



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 27, 2015
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Christina Court Subdivision - 5/13/15
- B. T-Mobile - 5/13/15

IV. PUBLIC HEARINGS

- A. Northwest Crossings - 1421/1501 W. Shure Dr. - PC#15-007
Preliminary Plat of Subdivision

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Christina Court Subdivision - 5/13/15

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 5/13/15 - DRAFT

Type

Minutes

DRAFT

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

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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. BHIDE: 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.)



Item: T-Mobile - 5/13/15

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 5/13/15 - DRAFT

Type

Minutes

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PLAN

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

COMMISSION

RE: T-MOBILE - 1000 S. ARLINGTON HEIGHTS RD. - PC#15-003

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 9:30 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

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CHAIRMAN LORENZINI: The next item on the agenda is T-Mobile at 1000 South Arlington Heights Road. Latika, have all the proper notices been given?

MS. Bhide: Yes.

CHAIRMAN LORENZINI: Okay. The Petitioner here?

MR. STAPLETON: Yes.

CHAIRMAN LORENZINI: Is anybody else going to testify besides yourself?

MR. STAPLETON: Myself, our --

CHAIRMAN LORENZINI: Anybody who may speak, why don't you just all come up and raise your right hand?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, would you, Petitioner, would you please state your name, spell it and give your address for the court reporter?

MR. STAPLETON: Sure thing. My name is Robert Stapleton, I'm one of the managing partners of National Wireless Ventures. Our corporate address is 505 North Lake Shore Drive, Suite 2109, Chicago, Illinois. The spelling of my last name is S-t-a-p-l-e-t-o-n, first name is Robert.

CHAIRMAN LORENZINI: Okay, thank you. Have you read the conditions and do you agree with them?

MR. STAPLETON: Are we talking the --

CHAIRMAN LORENZINI: Oh, never mind, let's skip that. Let's skip that for now. Okay, why don't you give us a brief presentation of your project?

MR. STAPLETON: Sure thing. As I said, my name is Robert Stapleton, I'm a managing partner. I'm here tonight on behalf of our developer, APC Towers, and T-Mobile who is the planned tenant for the proposed site. I am the past president of the Illinois State Wireless Association and past director of the association. I've been in the wireless business since 1996.

We all grew up with a landline phone. The world is changing. We're becoming digital, we're becoming wireless, and we're becoming connected in a whole new way. Years ago, a telephone company built a building in your community which we called the central office. The central office is going away from the standpoint where of the landline carriers are conducting their business.

Currently, there is a bill in the state of Illinois right now for the carriers as of 2025 where the wire line carriers would basically become deregulated by the Illinois Commerce Commission, basically saying we will no longer be providing service based on regulated rates, because the nature is changing. Here in Cook County, only seven percent of the households are connected only by a

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wire line phone. Over 60 percent of those households now in Cook County are connected by a wireless only phone. I'm sure all of you, depending upon your situation, you're looking at how you're connected to the world today.

When we grew up, we had one phone line in the house. Today, the average home has anywhere from four to eight connected devices within the home, your cell phone, your laptop, your iPad, your personal computer in the house. Most of the educational services now, meaning the schools, colleges and that, if you walk in to the school on your freshman year, you're being provided a wireless device, and that wireless device is now carrying the curriculum of a lot of communities. Hard copy books aren't being provided anymore, the curriculum is being provided on your laptop and loaded into wireless services.

As that changes, as we become more to a connected world, there is more need for localized wireless services. When I got in this business in 1996, we were building towers 300-foot tall, we were building then ten miles apart. It's a very simple diagram. When I talk about it, I use if you throw a big rock in some water, then we get large concentric rings. In today's world, we're throwing pebbles in the water because we're connecting those who are immediately around the site.

It's important that they stay connected. Now, we're not just talking connecting you and your car as you're walking onto the sidewalk or anything else. We're not connecting inside buildings, meaning you have a business, you want to be connected into the wireless world, you need to have solid 99.9 percent connection when you're inside your building for your connection. So, what we're now looking at is how do we achieve that in building connection? How do we achieve, enhance 9-1-1 services when you dial your phone from inside, your wireless phone from inside your building? That's what the industry is doing today.

It's a big change. I'm calling the towers in today's world, that is now the CO of the future because wireless service is carrying that connected service to your community and it's no longer the hard piece of copper or a piece of fiber. It's done wirelessly.

So, in this case, T-Mobile has gone out and looked at how they want to enhance their service, how they want to enhance their customer base, and at the same time deliver the customer quality that they're expected to maintain for their customers. And it's not just T-Mobile, it's all the other carriers that are doing the same thing. We're seeing 4G, we're hearing 5G coming down the line. You're hearing expressions LTE. These are all enhanced data services.

The world is becoming a data place. Your

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refrigerator is now becoming connected to the wireless world. Your stove is becoming connected to the wireless.

CHAIRMAN LORENZINI: But what are we going to do with this project?

MR. STAPLETON: In this case, this project, we're going to provide data and lifeline service from off this site. So, initially we're proposing six antennas on this site. The site requires a special use under your ordinance. The property is properly zoned to allow a wireless site to be placed here in the form of a special use.

We are asking this on behalf of T-Mobile. The site is being designed for future carriers to go in there. The subject property is a former service station. That intersection basically at one point in time years ago must have had three service stations on the corner. We now have, when I say service stations, supplying gas and those kinds of things. You now have facilities on three corners of that intersection at Arlington Heights and Central Road that provide automobile service. We feel that it's an appropriate location based on the fact that your ordinance allows as a special use on that property for wireless services or wireless power.

So, that's why we're here tonight, and we seek your approval of that. We have demonstrated through RF why we have to be at that particular location. That's in conformance with Section 332 of the Federal Communications Code. We're required to come before you to show that there is a definite need for service. By our propagation maps that we have supplied you, we are showing that there is a definite need of service.

When we were before the Plat and Subcommittee, there was a discussion about locations alternative to the site. The RF team has reviewed those sites. One of those was on top of the roof of Northwest Community Hospital, and the other side was on top of the Moorings. At this point in time, we have service that covers the hospital, and at the same time the hospital has not been a willing landlord to allow service to go on top of the hospital. The Moorings also is low and is too close to the existing coverage that we have in the area.

The center point concern is the intersection of Arlington Heights Road and Central Road. That's the community, that's the business community that we're trying to reach, and that is the hole in the service of our network at this point in time. The reasons why APC, the tower company carriers, meaning AT&T, Sprint, T-Mobile, Verizon, have all gotten basically out of the business of owning and operating the towers themselves. They've gotten into the business of supplying spectrum and it's important that they purchase spectrum from the federal government and provide service.

So, with that in mind, companies like APC, Crown

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Castle, American Tower, they have all purchased the assets, the tower assets for the carriers. Most recently, Verizon sold 11,000 towers to one of the tower companies. Because they are purchasing more spectrum, they just completed a spectrum --

CHAIRMAN LORENZINI: Can we just get back to this project?

MR. STAPLETON: Sure. Well, that's what I'm talking about, just why the need, because, why the need for an independent tower company to build. They are contracted by T-Mobile to build and operate the site. T-Mobile won't be operating the site. T-Mobile will be a tenant of the tower. So, that is why we're here.

CHAIRMAN LORENZINI: Okay. All right, thank you. Latika, Staff report please.

MS. BHIDE: Thank you. The Petitioner that's here this evening, they are requesting a special use permit for a wireless antenna tower and along with the fact they would need a variation from Chapter 23, Section 203, from the requirement that an antenna cannot exceed 75 feet above the grade level to allow a 100-foot monopole.

The proposed site is at 1000 South Arlington Heights Road. It's approximately half acre in area. Autotech Repair is located on the property site. The Applicant, this is the overall site plan, the Applicant, T-Mobile, is interested in leasing approximately 30-foot by 30-foot area at the southwest corner of the property and locating a wireless antenna there. The antenna is proposed as a monopole design. It would be a 100-foot to the top of the tower. It is about 113 feet from Arlington Heights Road and about 168 feet from Central Road. The lease area will occupy and thus eliminate approximately four parking spaces in the southwest corner of the site. There is also a 12-foot access easement which would result in additional four spaces being lost.

Radio and telephone antenna are required to obtain a special use in the B-2 District which is what they are seeking here.

I have a few photo submissions. These are submissions that were provided by the Petitioner. This is one looking west to the site, one looking north to the site. The picture on the right-hand is where you can see the antenna. The next two are looking south, again the picture on the right shows the antenna.

The Village's Comprehensive Plan designates this property as commercial. Staff has determined that the proposed antenna does not meet the following goals of the Comprehensive Plan. One is the general planning goal to preserve and enhance the natural and existing environment, and then the two land use goals. One is to ensure that the general land use pattern and relationships of all land uses remain or become acceptable to present and future community, and that incompatible zoning be avoided. The Staff Development Committee

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does not support locating the antenna at this location because it would be incompatible with the residential uses to the west and because of the loss of eight parking spaces on a site that has more vehicles than parking spaces.

The code requirements for the automobile service station requires three parking spaces for every service bay and one for every employee, and it results in 16 parking spaces. With the loss of four parking spaces, their parking plan shows 25 parking spaces, so that does have a surplus of nine spaces. However, Staff observed that there are 42 cars and other vehicles on site today, they went out. The parking counts that were provided by the Petitioner showed 35, 40 and 41 vehicles on the site on two weekdays and a weekend. So, there is more parking on the site than availability of parking.

Next, the parking plan, with parking along the south perimeter, a few along the west and the rest along the Central and Arlington Heights periphery. Just a picture of the site, you know, showing that this is going south to north, left to right, just showing that there were several vehicles the day we went there, you know, several vehicles also parked in tandem.

That being said, the Staff Development -- actually a couple of other things. There is no landscape screening along Central and Arlington Heights Road where there is parking, so that is nonconforming. If this was recommended for approval, then we would recommend that a condition be added that a three-foot high drought/salt tolerant screen be added. It would likely require IDOT approval, but from past experience, IDOT has been able to add in that screen.

There are also currently no landscaped islands on the site. There are a few locations that it would be possible to add landscaped islands, so that would be another recommendation.

That being said, the Staff Development Committee is not supportive of this special use request. If the Plan Commission recommends approval, then we recommend the following conditions of approval. That they submit a the landscape plan for the whole site that delineates a three-foot high drought/salt tolerant screen along Central and Arlington Heights Road to buffer the parking, delineate the landscaped islands. The arborvitae that is to be installed outside the fence area that they're proposing at that southwest corner will be five feet at planting. And then there were two additional conditions here, and I actually, oh, will go back and talk about that variation because I didn't.

The variation is from Chapter 23, Section 203 of the Village Code. The Building Code Review Board makes recommendations to the Village Board on matters relating to waivers or amendments on that Chapter 23. That is not within the purview of the Plan Commission. The Petitioner did go to the Building Code Review Board

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last month, on April 30th to discuss this variation. The Board then asked them various questions involving locations, variables of antenna/towers, signal strength, et cetera.

At that meeting, the Petitioner did indicate that antennas could be flush mounted, but they do not prefer to do it because it reduces the number of antennas that can be mounted on a tower and the cost is higher. The Building Code Review Board determined that the Petitioner did not prove a hardship that needed a relief to allow that 100-foot monopole. So, that is the recommendation that will be forwarded to the Village Board. They unanimously recommended denial of that variation.

So, one of the recommended conditions is that if approved, the number of platforms or carriers be limited to two. The installation of additional platforms or additional carriers will require a special use permit amendment. However, if a stealth application for antennas mounted inside the pole, in that case, you know, additional carriers would be allowed in compliance with the Village's special use waiver process, and that they comply with all federal, state, and Village codes.

CHAIRMAN LORENZINI: Okay, Latika, thank you. Do I have a motion to include the Staff report in the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

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

COMMISSIONER CHERWIN: You know, we had looked at this in the subcommittee and I had, you know, expressed my reservations about it, you know, in terms of exceeding what's currently permitted. I think the comments I made were along the lines of not wanting to set precedent on something that's, you know, technology is changing, I don't know how much thought the Village has put into it, but it seems to me like introducing 100-foot structures is something that we probably wouldn't do. To the extent we do it, we'd do it on a more planned basis in terms of any guidelines or understanding, at least giving the citizens an opportunity to understand, okay, well, if we're going to allow structures like this, it's going to increase bandwidth, it's going to increase your ability to use your devices but you know, potentially the downside is aesthetics and everything else.

So, I just, my reservation was, you know, I don't

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think as a Village we probably thought through this type of tower in this type of place. I think this is for the most part a residential area with some very thin commercial along Arlington Heights and Central. But the true nature of this area is residential. So, I am not supportive of this.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I have a question. How does the, I don't know, the radio frequency waves affect the local, the residences within the area, the businesses and so forth?

MR. STAPLETON: I have an RF gentleman here, but from my standpoint, because we operate at a spectrum designed by the federal government, we cannot interfere with television, radio, any of those items. There is no interference and these are protected spectrums that have been purchased from the federal government. That's why we are governed by Section 332 of the FCC code. So, there should be no issue of interference and we're mandated by the federal law that we cannot interfere. An interference has to be corrected within a 24-hour basis if there is identified interference.

COMMISSIONER SIGALOS: I'm only asking the question from direct experience. My daughter has a condominium in Timer Courts, and right adjacent to Timber Courts is a cell tower. She has no radio reception. You could drive your car past there and my radio cuts out.

MR. STAPLETON: It shouldn't be caused by the cell tower.

COMMISSIONER SIGALOS: Okay. Next question I have is regarding the parking. I saw on the parking counts that they have approximately 40 cars there which is over, much over what was provided, that they have 25 parking spaces there now. They're going to lose eight parking spaces so that brings them down to 17 parking spaces. Where are these cars going to go?

MR. STAPLETON: Okay. We've had a direct conversation with the landlord on this situation explaining that he only has the X number of parking spaces. Under our agreement, he will have to remove all those other cars from that spacing. In most of the cases, you rent spaces out for people to park antique vehicles, whatever else, he rents spaces out. So, under the agreement, we directed him that he will have to be in accordance with the Village parking regulation.

Four of the spaces that you referred to that are being lost basically is our, we have to have a designed access. But at the same time, that access, parking can continue in that access. That access basically is there for construction purposes and when we can service the site. But it does not call for the removal of those parking spaces. It's our access, it's not a permanent access and it's not an independent access. That is rented to us.

