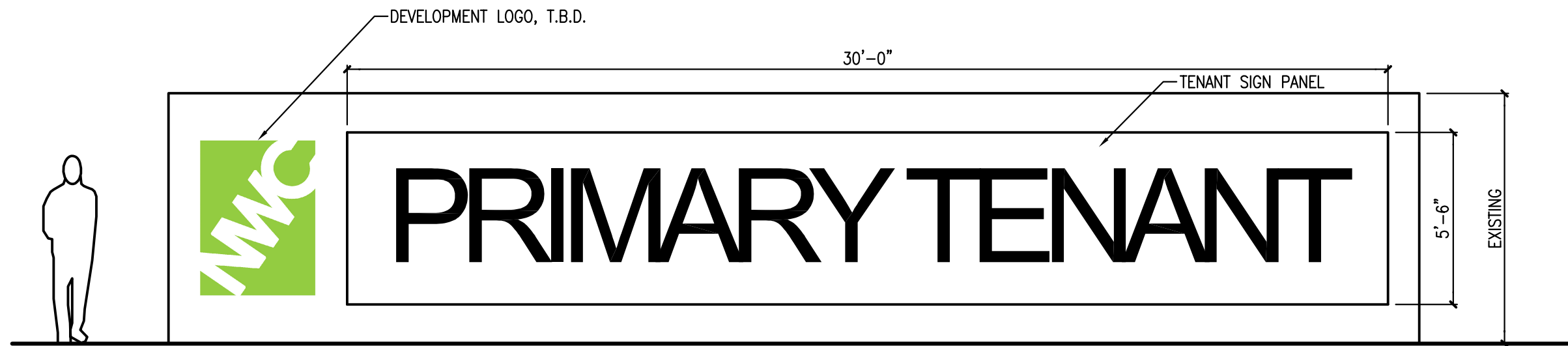
0 10' 20' 40'



10 WEST DEVELOPMENT SIGN PLAN

SCALE: 1/4" = 1'-0" ALL SIGN INTERNALLY ILLUMINATED

0 2' 4' 8'



9 WEST DEVELOPMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0" ALL SIGN INTERNALLY ILLUMINATED

0 2' 4' 8'



4 1421 EAST ELEVATION

SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED

0 10' 20' 40'

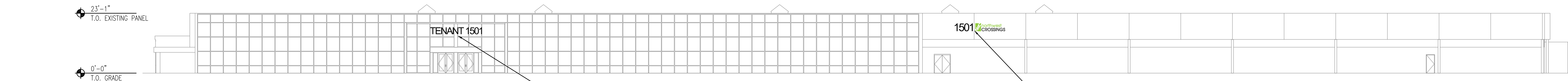
- 45'-9" T.O. EXISTING PANEL
- 29'-6" T.O. 3RD FLOOR
- 14'-9" T.O. 2ND FLOOR
- 0'-0" T.O. GRADE



3 1421 SOUTH ELEVATION

SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED

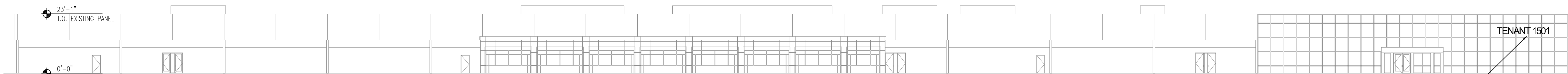
0 10' 20' 40'