COMMISSIONER SIGALOS: The other comment here is at

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Plat and Sub we suggested and it sounds like you've looked into the Northwest Community Hospital or the Moorings. You stated Northwest Community Hospital, they haven't been very agreeable. Is that because they want their rental rate, that it was just too high?

MR. STAPLETON: No, it's just they, from what we understand based on the comments that they've given us, they're not interested because they have future designs for their rooftop and things like that. But at the same time, as I mentioned, based on our RF propagation, we have a site nearby that serves that area. So, in turn, by putting additional antennas on that facility, that in turns causes our own internal interference or we're overlapping signal within our own site. So, that's why we have to move to the east. We're somewhat confined to the area where we can move to in the east and we can't keep moving like towards the Moorings because there again we have overlapping services or we would have overlapping service there.

COMMISSIONER SIGALOS: My last comment is at the Plat and Sub I was not in favor of this location for this tower. In going through this proposal again and seeing that the Village Building Code Review Board has denied it, it's not compatible with the Comprehensive Plan, the Planning Staff is not in favor of it, I'm not going to be in favor of this project.

MR. STAPLETON: I understand what you're saying. I think through our RF plan and everything else, we have provided you sufficient documentation under Section 332 of the FCC code which we are required to do. So, in turn, you know, under that situation, if the situation is where we come to an impasse of getting a location in that area, the federal courts have deemed since the spectrum has been purchased from the federal government, we do have the right for an expedited hearing through the federal courts.

CHAIRMAN LORENZINI: Okay, let's not go there yet.

MR. STAPLETON: Okay.

CHAIRMAN LORENZINI: Let's finish our questions.

COMMISSIONER SIGALOS: I'm finished now.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Latika, are there any other stand-alone cell structures like this in Arlington Heights?

MS. BHIDE: There are.

COMMISSIONER DAWSON: Where are they located? Are there 100-foot cell towers?

MS. BHIDE: You know, I should have had that information but I don't know how tall they are. But I know there are other structures. There's one in the Annex of Arlington Heights behind the Barnes and Nobel there, there's a tower there. There's one, as Commissioner Sigalos was saying, on Arlington Heights Road at Dundee, around that intersection. So, there are also other stand-alone towers.

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MR. STAPLETON: Yes, there's a stand-alone tower at 1610 West Central Road. There is one at 1700 West Central Road, now that happens to be in Mount Prospect. We are in the steeple at 1903 Euclid. We have done our --

COMMISSIONER DAWSON: I'm not done asking questions.

MR. STAPLETON: Sure.

COMMISSIONER DAWSON: Right. So, it would be helpful for me to know, you know, where they are. I'm less concerned with the cell tower in this area than maybe some of the other Commissioners are because I do agree that times are changing and this is going to become a fact that we have to address, that there will be more cell towers. But I also feel that the Village hasn't yet sat down and thought through that concept and come up with a plan for what locations are appropriate, when we will do that.

I don't, I'm hesitant because it's gone to the Building Code Review Board and Staff has already looked at it. I'm hesitant to start giving isolated approvals. Once we start giving approvals without a plan in place, we create precedent, and then we don't have a Village-wide plan for the adoption of, or for the allowance of these cell tower structures.

So, in and of itself in its location, I frankly don't have a whole lot of problems with the location. I'm very familiar with that area. But I can't support it until I have a better understanding of how the Village is going to approach cell tower structures comprehensively. That's my main concern.

That aside, I'm very concerned about this property site that has 42 cars, and what are we going to do about that? That's ridiculous, you know. Whether or not the cell tower structure is allowed to be placed there, the owner cannot exceed his parking allotment.

MR. HALLORAN: It looks like a junkyard actually.

COMMISSIONER DAWSON: Okay, I know, I'm sure you're upset. But, so, aside from whether or not a cell tower is going there, the Staff now needs to go address this parking problem, absolutely. But that's, you know, that's where I'm at right now.

CHAIRMAN LORENZINI: Thank you. Commissioner Drost?

COMMISSIONER DROST: Yes, I think those are good points, Susan. My concern is that I think from the Comprehensive Plan for the Village, that when you saw those pictures, we want to go underground with the wires, with the telephone poles, with the electrical. There's a, this is going in the opposite direction, it's going up. Basically, it's a matter of eye clutter.

MR. STAPLETON: Yes, just to give you an idea of the --

CHAIRMAN LORENZINI: That's okay. Let's --

COMMISSIONER DROST: No, it's just a comment that I'm

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making and, you know, we need technology as you know, gosh, and I like it, you know. It's not to beat you up on it but it just doesn't fit within sort of the plan. You know, we're not Luddites.

CHAIRMAN LORENZINI: Anything else?

COMMISSIONER DROST: I'm done.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: Yes. It seems to me we're being asked to balance aesthetics against utility. I think you've made a, it seems to me you've made a good case that, and Commissioner Dawson made the same point, we're going to actually be moving in the direction where we have to deal with the utility of having these relays, these microwave towers that actually meet the needs of the residents. They may be even coming back to the Village Board saying you haven't taken care of our needs because of what you stood in the way of in the nature of wanting something that's aesthetic.

I'd like to ask, Latika, how was that 75-foot standard set? And when was it set?

MS. BHIDE: I did try to research that a little bit more. That 75-foot requirement is a local amendment to the International Building Code. So, the unamended IBC does not have that requirement. You know, whether it's for aesthetic or other reasons, I was not able to find out why we have that local amendment, but it has been there for a number of years.

COMMISSIONER JENSEN: Well, when it was approved is what's really important to me because it may be that it was approved at a time where it may or may not have made any sense but today it may make no sense whatsoever. So, I would turn and ask the question, is a 100-foot the norm nowadays? You said earlier it was 300 feet, you had a different model of how things worked. Is 100 feet the ideal thing at this point?

MR. STAPLETON: Basically, 100 to 125 is becoming the new norm. We're coming down because we're coming into town. We're not broadcasting out the 10 square miles around the site. Because of the demand, the customer demand and the spectrum use that they are, we have to become more localized. So, in becoming more localized, we're becoming just above the tree height.

To give you an idea, your utility poles that are immediately adjoining that site, there's probably 45 within very close proximity of that site that are in excess of 70-foot tall. So, what we're talking about is this is the way things are going because we have to be, we're mandated by the federal government that when someone dials 9-1-1, we have to connect them within 150 meters where they're at. So, 90 percent of the calls in Cook County that's documented by Cook County government and everything else are coming off of wireless devices. So, it's that connection factor.

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COMMISSIONER JENSEN: I have another question. Is it feasible for any village to lay out a map of where the towers ought to go and create for you a comprehensive plan and present to you and say these are the places we designate that the towers can go? Is that something that a village can do?

MR. STAPLETON: It's depending upon where, like someone can say, well, you can only go in an industrial lot. Well, the industrial lots are only on the north side of town, and so we're lacking coverage on the south side. We went through this the other night. The M-1 and the M-2 Districts where they want us to be are on the north side of town, no coverage on the south end of town.

You should have a propagation map that's been provided to you, correct? And you can see on your propagation map how the towers are situated around this hole. So, what we're trying to do is we're trying to cover this hole, and that's what the federal government requires us to do, to demonstrate why we have to be there.

We're not going to spend, \$400,000-\$500,000 to throw on the ground to throw a tower in the hole. We're, you know, we don't have appropriate high structures. I mean we'd rather go on a tall building versus a tower. This is an expensive proposition. But when you don't have that, we've got to fill the hole.

COMMISSIONER JENSEN: Well, I may have misinterpreted what some of my other Commissioners have said. But I had the vision of our actually laying out and pinpointing for you where the towers need to go and that would be the Comprehensive Plan. And I'm having a little trouble seeing whether that would be possible for a village to do that.

MR. STAPLETON: It's all because you have, right now you have four operating carriers. You have the federal government now jumping it with FirstNet which is going to be next big carrier because that's going to be the connective device between your local services and the federal government, meaning FEMA, the FBI, and that quick story, Washington, DC, they're chasing a woman in a car. You have three branches of federal government services and local Washington, DC police. They could not communicate within a mile-and-a-half chase of this woman and she ended up being shot because nobody understood what was going on. That's because there was lack of communication.

The federal government mandated after 2001 that connection device come about. FirstNet has been made. The federal government just put ten billion dollars to FirstNet to be connected. So, they're going to be the fifth carrier, and then Push-to-Talk is coming back, that's going to be the sixth.

As I said, the landlines are going away very quickly. Verizon just sold off four states because they could no longer maintain those dollars. AT&T, Verizon and Sprint have all come

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to Springfield and said we can't be regulated anymore because we can't guarantee wire line service to the community anymore. The tower is the new CO.

COMMISSIONER JENSEN: I guess my last comment is I'm like Commissioner Dawson although probably I'm even more supportive because I don't think that the aesthetics ought to dominate the practicality of having something that we're going to increasingly rely on. So, I'm more supportive of allowing this. I'm encouraged when you talk about the parking and you indicate we've got a landlord who is actually violating the agreement that he struck with the Village and he's renting out spaces. And thankfully, if we approve this, it sounds like you will be able to bring that to an end better than our own Village Staff were able to do. I don't know exactly how this will work to have the four parking spaces returned to use when you're not using it for access to build or whatever, but I'm going to take you at face value that you can do that.

So, at this point, I'm reasonably supportive of this proposal.

CHAIRMAN LORENZINI: Thank you. Commissioner Warskow?

COMMISSIONER DAWSON: Can I just, just before you go, I want to explain what I meant by a comprehensive plan. I didn't mean that there would be a map where we would pinpoint. I don't think we can do that because it's property owners, we can't tell them they have to put it.

What I meant was, similar to, what was it, two years ago or what have you, that we were talking about windmills, okay, and should private residences be allowed to have windmills in their backyard if they wanted to. It was a new concept. So, we had a meeting where we were taught about windmills and what the impact is and all that. What I mean is I don't think that the Village, because they have lots and lots of things to do, is up to date on what cell phone tower needs are, what reasonable cell towers are, you know, what you said, why is it 75 feet, who knows?

What I was suggesting is that the Village needs to do kind of more of a deep dive in understanding what current technology requirements are, current regulations are, and come back to us with an understanding of what is a reasonable cell tower height, how far apart. You know, we don't want him to build a cell tower and then someone right behind him to build another cell tower, you know. To some degree, how many should be allowed in a certain area and what's reasonable? That's all I meant.

COMMISSIONER JENSEN: Are you suggesting though we let this, that we stop this project from going forward while the Village does this?

COMMISSIONER DAWSON: Right now, I'm concerned with

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approving it before I have a better understanding of it because I don't understand what 100 feet versus 75 feet is, okay. I'm not necessarily against it. I'm not opposed to the location. And from previous cell towers that have come before us, we cannot speak to or address any health concerns. So, if there's anyone who has questions about health concerns, we're not even allowed to bring that into consideration. The only thing we can think about is whether or not it's properly located at the time in our Comprehensive Plan.

So, I don't know what your time frame is. I would like for my own self to have a little bit more understanding of cell towers and what's the proper height and all that. I don't know where I stand on whether or not we should make it wait. But if we approve this, then we better put something in place before the next one comes is I guess what I'm saying.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I'm more along the lines of Commissioners Jensen and Dawson. You know, we can't be 'not in my backyard' over everything and still utilize those services every minute of the day. Somebody has to go. And if we're counting on it based on an area and this is the area that needs to be covered, then this is where it needs to go.

I'm not in love with this corner as it is, I live very close to it, and the cars are not adding aesthetics. So, if there is anything that can be done between this project and Staff following up with them to minimize the number of cars on that site that would be very helpful. So, I'm tentatively supportive of this project.

MR. STAPLETON: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Yes, I do have three questions. I presume that your proposed landlord is the property owner?

MR. STAPLETON: That is correct.

COMMISSIONER ENNES: And is he here tonight? I have a question for you. I noticed you did swear in earlier.

MR. DISCEPOLO: Yes.

CHAIRMAN LORENZINI: Would you state your name and spell it and give your address please?

MR. DISCEPOLO: My name is Anthony Discepolo, D-i-s-c-e-p-o-l-o, and I live at 2725 West Glen Lake in Chicago.

COMMISSIONER ENNES: Mr. Discepolo, you've heard that you're over-parked on the property?

MR. DISCEPOLO: Yes.

COMMISSIONER ENNES: And are you also aware that you, if we were to approve this, that you would have to bring your property up to code as far as, you know, if you look at this, you have paving going right up to the sidewalk. You have no curbing. You have no

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islands for trees. You're going to have to, if we so decide this, that you're going to have to upgrade your property, put curbing in around the parking lot to separate it from the sidewalks and you're going to have to put in islands with trees around there because you're not a conforming use. Do you understand that?

MR. DISCEPOLO: I understand that. Of course I'd have to see the extent of what I need to do. I will address the car issue. I'm not quite sure at what point there were that many cars. We have begun to remove many cars. We had a boat stored there, I've had it removed.

I have a partner who manages that site, I'm never there. We have another site in Chicago, so a lot of the cars could be moved to the other site. So, moving the cars is not a problem. We have another property they can be moved to. Maybe that was a specially busy day. Removing my personal cars that are stored there, removing the rental that I wasn't even aware that we were renting spaces, so I'll speak to my partner --

COMMISSIONER ENNES: Good thing you came today.

MR. DISCEPOLO: I'll speak to my partner when he comes out of the hospital. Unfortunately, he was supposed to be here tonight but he's in the hospital. Because I did not approve that practice. Yes, reducing the number of cars is something that we will do effectively, efficiently and quickly.

COMMISSIONER ENNES: Latika, I thought I saw a requirement that the Petitioner provide a landscape plan?

MS. BHIDE: That's correct.

COMMISSIONER ENNES: Has that been done?

MS. BHIDE: No.

COMMISSIONER ENNES: No, okay. Thank you for promise on that.

MR. STAPLETON: We have --

COMMISSIONER ENNES: I have two other questions for the Petitioner. Yes, thank you. Why can't you do a 75-foot? And why do you need four antennas instead of two?

MR. STAPLETON: Okay. I have, RF can explain the 75-foot but I'll explain from the standpoint of just your code without talking about an RF standpoint. Your code likes collocation.

COMMISSIONER ENNES: Likes what?

MR. STAPLETON: Collocation. That's meaning on the same post you have T-Mobile, you have AT&T.

COMMISSIONER ENNES: Right.

MR. STAPLETON: You have someone else. We call it collocation in the industry. Most communities today want collocation. So, instead of us building two towers, we build one, we put everybody on the same post.

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COMMISSIONER ENNES: Right.