2 1501 WEST ELEVATION

SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED

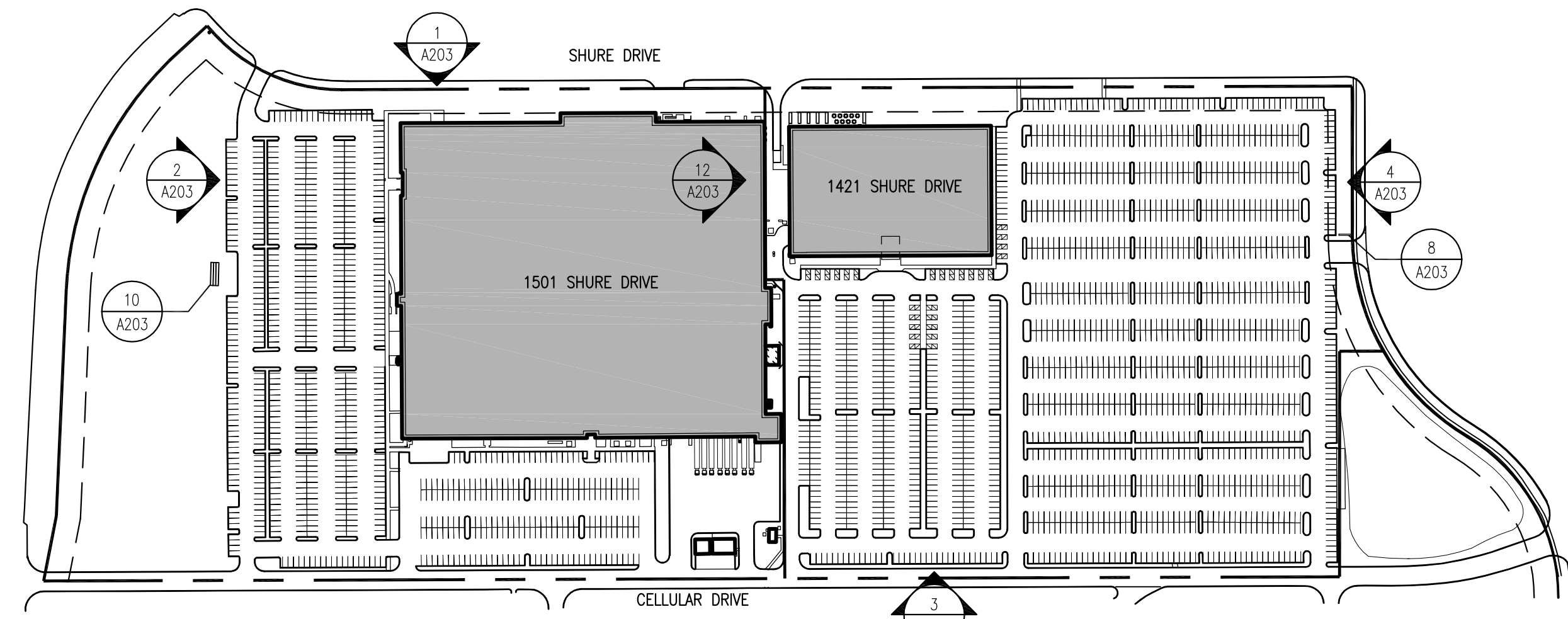
0 10' 20' 40'