MR. STAPLETON: So, 75 feet, we get into a limited situation from a standpoint because at 75 feet we're just above the tree line. We come below that tree line, then the problem is signal penetration. RF?

COMMISSIONER ENNES: What's his name?

CHAIRMAN LORENZINI: State your name, spell it and give your address please.

MR. NAJEEB: I'm Suhaib Najeeb, S-u-h-a-i-b N-a-j-e-e-b, 9275 Church Street, Des Plaines, Illinois.

As Mr. Stapleton had mentioned, you know, the difference between the 100-foot tower and the 75-foot tower, the real matter is like the collocation because no one really wants to be, if the city has given me a choice to select like 55-foot monopoles, then unlikely I would select it because that would not, the signal would not penetrate with all the trees. We have to be at a certain height so that the signal can penetrate easily. The more trees and more things in between, the signal would get lost. That's the nature of the RF signal.

The more height, for example, if you are having a 100 to 135-foot monopole, then another concern you're having is every carrier is operating in their own frequencies but we should have a certain difference between our antennas. So, for example, if we are at 110-foot, then AT&T will be at 100-foot, and Verizon will be at 90-foot. So, we will maintain a center to center antenna. For example, this is the antenna, the center to center line, there will be a 10-foot difference. So, that's what we maintain here in order to avoid the interference between the other carriers.

So, if we are at 100-foot, then the other carriers would be 90, 80 and 70. So, if we have selected a 75-foot tower, the other carrier will be at 65, no one wants to take 55. So, it's like no one really wants to --

COMMISSIONER ENNES: Okay, you're technically way above my head. So, why can't you have a 75-foot tower? You could do it, right?

MR. STAPLETON: We could do it, but the thing is under your ordinance it limits that site to one carrier. That's the issue. And the other question is regarding the talk about stealth. Stealth is where we put the antennas inside the pipe itself. There again we're limited because we only have, in the tower, you have three antennas that go in the first canister, second canister is three more antennas. So, what happens is if we're at 75 feet, we have three antennas at 75-foot level batch height. The bottom of that antenna is approximately 70 or 68 feet, we have a separation that's required so there is no interference of about three to four feet. So, here again we're now at

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the bottom of that antenna that is in the neighborhood of 60 feet.

So, it can be done. We've talked about it. We --

MR. NAJEEB: Another concern I want to bring about the 75-foot is like we have on the second and third page of this presentation, you can see the difference between the 100-foot and 75-foot. The 100-foot, pretty much you are covering the entire hole, coverage hole. So, even at the edge of the coverage hole, we are almost covered with a 100-foot. Whereas if you can see the 75-foot, then there is still the coverage gap where our building cover is not to the level. So, that's the difference between the 75 and the 100.

COMMISSIONER ENNES: So, within this area, you said that you talked to the hospital and the hospital is a high building.

MR. STAPLETON: It's a high building but it's outside the coverage area, and we have those --

COMMISSIONER ENNES: Then you'd be a couple of hundred feet up, right?

MR. NAJEEB: Right. But we are like 0.37 miles away from the existing tower. So, if you see the existing tower CH --

COMMISSIONER ENNES: Which page are you talking about?

MR. NAJEEB: If you can see --

MR. STAPLETON: Page one.

MR. NAJEEB: Page one, the CH43371A, that is our on-air site, which is currently operating and the customers are using that site. So, we cannot build at any other site, which is really close to the other site. If you see these directions of this, you know, it shows the site location and it shows which direction it is pointing. So, CH43371, it is pointing at 0 degrees, 120 and 240. What that means is it's covering the area in 0 degree, you know, that north side of the area. The hospital is immediately 0.3 some miles from that on-air site.

COMMISSIONER ENNES: So, that would --

MR. NAJEEB: If I select that location, then I should not shoot anything on the west, I'll put all my antenna shooting toward the east. So, that itself, you know, our separation between the sectors, when I say sector, it's like 0, 120, 240, the difference would be very less. So, that creates the interference between our own sites and you're not covering much area from there.

COMMISSIONER ENNES: I mean I agree, we need the devices. However, I need to look to the Village technically as to what height we want and how many antennas. At this point, I'm not pro making this big variance now unless we get some direction. If I was going to be supportive at this point in time, I would want the site improvements to make this property compliant as part of that.

MR. STAPLETON: We understand that, and one of the directions was the IDOT and we have approached, we've been approaching

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IDOT. They have protections on that interchange, as you know, from the standpoint of traffic. So, from the standpoint of vegetation and within the right-of-way, you know, they're going to limit us to, you know, minor height adjacent to the curb so that it doesn't interfere with any, from a safety standpoint.

COMMISSIONER ENNES: Sure.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: In the Plat and Sub meeting, I had reservations and I still do. That's item one. Item two, the owner of this property is going to do something with these cars no matter what happens on the site. It doesn't have to be improved to take care of a violation to the parking spots. So, that's item number two.

Then I have an obvious question, and please don't take it the wrong way, Mr. Stapleton. When you say T-Mobile existing coverage, do other carriers have better coverage in these areas and is it just you that doesn't have the coverage?

MR. STAPLETON: No, it's --

COMMISSIONER GREEN: It's everybody?

MR. STAPLETON: It's everybody that's facing this issue because --

COMMISSIONER GREEN: No, no, no, in this area that you're proposing.

MR. STAPLETON: Yes, yes. As part president of the association, I can attest that everybody is having problems. We've gone from outside --

COMMISSIONER GREEN: No, I understand that.

MR. STAPLETON: It's the in-building and the data issue that all the carriers are facing in that area. So, that's why we're proposing collocation.

COMMISSIONER GREEN: This would be the same coverage problem if this was Sprint or somebody else?

MR. STAPLETON: That is correct.

COMMISSIONER GREEN: It would be the same --

MR. STAPLETON: It might not be exact based on power but it's going to be close.

COMMISSIONER GREEN: Okay. So, the next question since I, you know, barely understand how it works anyway, if you lived in these areas where there is no coverage, are you telling me that you get zero cell phone?

MR. STAPLETON: You don't get zero, but if you're out walking in the street you're going to get outdoor coverage. But when you're in your home office or you're in your basement or whatever else, your coverage is --

COMMISSIONER GREEN: So, it's a weaker signal and it has trouble going through the wall?

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MR. STAPLETON: Right. It's --

COMMISSIONER GREEN: I got you, I got you. I just had to get that clear in my own head. It's anybody's problem.

MR. STAPLETON: And because data now is operating at frequency level much higher, correct? Am I right?

MR. NAJEEB: Yes.

MR. STAPLETON: Because data is operating at a higher level of frequency, it has a problem with penetration.

COMMISSIONER GREEN: Okay, I got it, I got it. I just wanted to --

CHAIRMAN LORENZINI: All right, Bruce, thank you.

COMMISSIONER GREEN: I appreciate that.

CHAIRMAN LORENZINI: Latika, I only have one comment. On page one, on the north side, it does not show anymore. I have no other questions.

Let's go to the comments from the public. Anybody on my right, your left side of the room? Yes, sir, come forward, state your name, spell it for the court reporter, give your address.

MR. LOVICK: Thank you for having me. My name is Glenn, G-l-e-n-n, Lovick, L-o-v-i-c-k. I live at 1020 South Evergreen, Arlington Heights. I will probably be approximately 170 feet from where this tower will go because I'm on Evergreen, they will go right basically across the street.

The photo simulation picture that was up there, very impressive from the perspective. You can make a small person look big or a big person look small through photo perspective. If you're looking at this picture, I will be probably 70 feet or 100 feet from this tower. When I'm sitting in my front yard, I'm going to be looking up at this huge tower with six antennas on it, and possibly in the future there's going to be more.

I have absolutely zero problem with my cell phone carrier in my house. I live with my brother who has a different carrier. We have absolutely no problems. So, signal strength I don't think is a very valid issue.

I'm very concerned that this is going to hurt my property values because do you want to have a house where you like to sit out in your front yard and be staring at a 100-foot tower that's looming way above my trees? I am very opposed to this. Also, I agree with the parking and stuff in that corner. So, that's all I have to say. Thank you very much.

CHAIRMAN LORENZINI: Thank you. Thank you very much. No, no, sir, please no. Anybody else in that row? Yes, ma'am.

MS. GIANPETRO: My name is Gail Gianpetro, G-a-i-l G-i-a-n-p-e-t-r-o. I live at 1024 South Evergreen. I'm opposing it based on aesthetics also. The surrounding community is one and two-story

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homes, some professional buildings, limited professional buildings also one and two stories. Even the trees in that area are probably about 50 feet tall, so this will tower and loom 50 feet above even the vegetation that's there.

So, I think it will be unsightly. I, too, have not experienced any problems with my cell phone carrier. I have Verizon. I don't know what the other people in the community have but I have Verizon. I have not experienced any problems in my home. So, I oppose it based on the aesthetics of it.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room? Yes, sir, would you come forward? State your name, spell it, and address please.

MR. HALLORAN: My name is Fred Halloran, and I own the property at 1009 South Evergreen and 1015 South Evergreen. I've been there in Arlington Heights for 25 years and this proposed cell tower is right up against my property. I'm asking the Committee to deny this request for a variation for the following reasons.

I believe firmly that the property value will decrease considerably on Evergreen Street if this tower is present. I mean I can only imagine someone coming trying to buy two lots, and the first thing out of their mouths would be I'd love to give you your asking price but I can only pay you half because that 100-foot cell tower is looking right at me.

South Evergreen Avenue is 90 percent residential. I own the majority of the professional buildings that's on Evergreen Street. We have a privacy fence on South Evergreen. There are bushes on our property. Some are 20 feet, some are almost 60 feet tall, and when I look over into the property on the southwest corner of Arlington Heights Road, all I see are trucks and boats and piles of abandoned tires. To think that a 100-foot cell tower would go there, it would make that corner look not just like a junkyard, but I would say it would look like the worst corner in Arlington Heights. I mean the only corner in the northwest suburbs that I think looks anywhere near as bad is probably on Route 12 as you go through the old section of Des Plaines. I think that's just not in the interest of the Village of Arlington Heights.

Additionally, on a personal note, myself and the other doctor on South Evergreen have a plan and we've actually started talking to the Village about this to actually take down our commercial building and to build a condominium building on that site. It's almost a three-acre site, with the hopes of turning Evergreen Avenue into a completely residential area. It would almost be impossible to build a four or five-story condominium building on that site with hopes of selling condominium units if the potential buyers have to look out their window and look at a 100-foot cell tower.

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You know, it's not just the ugliness of it but it's the potential exposure to this non-ionizing radiation that these towers emit. I know there's a lot of debate about whether that radiation is harmful or not, but I know if I were going to buy a home and there was a cell tower there, I would look elsewhere.

I guess to conclude, all I would ask each of you on this Committee is what would you vote if this cell tower was going to be put in your neighbor's yard? Thanks for your time.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room who want to comment? Statements? Okay. If not, we'll go back to the Commissioners for final deliberation. Let's start --

COMMISSIONER JENSEN: Just a -- hold on one second.

CHAIRMAN LORENZINI: Go ahead.

COMMISSIONER JENSEN: Just a follow-up question. People have indicated they don't really have any cell phone issues. Is data a different matter?

MR. STAPLETON: Yes, data is becoming a very important matter. That's why the federal government is releasing additional spectra to cover data, and that's part of what the long-term use of this site would be in addition to voice and the data that's being handled now is that future need for data.

COMMISSIONER JENSEN: So, these people could be getting good telephone service but at some point may not be able to get the full range of data service? Is that possible?

MR. NAJEEB: That is correct, that's exactly what's happening now as well as in the future it will be both. As someone had just mentioned, you are planning to convert to a condominium, that means that, you know, a lot more users in the area. What that means is you might see the signal, when we say there is no signal, it does not mean that you don't see a signal in your phone. You might see full bars as well sometimes, but you cannot access to the network because you exceeded the limit and no user can access the network. That's what it means.

For voice it's a different thing, and for data it's totally different. When it comes to data, you don't want to, when you do video and it keeps on browsing it, you'll just quit it. So, that's what happens when signal is weak, then your speed will be decreased.

COMMISSIONER JENSEN: So, we've had some speculation, this is not really a question, it's more of a comment. We've had some speculation that property values would decline because we have this big tower there. But it seems to me that it's equally likely that if you wanted to buy a place and you couldn't get any data services, you might find that your property values drop.

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MR. NAJEEB: Exactly, that's what I was about to say, that if I go to a house, the first thing I would check is if the signal is coming on. And the next thing, I would download something and check what is the speed I'm getting. That's what the next generation is going to look at. If they are not getting the signal, for example, if I'm staying in a room and if I'm not able to download, I don't want to come outside my house and download a movie and go back in and watch it. That's not practically possible.

COMMISSIONER JENSEN: Yes, I live in this area and I must admit that it's a very ugly corner. I don't live very far from that corner. That corner needs some help, and I don't how many decades it will take for the Village to get around to straightening out the strip malls and other strange things that are on this corner and down Arlington Heights Road, and you live in that area as well. But I'm having a little trouble standing in the way of this project when it looks like we're asking people to wait decades.

I do agree with Commissioner Dawson. I think the Village needs to put together some kind of a committee of Staff and experts and set some standards and work through this issue as promptly as possible. I know that's going to take some time, and I can't see voting against this project just because we are unprepared to deal with the present let alone the future. So, I guess I'm more strongly in favor of voting for this project at this point, but I would urge the Village to, you know, take it upon itself to resolve this issue and set better standards based on the reality of today rather than whenever that 75-foot standard was set.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: I'm supportive that we need to make sure that all the residences are covered with data, and we can't just say, you know, not in my backyard. But I would like to see what the other mobile carriers' coverage is in this area before we go ahead and set a precedence and, you know, not have all the information. So, you know, I am taking the residents' word for it that they're getting coverage in their homes. You're only representing one carrier here. I'm supportive but I would like to reserve voting on this until we have more information about other carriers' coverage.

MR. STAPLETON: I would just like to --

CHAIRMAN LORENZINI: No. Commissioner Ennes? That was just a statement she made, she didn't have a question.

COMMISSIONER ENNES: Okay. While I'm leaning in this direction, I would like more input from Staff in regard to what our goal here is, whether it's 75-foot or 100, whether 100 is the way things are going and we might need to adjust our code. But my other concern is before I would in any way vote positively on this, we need to have this other part of this plan which is the landscaping plan for

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curbs, for parking islands. We need to have that be part of this proposal and I wouldn't support it until we have that.

MR. STAPLETON: In your drawings that you should have in front of you, you do have a landscaping plan around it. It's LE2.1.

MS. Bhide: That is just the plan for around the site.

MR. STAPLETON: That's for around the site.

MS. Bhide: We're looking for an overall landscape plan for the site.

COMMISSIONER ENNES: We're talking about the property, and talking about the owner.

MR. STAPLETON: Okay. That, we can do that. Just as another point --

CHAIRMAN LORENZINI: No, enough said.

MR. STAPLETON: Well, it was a question that was brought up and there's a question that --

COMMISSIONER ENNES: No, it's not a question. That's a comment.

MR. STAPLETON: No, but can I address the questions that the residents brought up? They made some statements that are false.

CHAIRMAN LORENZINI: Okay, go ahead.

MR. STAPLETON: A resident brought up that he's 170 feet from the tower. The nearest home in that district to the tower is 249.1-foot, that's to the nearest site. Regarding the fence that's adjacent to the property that was brought up, that there's a fence between our property and the adjoining property, the Village had asked us to improve that fence because that fence is deteriorating and it hasn't been taken care of. That's one of the other requirements that we have been asked to do, was presented, was to take care of that fence. Am I correct in that statement? Yes.

CHAIRMAN LORENZINI: Okay, very well.

MR. STAPLETON: So, I mean, we're just trying to, we're willing to do that.

CHAIRMAN LORENZINI: Okay. Commissioner Green?

COMMISSIONER GREEN: I am not supporting this project at this time. There is missing information, I agree with Commissioner Ennes here. If we were to have a positive vote on this, we have to see what the improvements to the site would be, the landscape, the parking stalls and everything else that go along with it. So, at this point, I agree we need more information, we need more of a plan than just one carrier to tell us what we think we should have. So, I am not in favor of this project at this time.

CHAIRMAN LORENZINI: Thank you. Commissioner Cherwin?

COMMISSIONER CHERWIN: I'm not in favor of it as well.

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I'll just reiterate my statements from earlier which is I think that we need to come up with a more comprehensive guide to how we're going to approach these. As I think you can tell by this hearing, there's a lot of uncertainty. There's great reasons for putting a tower in this area and there's also big concerns for putting a tower in this area. I'm not against necessarily towers here, I'm not necessarily against towers near residential areas. I'm just against making decisions without enough information to be prudent. So I do not support it.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I agree, I can't support it unless we have further information. So, at this particular point in time, I'm going to vote against it.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Well, I wouldn't suggest that we come to a vote. I will suggest that we continue it because one of the requirements was a proper layout plan for the property. So, I would say that it needs to be continued until you finish your discussions with IDOT and we have, and the owner has investigated costs associated with the revisions that Staff is requiring. So, in that time, I would hope that while those things are going on, Staff can come back to us next time with more of an idea and maybe we use one of our meetings like we did with the windmills, for example, to get a better understanding of what is required.

Like Commissioner Warskow stated, I thought, my recollection when we did the antenna tower on Euclid, I could be wrong, we had more data on what the cell phone coverage was in the area from various providers. There's a lot more data, and I feel like Staff needs to come up with suggestions to petitioners on what kind of data needs to be brought before us, because I don't feel, just like we stated before, we have a comprehensive understanding of what the need is in this area.

So, like I stated before, I'm not against it, I think we need to continue it. You've got some work you've got to do, Staff has some work they've got to do, and then we'll all meet back here and go through this again because, you know, it's just been fun.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: I think the tower is in the wrong place, at least from the Comprehensive Plan that we have been working on and developing and it goes contrary to what we've been trying to do for that neighborhood. The encouragement that I would give you would be to try to work something out with Northwest Community Hospital. I know you've said no, but you know, never say never. That just seems to be the more logical place to aggregate the antennas rather than in some sort of haphazard way.

MR. STAPLETON: As I said, we're 0.3 mile just from the

DRAFT

hospital now.

CHAIRMAN LORENZINI: Excuse me, sir, it's not your turn.

COMMISSIONER DROST: But I mean I'm just looking for aggregation, you know, where you have to have like kind items, you know. It's tough.

COMMISSIONER DAWSON: Can I just quickly, one thing I forgot. Could we get more of an understanding later, not tonight, of what a stealth tower looks like? Because I just tried to do a quick little Google search and it's not, there's like a whole different kind of stealth tower.

MS. BHIDE: We'll get you more information.

COMMISSIONER DAWSON: I think we need to understand what that is.

CHAIRMAN LORENZINI: Okay. My comment I think is a lot simpler than everybody else's. I just don't think a 100-foot tall in a residential area belongs there. I agree with the Staff that it shouldn't be approved. That's my comment. Any motions at this point?

COMMISSIONER JENSEN: One question or clarification. We've got a proposal before us but we want to make the landlord who's been sort of grandfathered in without the right kind of landscaping and so forth upgrade his property. Do we have the authority to do that when we're looking at a small part of that property?

MS. BHIDE: Right, but it is a special use. They are leasing a 30 by 30 foot area, but it is a special use on that property. So, yes.

COMMISSIONER JENSEN: So, we could then have the authority to have the entire piece of property basically upgraded in terms of landscaping as Commissioner Ennes and Commissioner Green asked for. So, this could be a way to get that done.

MS. BHIDE: That is my understanding, yes.

COMMISSIONER JENSEN: Well, I certainly would support what Commissioner Dawson has suggested. I wouldn't want to vote this down. I would want to have the folks come back and take another pass through this when we have a lot more information.

CHAIRMAN LORENZINI: Any motion?

COMMISSIONER DAWSON: I'll make a motion to continue.

COMMISSIONER JENSEN: I'll second.

COMMISSIONER DAWSON: I don't know if what that motion needs to state though. I need some help, Latika. Do I just need to state that I make a motion to continue until Petitioner has complied with all the requirements of Staff relative to the information of the site plan?

MS. BHIDE: Sure. Do we need a date? I mean does

DRAFT

there have to be a date, specific date?

COMMISSIONER DAWSON: I don't think we can because they have to talk to IDOT. They have to put together a plan. They have to do costs. I mean I think we just say when Petitioner has all the information, they come back.

MS. Bhide: Okay.

COMMISSIONER JENSEN: And I'll second it.

CHAIRMAN LORENZINI: Do we take a roll call or any further discussion? Any other comments? Then we take a roll call on the continuance.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Yes.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: No.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: No.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: No.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: No.

MS. Bhide: The motion carries.

CHAIRMAN LORENZINI: Motion carries, okay. So, I guess we'll notify them about the continuance.

MS. Bhide: Yes, I will communicate with them.

MR. STAPLETON: Okay, thank you. Thank you for your time.

CHAIRMAN LORENZINI: Okay. That's it. Any other business? Can you take the rest of, excuse me, could you take your discussions outside? Out in the hall please.

Any other business, Latika?

MS. Bhide: No.

CHAIRMAN LORENZINI: No? Anybody else? Do we have a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

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CHAIRMAN LORENZINI: We're adjourned. Good night,
thank you.

(Whereupon, the public hearing on the above-
mentioned petition was adjourned at 10:40 p.m.)



Item: Northwest Crossings - 1421/1501 W. Shure Dr. - PC#15-007

Department: Planning & Community Development

REQUESTED ACTION

1. Amendment to PUD Ordinances 88-060, and 14-002
2. 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 2.
- 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 number of spaces for Lot 1 to allow 792 spaces.

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.

ATTACHMENTS:

Description	Type
Staff Report	Report
Legal Notification	Correspondence
Location Map	Exhibits
Plat & Sub Minutes	Minutes
Plat of Survey	Exhibits
Preliminary Plat of Subdivision	Exhibits
Engineering Plans - Part 1	Exhibits
Engineering Plans - Part 2	Exhibits
Architectural Plans	Exhibits
Justification	Correspondence
Department Comments	Correspondence
Petitioner Response to Department Comments	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

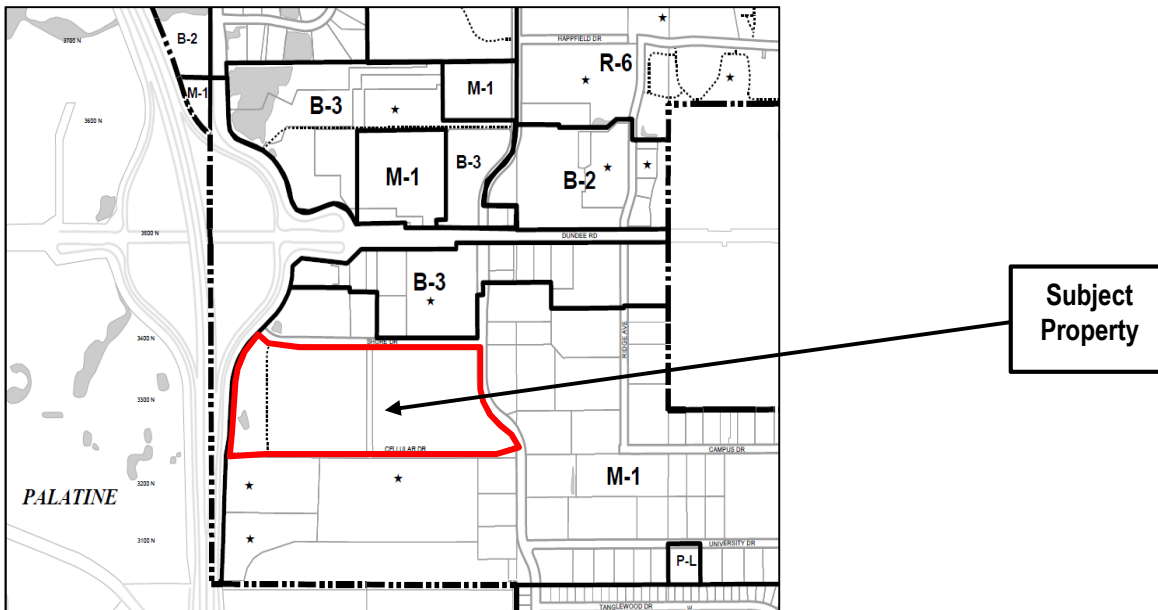
Existing Zoning: M-1, Research Development and Light Manufacturing District

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.

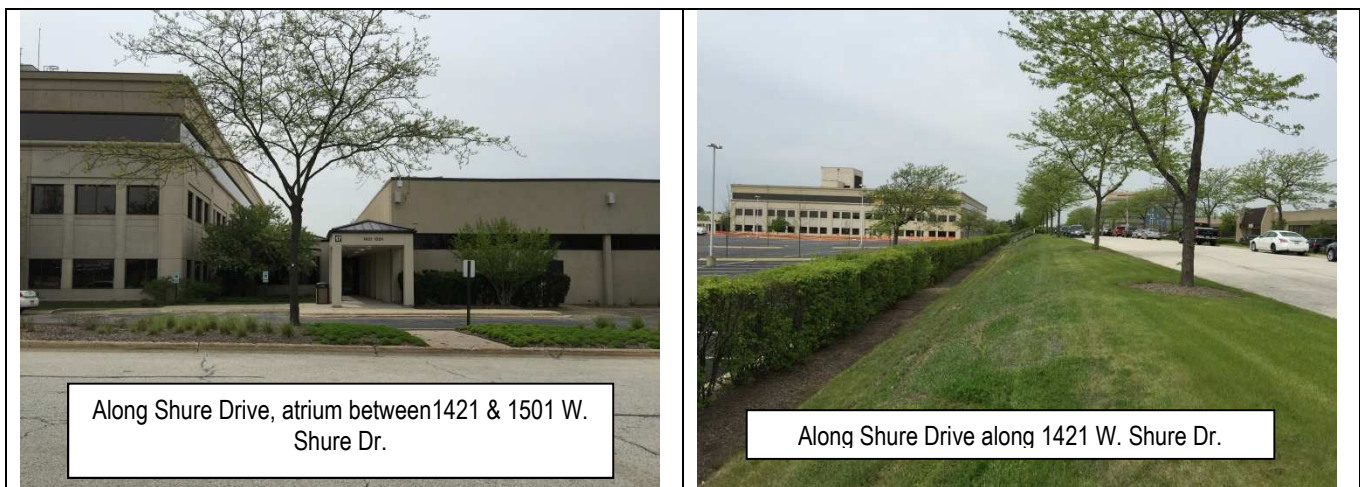
Building

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON MAY 27, 2015 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 15-007, a Planned Unit Development Amendment to Ordinances 88-060 and 14-002; and a Preliminary and Final Plat of Subdivision to create 2 lots.

The subject site is generally located on the north side of Cellular Drive, south side of Shure Drive, at 1501 Shure Drive and 1421 Shure Drive, Arlington Heights, IL and legally described as:

That part of Lot 1 in Arlington Industrial and 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 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.

As part of said request the petitioner is requesting the following variations from the Municipal Code:

- 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;

- Chapter 28, Section 6.15-1.2 from the requirement that landscaped islands equal in area to at least one parking space shall be located at the end of every twenty parking spaces and at each end of all rows of car stalls to allow Lots 1 and 2 to be deficient some islands;

- Chapter 28, Section 6.12-1.2 from the requirement that a three foot high landscape screening be provided for parking areas adjoining public rights of way for Lots 1 and 2;

- 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 number of spaces for Lot 1 to allow 792 spaces.

And any other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794. Joe Lorenzini, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald May 12, 2015 (4407335)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 12, 2015 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
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BY Danila Baltz
Authorized Agent

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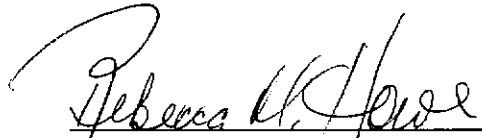
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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

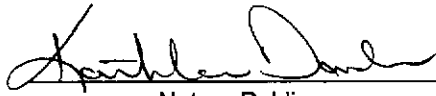
NOTIFICATION AFFIDAVIT

I, Rebecca M. Howe hereby certify as follows:

1. That on the 11th day of May, 20 15, affiant caused to be mailed in the Post Office of 233 S. Wacker Drive, Chicago, IL 60606, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.


Signature

Subscribed and Sworn to before me
this 12th day of May, 20 15.


Notary Public



RECEIVED

MAY 13 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

11 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



REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

January 14, 2015

Project Title: Northwest Crossings
Address: 1501 and 1421 W. Shure Drive.
Petitioner: Michael K. Burns, President & CEO
Torburn Partners
1033 Skokie Blvd., Suite 480
Northbrook, IL 60062

Requested Action:

Amendment to PUD Ordinances 79-045, 79-084, 88-060, and 14-002 for all options.