1 1501 NORTH ELEVATION

SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED

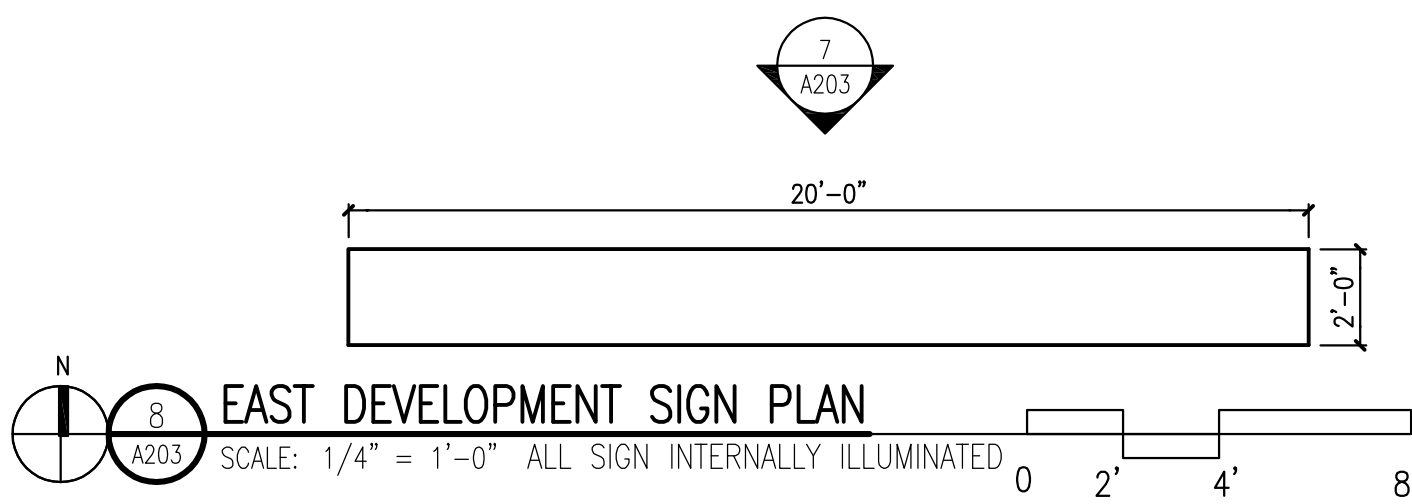
0 10' 20' 40'



11 SITE PLAN

SCALE: 1" = 200'-0"

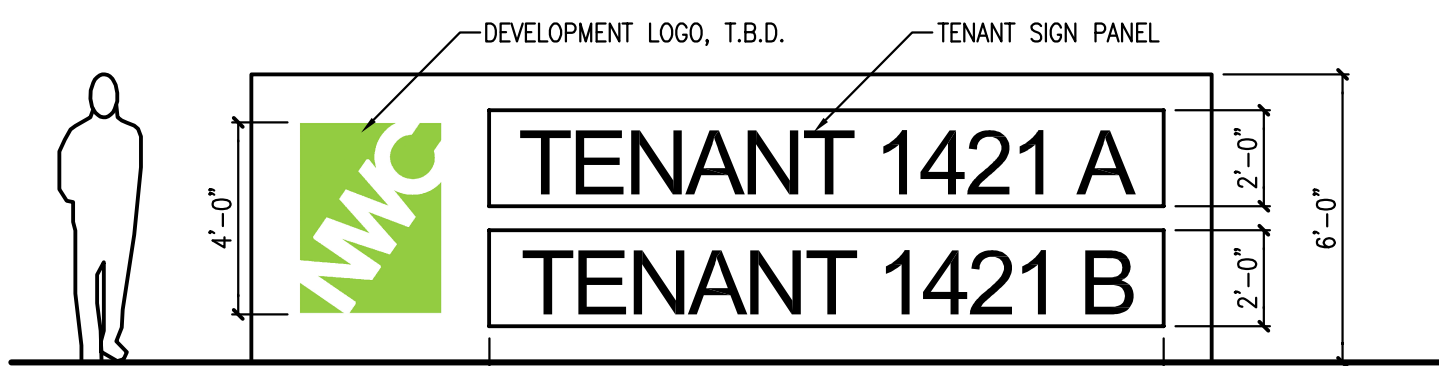
0 100' 200' 400'



8 EAST DEVELOPMENT SIGN PLAN

SCALE: 1/4" = 1'-0" ALL SIGN INTERNALLY ILLUMINATED

0 2' 4' 8'

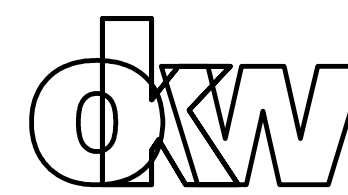


7 EAST DEVELOPMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0" ALL SIGN INTERNALLY ILLUMINATED

0 2' 4' 8'

PRELIMINARY PUD	4.27.2015
NO. ISSUED FOR:	DATE:



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NORTHWEST CROSSINGS
1421 AND 1501 SHURE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

SIGNAGE PLANS AND ELEVATIONS

DRAWN BY: TJB CHECKED: TJB

DATE: 4.27.2015 SHEET NO:

PROJ. NO: 13043

A203

PLAN COMMISSION PROJECT TIMELINE

Project Name: Northwest Crossings
PC Number: PC 15-007
Location: 1421 and 1501 W. Shure Drive
Requested Action: Amendment to PUD Ordinances 88-060, and 14-002
and a Preliminary Plat of Subdivision to create 2 lots

	Date	# of Business Days
Plat and Sub Committee Meeting	1-14-2015	
Awaiting Petitioner PC Application	4-28-2015	73 days
PC Application Submittal Date	4-28-2015	
1 st Round Department Comments	5-12-2015	10 days
Petitioner's Response	5-18-2015	4 days
PC Hearing*	5-27-2015	21 days from application date
Village Board	6-1-2015	2 days
Village Board Ordinance Adoption	6-15-2015	10 days

Note:

* Legal notice; State Statute requires 15 to 30 days notice.



Item: Ordinance - Planned Unit Development Amendment - Northwest Crossings

Department: Planning/Legal

An Ordinance Approving an Amendment to Planned Unit Development Ordinance Numbers 88-060 and 14-002, Granting a Preliminary Plat of Subdivision and Certain Variations from Chapter 28 of the Arlington Heights Municipal Code (Northwest Crossings, 1501 and 1422 West Shure Drive)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Northwest Crossings PUD Amendment	Ordinance

**AN ORDINANCE APPROVING AN AMENDMENT TO
PLANNED UNIT DEVELOPMENT ORDINANCE NUMBERS
88-060 AND 14-002, GRANTING A PRELIMINARY PLAT
OF SUBDIVISION AND CERTAIN VARIATIONS FROM
CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have heretofore passed and approved Ordinance Numbers 88-060 and 14-002, approving and amending a planned unit development, for the property located at 1501 and 1421 West Shure Drive, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-007, pursuant to notice, has on May 27, 2015, conducted a public hearing on a request for approval of amendments to Planned Unit Development Ordinance Numbers 88-060 and 14-002, a preliminary plat of subdivision to subdivide the subject property into two lots, and variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said requests, subject to certain conditions hereinafter described, is in the best interests of the Village,

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

SECTION ONE: That the Planned Unit Development for Northwest Crossings approved and amended in Ordinance Numbers 88-060 and 14-002, is hereby amended to allow certain modifications to the previously approved plan for the property legally described as:

That part of Lot 1 in Arlington Industrial & Research Center-Unit Number 6, being a subdivision of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded on August 22, 1972, as Document Number 22024211, in the Office of the Recorder of Deeds of Cook County, Illinois, said parts lying North and West of a line described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 11 degrees 17 minutes 16 seconds East 36.44 feet; thence North 89 degrees 53 minutes 08 seconds East, 2145.54 feet; thence North 00 degrees 04 minutes 09 seconds East, 372.77 feet; thence North 89 degrees 53 minutes 30 seconds East 72.20 feet to the East line of Lot 1 aforesaid, in Cook County, Illinois.

P.I.N. 03-07-100-005, -006

and commonly described as 1501 and 1421 West Shure Drive, Arlington Heights, Illinois.

SECTION TWO: That the Preliminary Plat of Subdivision for Northwest Crossings prepared by Compass Surveying Ltd., dated April 23, 2015 with revisions through May 14, 2015, for the property legally described in SECTION ONE, is hereby approved.