Variations Required:

- Variation from Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis.

Site Plan Option A

1. A Plat of Subdivision to create 2 lots;
Variations Required:

- A variation from Chapter 28, Section 11.4 Schedule of Parking requirements, from the required 1062 parking spaces to allow 898 parking spaces for Lot 2 (1501 W. Shure Dr.);
- A variation from Chapter 28, Section 5.1-17.7 from the required minimum yards, to allow a reduced rear yard for Lots 1 and 2 (1421 W. Shure Drive and 1501 W. Shure Dr.) of 15 feet and 0 feet instead of the required 30 feet.

Site Plan Option B

1. A Plat of Subdivision to create 2 lots;
Variations Required:

- Variation from Section 5.1-17.7, from the required minimum yards to allow a reduced side yard for Lot 1 (1421 W. Shure Drive) of 20 feet instead of the required 45 feet (10 percent of lot width, not to exceed 50 feet);
- Variation from Section 5.1-17.7 from the required minimum yards to allow reduced side yards and rear yard for Lot 2 (1501 W. Shure Drive) of 20 feet and 0 feet instead of the required 35.5 feet (10 percent of lot width, not to exceed 50 feet) and 30 feet respectively.

Site Plan Option C

1. A Plat of Subdivision to create 3 lots;
Variations Required:

- Variation from Section 5.1-17.7, from the required minimum yards to allow a reduced rear yard for Lot 1 (1421 W. Shure Drive) of 15 feet instead of the required 30 feet;
- Variation from Section 5.1-17.7, from the required minimum yards to allow reduced side yards and rear yard for Lot 2 (1501 W. Shure Drive - North) of 20 feet and 25 feet instead of the required 50 feet (10 percent of lot width, not to exceed 50 feet) and 30 feet respectively;
- Variation from Section 5.1-17.7 from the required minimum yards to allow a reduced side yard and rear yard for Lot 3 (1501 W. Shure Drive - South) of 20 feet and 0 feet instead of the required 35.5 feet (10 percent of lot width, not to exceed 50 feet) and 30 feet respectively.

Attendees: Bob Horne, Torburn Partners, Petitioner
 Adam Keldermans, Torburn Partners, Petitioner
 Bruce Green, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 John Sigalos, Plan Commissioner
 Jay Cherwin, Plan Commissioner
 Latika Bhide, Development Planner

Project Summary

The overall site is approximately 44 acres in area and located on the north side of Cellular 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 south 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. Because they are reacting to what potential tenants have indicated they want, therefore they are presenting three potential options for the subject site.

Currently, there are two buildings on the subject property. The building at 1421 W. Shure Drive is 3-stories, with an approximately 214,800 SF floor area. The building at 1501 W. Shure Drive is 1-story with an approximately 319,000 SF 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."

The Petitioner must amend the existing PUD Ordinances to incorporate the proposed modifications to the site

Site Plan A

This option involves subdividing the property into 2 lots. The east lot (Lot 1, 1421 W. Shure Dr.) is proposed to be approximately 17.21 acres in area and the west lot (Lot 2, 1501 W. Shure Dr.) approximately 22.43 acres in area. The atrium currently between the two buildings on lots 1 and 2 would be demolished. The applicant would also be adding 498 additional parking spaces where the 1441 W. Shure Drive building was located prior to being demolished. The two buildings on Lot 1 and Lot 2 would have a floor area of 209,271 SF and 318,750 SF respectively. Lot 1 would have 1,780 parking spaces and Lot 2 would have 898 parking spaces.

Site Plan B

This option involves subdividing the property into 2 lots. The 1501 W. Shure Dr. building is proposed to be split into two buildings – north and south. The east lot (Lot 1, 1421 W. Shure Dr. and 1501 W. Shure Dr. - North) is proposed to be approximately 26.85 acres in area. The current atrium between the two buildings will be retained. The west lot (Lot 2, 1501 W. Shure Dr. - South) is proposed to be 12.77 acres in area. The buildings on Lot 1 will total 299,021 SF in floor area and the building on Lot 2 will be approximately 171,000 SF in floor area. The applicant will also be adding 498 additional parking where the 1441 W. Shure Drive building was located prior to being demolished. Lot 1 would have 2,269 parking spaces and Lot 2 would have 578 parking spaces.

Site Plan C

This option involves subdividing the property into 3 lots. The 1501 W. Shure building is proposed to be split into two buildings – north and south. The east lot (Lot 1, 1421 W. Shure Dr.), north lot (Lot 2, 1501 W. Shure Dr. - north) and south (Lot 3, 1501 W. Shure Dr. - south) will be approximately 17.21 acres, 9.66 acres and 12.77 acres in area respectively. This option would also involve demolition of the atrium between 1421 W. Shure Drive and 1501 W. Shure Drive - North buildings. The applicant will also be adding 498 additional parking spaces where the 1441 W. Shure Drive building was located prior to being demolished. Lots 1, 2 and 3 will have 1,780, 489, and 578 parking spaces respectively.

Based on a preliminary review, all three site plans appears to function adequately. For the 498 additional parking spaces that are proposed to be added, it appears that landscape islands are provided in the required locations; however, a detailed plan is required to determine if all the Ordinance requirements are met.

Meeting Discussion:

B. Horne stated that he has been with Torburn for just the past 3 months. He stated that the south campus is occupied by Nokia. He stated that Nokia vacated the north campus on December 31, 2014. Torburn was out in the market to re-tenant the north campus. He stated that none of the ideas were definite at this time, they were in response to interest by various tenants. He stated that the building at 1501 W. Shure Drive is a single story flex-building. He stated that the building at 1441 W. Shure Drive had been demolished. He also stated that these buildings had an abundance of parking. B. Horne explained the three options they were proposing. He stated that Option A would involve removing the link (atrium) but keeping everything else as-is. This was for a potential office deal and the parking would be ok for that tenant. Option B would involve demolishing a portion of the larger building. They would also add a cafeteria and conference space in the 1501 W. Shure Drive building. Option C, this would be pursued as needed, but they did not know with certainty that the user can take both buildings.

L. Bhide summarized the request. She stated that the overall site was approximately 44 acres in area. Torburn Partners, who purchased the Nokia Siemens property, are actively conversing with potential tenants and have presented three potential options for the subject site. She said that there are currently 2 buildings on the site, 1421 W Shure Dr. which was 3 stories with approximately 214,800 SF in area and 1501 W. Shure Drive which was 1 story and 319,000 SF in area. L. Bhide stated that for all options the petitioner was seeking a explained the three different options. Option A would involve subdividing the property into two lots, removing the atrium between the two buildings and would require variations from setbacks and a variation from the required number of parking spaces for 1501 W. Shure Drive. Option B would involve subdividing the property into two lots, and splitting the 1501 W. Shure Drive building into two. The existing atrium between the buildings would be retained. This would require a variation from the required yards for both lots. Option C would involve subdividing the property into three lots with the building at 1501 W. Shure Drive split into 2 buildings, north and south. This would require a variation from the required yards for all three lots.

L. Jensen asked whether the subdivision would qualify as an exempt subdivision. L. Bhide stated that per Chapter 29, Subdivision Regulations, subdivisions where each lot was greater than 5 acres were exempt if no new streets or access easements were being created. She stated that they would need information regarding the existing easement for Cellular Drive or any modification being proposed to determine if the subdivision was exempt. She also stated that cross-access easements will be required between the lots. L. Jensen asked how much flexibility they would have – would they have to pick one option. L. Bhide answered yes. L. Jensen asked whether they would wait until the user is solidified to pick which option they would move forward with. B. Horne affirmed that they will move forward with one option.

B. Green asked if the Village has concerns with any of the three options. L. Bhide said no. J. Cherwin said that he had no questions, but did have concerns about the lopsided parking. J. Sigalos stated that his question was also regarding the three options and if they would choose one option before moving forward. B. Horne said that they would be pursuing approval of one option. L. Jensen asked about the duration of the lease. B. Horne stated that it would be a 10 plus year lease.

There was a discussion regarding the utilities and the chiller system. A. Keldermans stated that the two buildings would have two separate systems. The chiller system was located in the southwest corner of the existing building and a brand new system would be installed for 1421 W. Shure Drive. B. Horne stated that redundancy was the big issue for HVAC systems as they must be operational at all times.

B. Green said that this was a great project. He said that it was scary to drive by the properties in question and see no one there.

RECOMMENDATION

The Plat & Sub Committee said the Petitioner should move forward through the process.

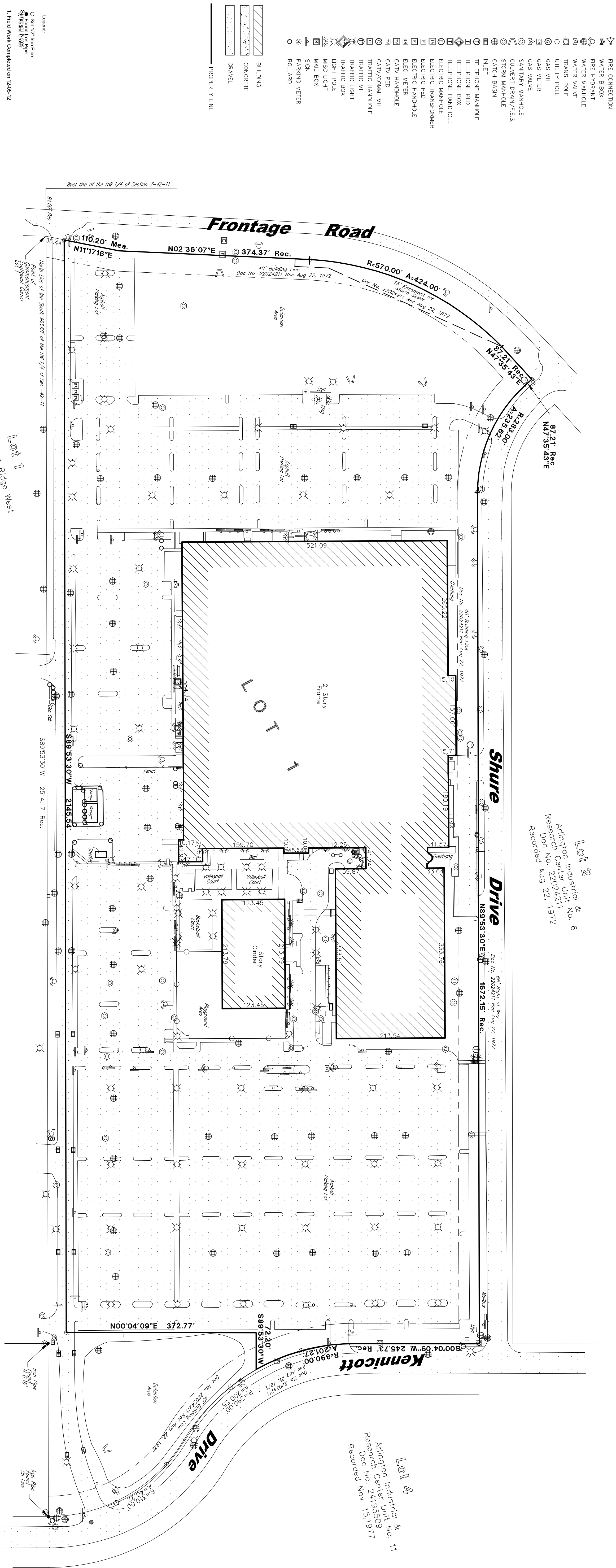
Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder



ALTA/ACSM Land Title Survey

THAT PART OF LOT IN ARLINGTON INDUSTRIAL, RES & RESEARCH CENTER/JUNIT 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 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, 327.77 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.



1. Field Work Completed on 12-05-12
2. Prepared for Nola Stephens Networks
3. Site address: 1501 W. Shura Drive, Aetna Heights, IL
4. Pin No.: 0267-710005
5. The assessments shown herein are provided from the use of the recorded data and the data of the site visit. #121000512722, Dec 04 May 20, 2012. The data was collected by the author and is not to be used for any other purpose without the author's written consent. The data is not to be used for any other purpose without the author's written consent.
6. Complete user description and site condition with the data given on the field and report any discrepancies to the surveyor at once.
7. The property herein appears to be in zone "X" area of original flooding of the Flood Insurance Rate Map, Cook County Community Planning Number 1701000044 (dated August 19, 2008, such review might be subject to possible interpretation and may require additional review.
8. Due to lack of parking no parking spaces shown on the survey.
9. Total road area is 1,726,342 sq ft or 39.65 Acres. Building is 384,199.65 sq. ft.
10. There is no evidence of the site being used as a solid waste dump, dump site, or other illegal use.
11. The address as shown on the drawing was obtained from the information available. This does not represent an opinion of the surveyor as to the accuracy of the information. The address is not to be used for any other purpose without the author's written consent.
12. The location of underground utilities was determined by field observations and/or other means. No other means were used.
13. The property is zoned M-1 Research, Development, and light manufacturing.

15. Easement Document number 22024211 not plotted (item 16 on schedule B)
16. Easement Document number 80062622 not plotted (item 19 on schedule B)
17. There is no observed evidence of current easement moving work, building construction or building additions.
18. There is no observed evidence of site use as a solid waste dump, dump or sanitary landfill.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

To: Nelsa Sorenson, Networks US LLC
To: Tisham Arifangha Heights, LLC
To: Tisham Kent Campus, LLC
To: Tisham North Campus, LLC
To: The private bank and Trust company

THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SURFS AND TITLE SURVEYS, ONLY, ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEM 11, "ACCURACY STATEMENT," AS REQUIRED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS SURVEY. THE UNDERSIGNED FURTHER CERTIFIES THAT THE PROFESSIONAL OPINION OF THE SURVEYOR DOES NOT EXCEED WHAT WAS SPECIFIED THEREIN.

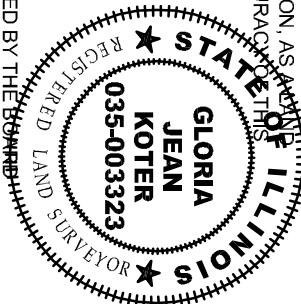
GIVEN UNDER MY HAND AND SEAL, THIS 12th DAY OF June, A.D. 2013.
AT PALM BEACH, ILLINOIS

(Seal) _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 006789-3

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON FEBRUARY 23, 2011; ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON FEBRUARY 20, 2011. THIS SURVEY WAS PREPARED FOR THE PURPOSES ONLY.

RECEIVED MAY 15 2013
CLERK OF COURT
JAMES J. KIRBY, JR.
035-000



Drawn by:		Date:	
Revision:	Date	Drawn	Checked
			GJK

Sheet Number ALTA/ACSM	Sheet Name ALTA/ACSM	Job Number LS120618-2	Field Work Completed: 12-5-12	Scale: 1" = 100'	Date: 4-3-2013
			Site Address: 1501 W. Shure Drive Arlington Heights, Illinois		

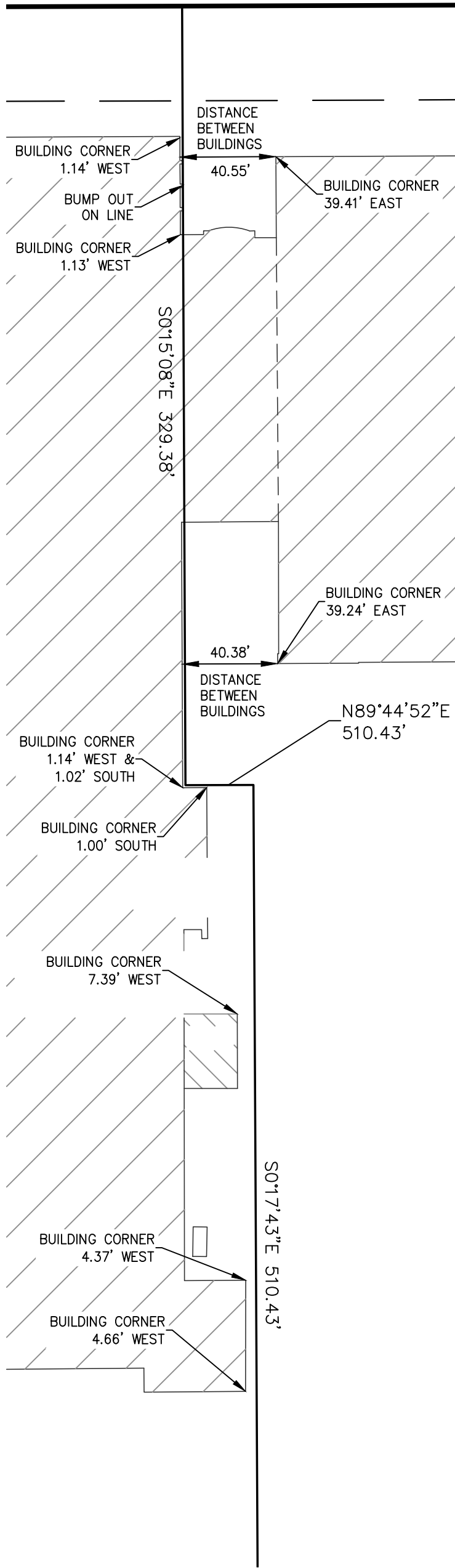
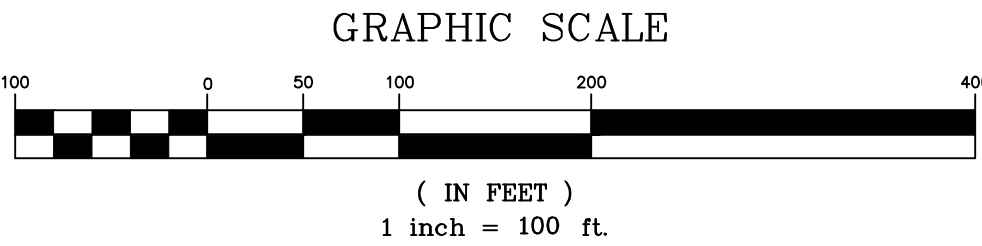

Land Surveying Services, Inc.

574 W. Colfax Street Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

PRELIMINARY PLAT OF SUBDIVISION
OF
NORTHWEST CROSSINGS

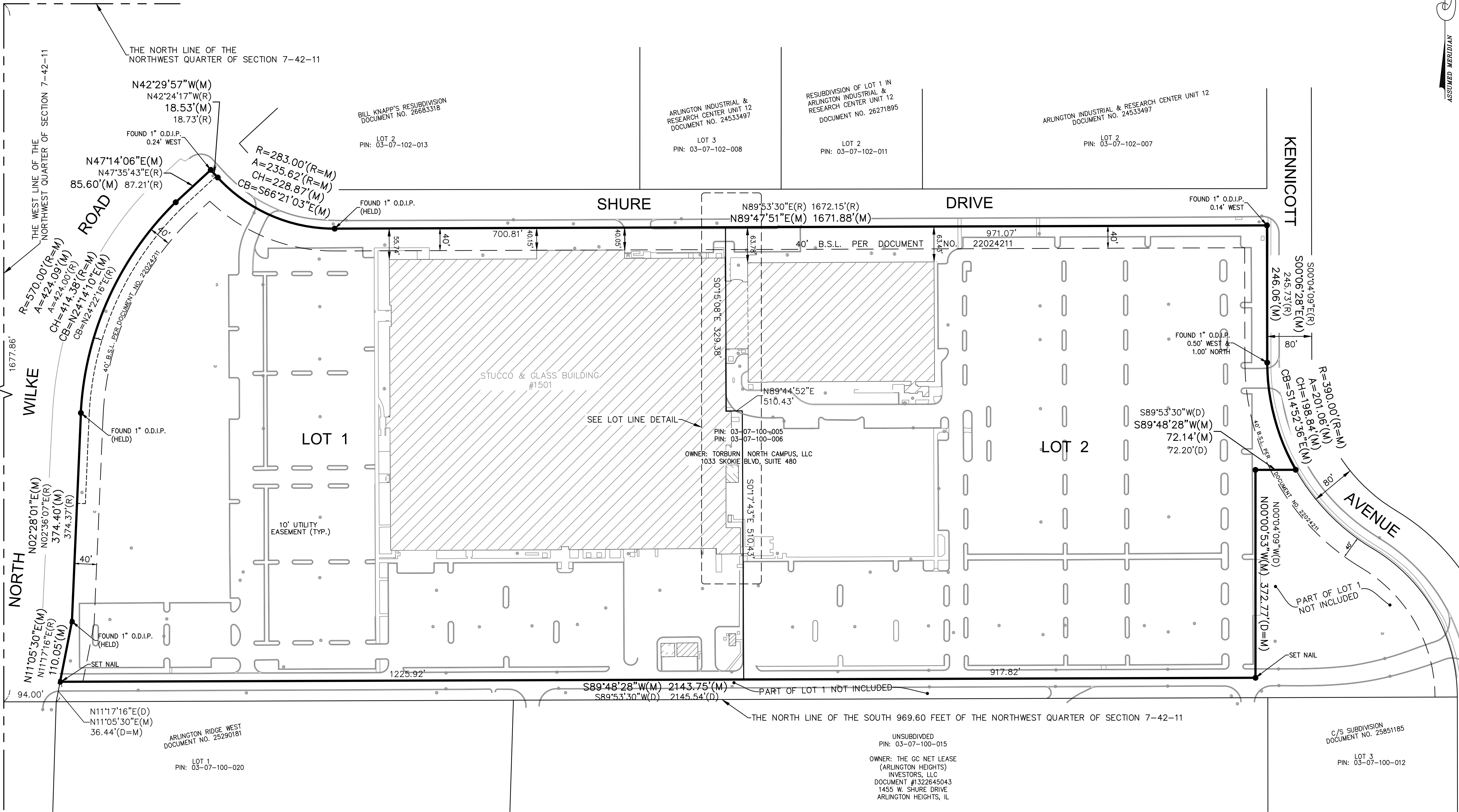
BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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@CISURVEYING.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

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

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

CLIENT

KIMLEY HORN & ASSOCIATES

1001 Warrenville Road, Suite 350
Lisle IL 60532



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: none

2 OF 2

PROJ. NO.: 15.0090-03

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
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

SURVEYOR
COMPASS SURVEYING, LTD
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, IL 60502
TEL: (630) 820-9100
EMAIL: SKREBS@CLSURVEYING.COM
CONTACT: SCOTT KREBS

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

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

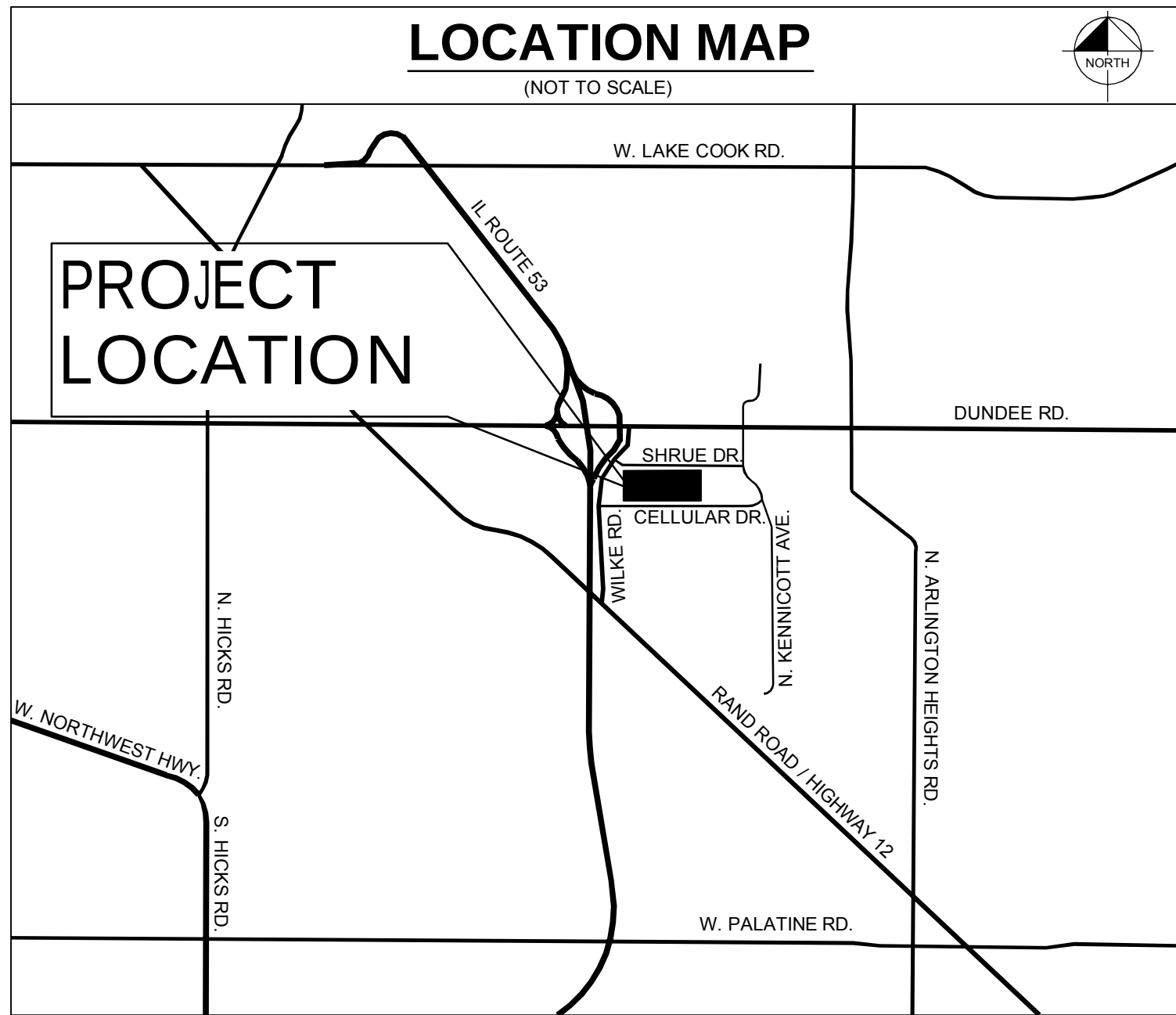
ELEVATION=725.95

SBM #6: NORTHEAST BONNET BOLT ON FOURTH FIRE HYDRANT EAST OF WILKE ROAD
ON NORTH SIDE OF SHURE DRIVE

ELEVATION=740.22

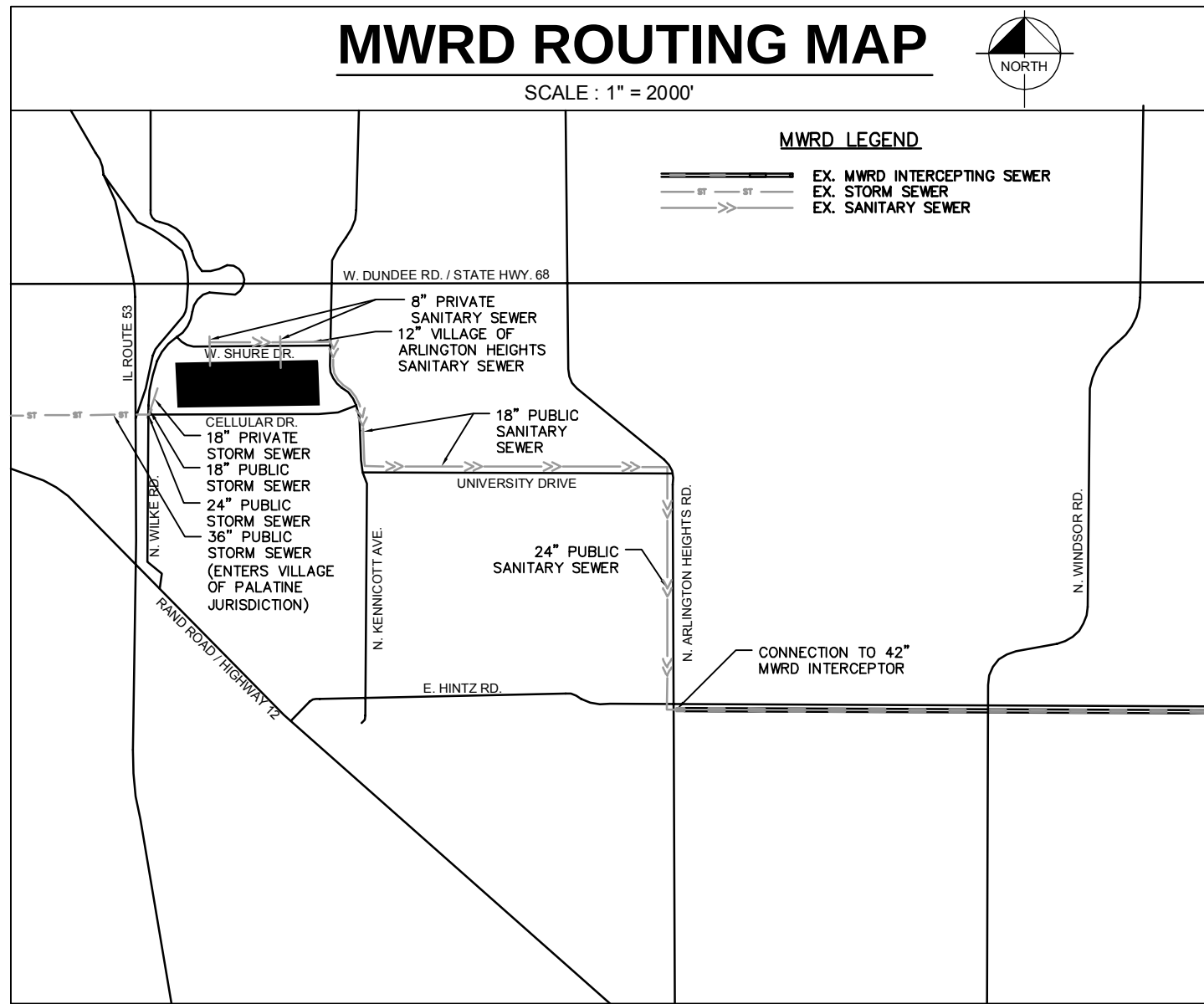
LOCATION MAP

(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

Sheet Number	Sheet Title
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
C6.2	UTILITY PLAN - WEST
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
P1.0	PHOTOMETRIC PLAN
L1.1	TREE PRESERVATION PLAN - EAST
L1.2	TREE PRESERVATION PLAN - WEST
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