SECTION THREE: That the property shall be developed in accordance with the following plans:

The following plans April 27, 2015, have been prepared by OKW Architects:

Architectural Site Plan, consisting of sheet A101;
Building Elevations, consisting of sheet A201;
New 1421 Entry Rendering, consisting of sheet A202;
Signage Plans & Elevations, consisting of sheet A203;

The following plans dated May 14, 2015, have been prepared by Torburn Partners:

Title Sheet, consisting of sheet C0.0;
General Note, consisting of sheet C1.0;
Demolition Plan-East, consisting of sheet C2.1;
Demolition Plan-West, consisting of sheet C2.2;
Overall Site Plan, consisting of sheet C3.0;
Site Plan - East, consisting of sheet C3.1;
Site Plan - West, consisting of sheet C3.2;
Erosion Control Plan-East, consisting of sheet C4.1;
Erosion Control Plan-West, consisting of sheet C4.2;
Erosion Control Notes & Details, consisting of sheet C4.3;
Grading Plan-East, consisting of sheet C5.1;
Grading Plan-West, consisting of sheet C5.2;
Grading Plan Details, consisting of sheet C5.3;
MWRD Plan, consisting of sheet C5.4;
Utility Plan-East, consisting of sheet C6.1;
Utility Plan-West, consisting of sheet C6.2;
Construction Details, consisting of sheets C7.0 and C7.1;
Photometric Plan, consisting of sheet P1.0;
Tree Preservation Plan-East, consisting of sheet L1.1;

Tree Preservation Plan-West, consisting of sheet L1.2;
Tree Preservation Plan, consisting of sheet L1.3;
Landscape Plan-East, consisting of sheet L1.4;
Landscape Plan-West, consisting of sheet L1.5,

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

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

1. A variation from Section 5.1-17.7, Required Minimum Yards, to allow a side yard reduction from 50 feet to 0 feet for Lot 1.
2. A variation from Section 6.12, Traffic Engineering Approval, waiving the requirement for a traffic study and parking analysis.
3. A variation from Section 11.2-11.2, Additional Regulations-Parking-In Yards, from the requirement that off-street parking spaces in the M-1 District not be located in the front yard, to allow the existing spaces for Lots 1 and 2 in the front yard.

SECTION FIVE: That approval of the amendment to the Planned Unit Development, Preliminary Plat of Subdivision and variations from Chapter 28 of the Arlington Heights Municipal Code, are subject to the following conditions:

1. A Final Plat of Subdivision shall be submitted.
2. The Petitioner shall provide a reciprocal easement agreement (REA) for the two lots prior to Final Plat of Subdivision. The REA shall address cross-access, shared parking, shared detention and utilities in perpetuity.
3. The Petitioner can proceed at their own risk with improvements on the site, prior to Final Plat of Subdivision approval and shall comply with other outside agency requirements, as requested by said agencies.
4. The Petitioner may divide the property in meets and bounds for financing prior to Final Plat of Subdivision approval and shall complete the Final Plat of Subdivision as soon as possible, within the prescribed timeframe in Chapter 29, Subdivision Control Regulations, of the Arlington Heights Municipal Code.
5. A landscape compliance bond in the amount of 30% of the landscaping costs shall be required at the time of building permit along with a tree fee of \$200.00 per tree identified for preservation
6. The signage as proposed does not meet the requirements of Chapter 30, Sign Regulations, of the Arlington Heights Municipal Code. The signage shall be revised to meet Code requirements or a variation shall be sought.

7. Lot 1 will comply with zoning requirements, when specific users are known.

8. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies to which the Petitioner has agreed.

SECTION SIX: Except as amended by this Ordinance, the remaining provisions of Ordinance Numbers 88-060 and 14-002, shall remain in full force and effect.

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

SECTION EIGHT: That the approval of the Preliminary Plat of Subdivision granted in SECTION TWO of this Ordinance authorizes the submission of a final plat for the proposed subdivision and detailed plans and specifications for the public improvements therein. The preliminary approval shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 1st day of June, 2015.

Village President

ATTEST:

Village Clerk