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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

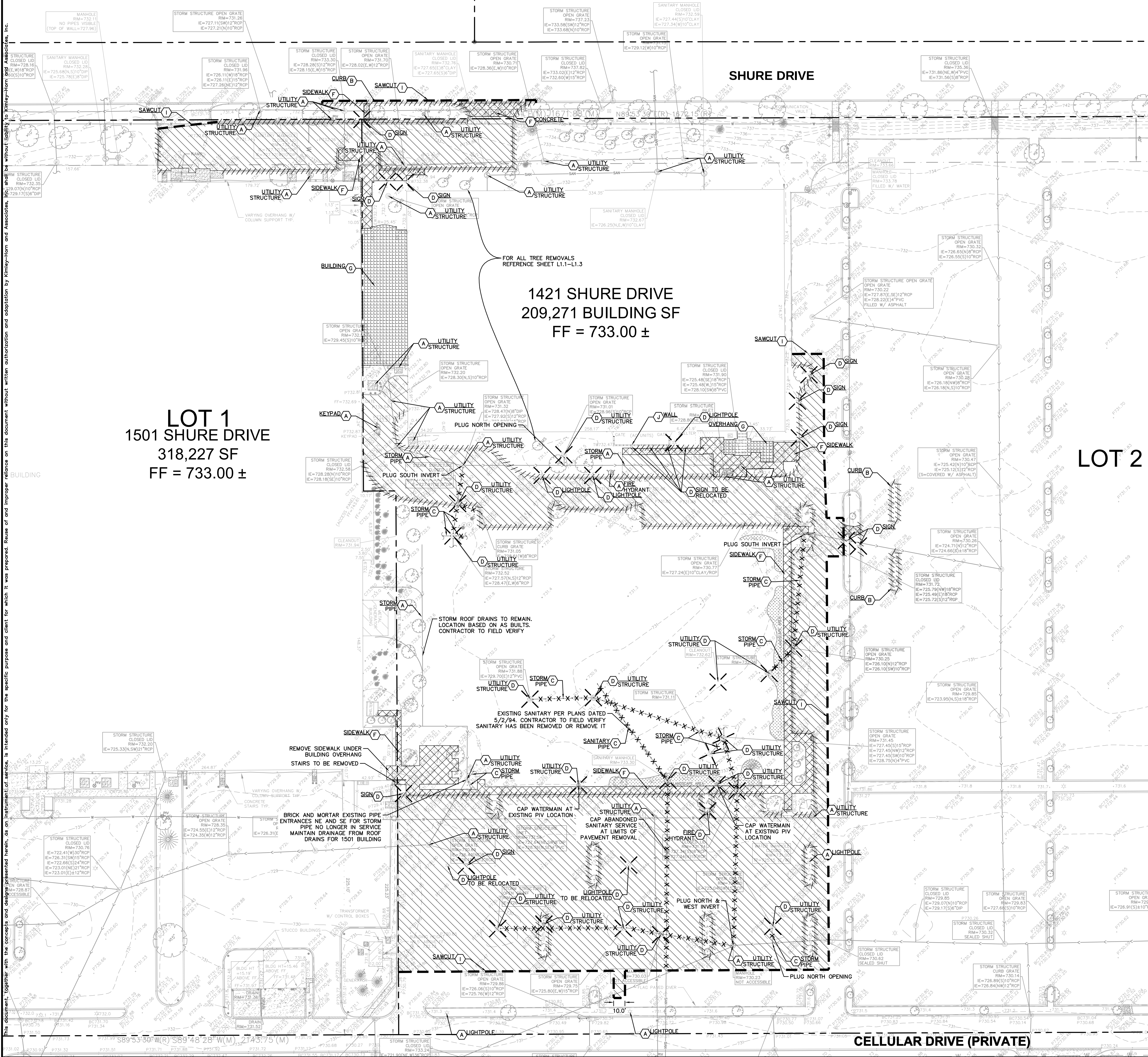
KHA PROJECT NO.
168193001

SHEET NUMBER

C0.0

Drawing name: K:\GIS\LDEN\168193001\Torburn Partners - Arlington Heights\2 Design\CADD\PlanSheet\Plan Engineering\C21-C22 DEMOLITION PLAN.dwg C21 May 14, 2015 8:07am by: colleen.bonaro

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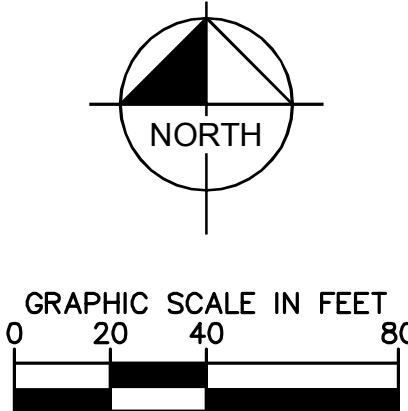
DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) CURB REMOVAL
- (C) 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 IDOT 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.



Call Before You Dig
1-800-892-0123

NORTHWEST CROSSINGS
1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

DEMOLITION PLAN - EAST

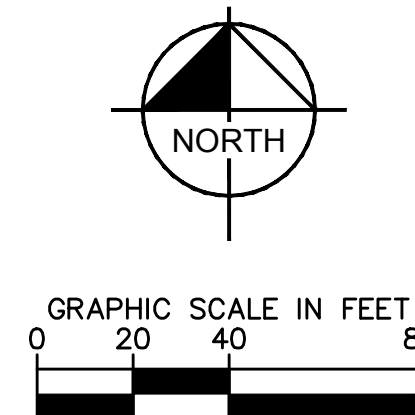
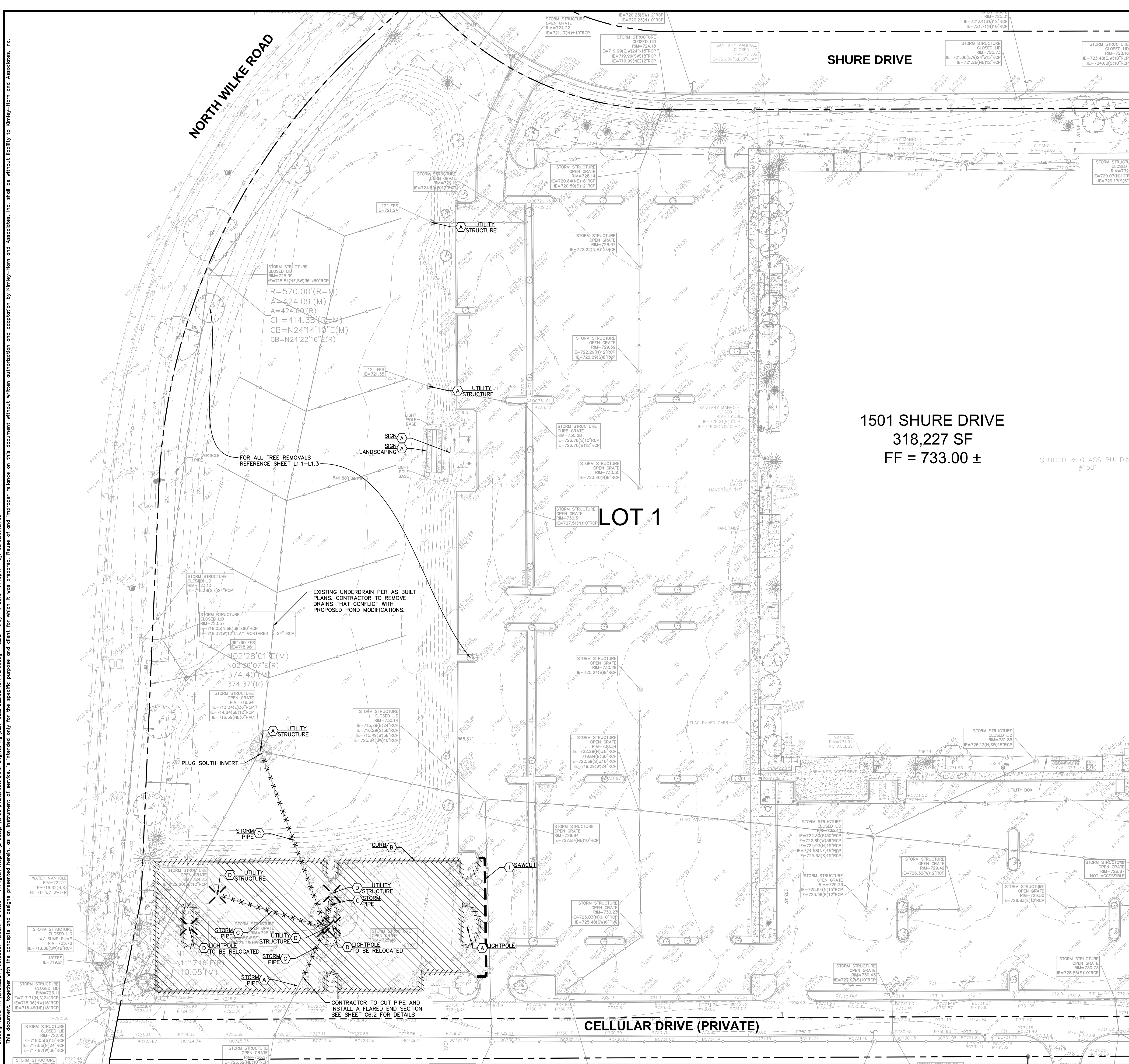
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5/14/2015
KHA PROJECT NO.
168193001
SHEET NUMBER

C2.1



DEMOLITION LEGEND

- | | |
|---|---|
|  | ITEM TO REMAIN, PROTECT DURING CONSTRUCTION |
|  | CURB REMOVAL |
|  | UTILITY REMOVAL |
|  | ITEM TO BE REMOVED/RELOCATED |
|  | FULL-DEPTH ASPHALT PAVEMENT REMOVAL |
|  | CONCRETE REMOVAL |
|  | BUILDING REMOVAL |
|  | ASPHALT 1.5" MILL (NOT USED) |
|  | SAWCUT LINE |
|  | WALL REMOVAL |

DEMOLITION NOTES

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. 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.
3. 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.
4. 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 AGENCIES, 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.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE EXISTING 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 IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
7. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
8. 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.
9. ALL EXISTING ADA PARKING SIGNS TO BE REALIGNMENT WITH PROPOSED ACCESSIBLE STALLS. SEE SHEET C3.1 FOR LOCATIONS.
10. CONTRACTOR TO REFER TO SHEETS L1.1-L1.2 FOR EXISTING LANDSCAPING TO BE DEMOLISHED OR REPAIR.

1501 SHURE DRIVE
318,227 SF
FF = 733.00 ±

LOT 1

**NORTHWEST
CROSSINGS**
1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

DEMOLITION
PLAN - WEST

**TORBURN
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1033 SKOKIE BOULEVARD
SUITE 150

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ORIGINAL ISSUE:
5/14/2015

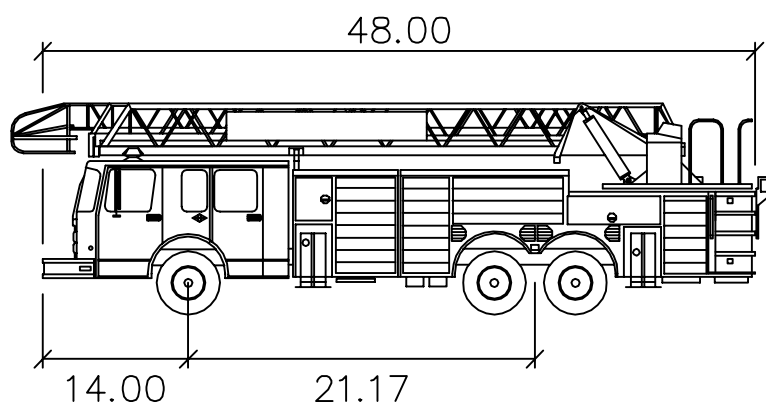
CHA PROJECT NO.
168193001

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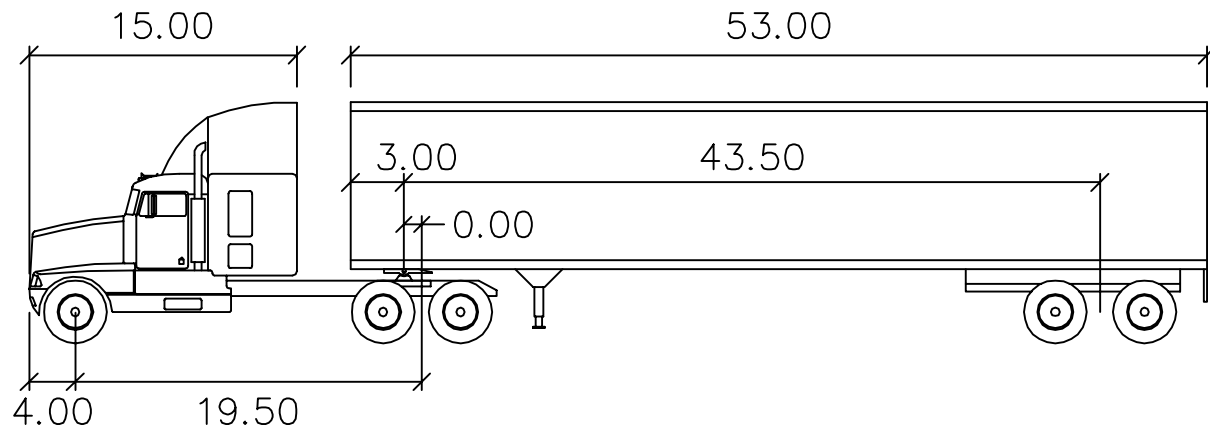
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Drawing name: K:\GIS_LDEV\168193001 Torburn Partners - Arlington Heights\2 Design\CADD\PlanSheets\Final Engineering\C3.0-C3.2 SITE PLAN.dwg C3.0 May 18, 2015 10:05am by: jdelaney
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TRUCK ROUTE DETAILS



Arlington Heights Tower 131
Width : 8.50
Track : 6.91
Lock to Lock Time : 6.0
Steering Angle : 40.0



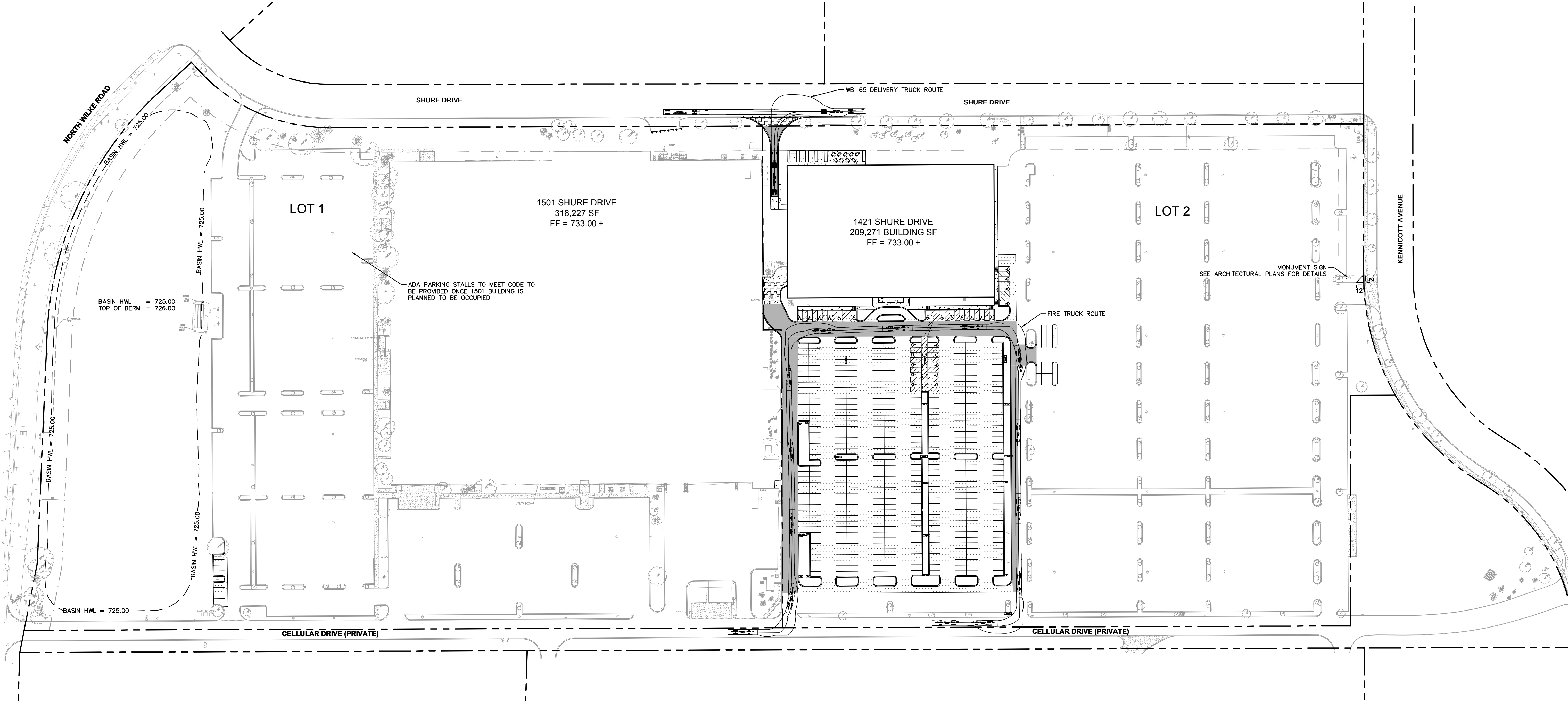
WB-65 feet
Tractor Width : 8.00
Trailer Width : 8.50
Tractor Track : 8.00
Trailer Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 28.4
Articulating Angle : 70.0

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



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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

OVERALL SITE
PLAN

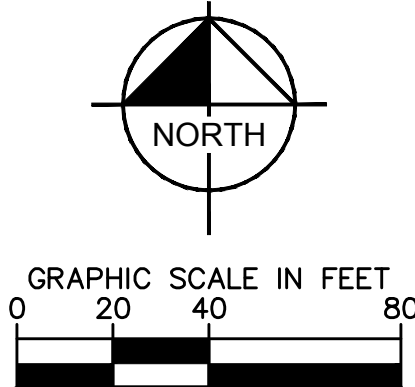
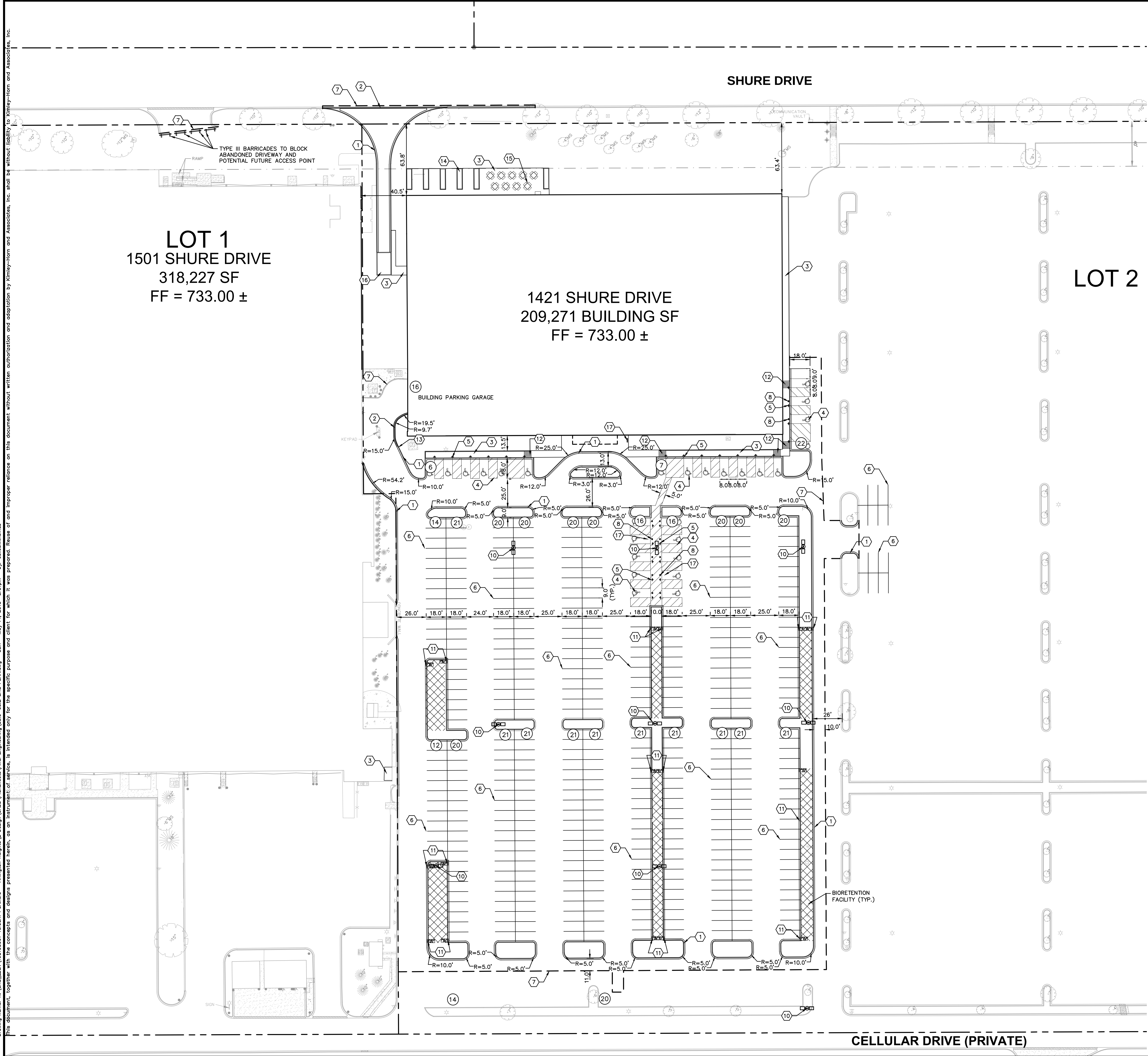
NORTHWEST
CROSSINGS
1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
5/14/2015
KHA PROJECT NO.
168193001
SHEET NUMBER

C3.0

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.

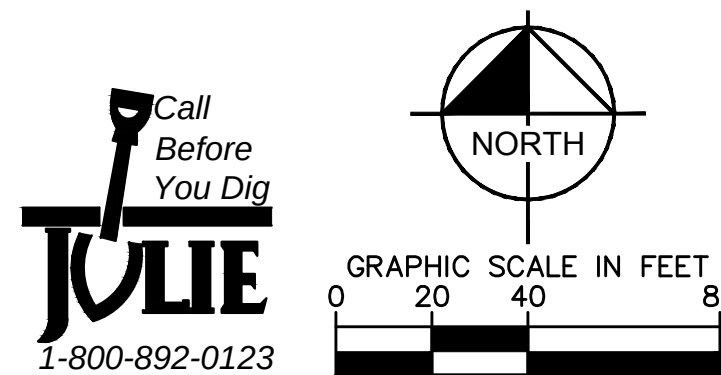
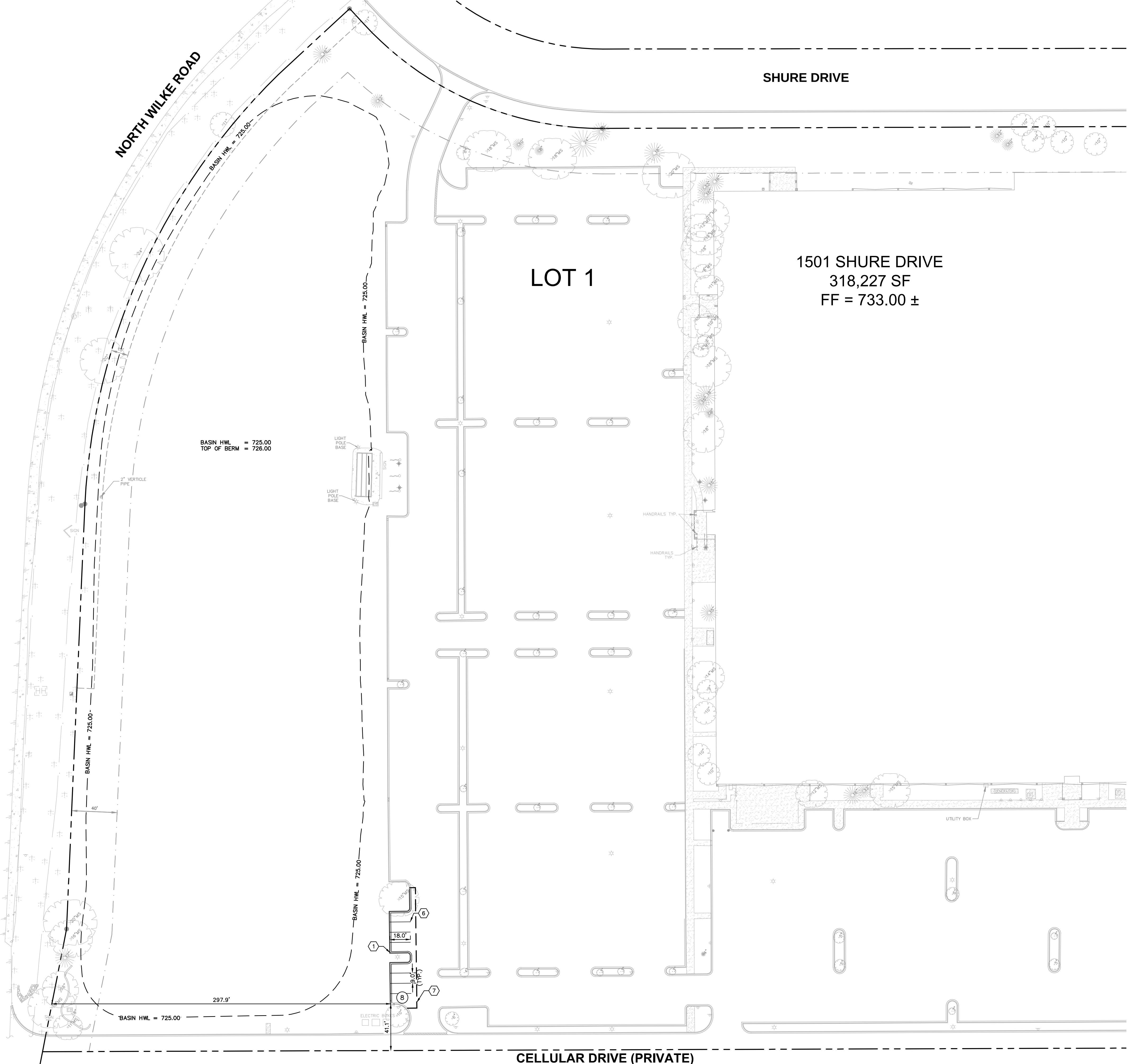
KEY NOTES

- 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 WWW.KIMLEY-HORN.COM	REVISIONS		DATE	BY
				No.			
ORIGINAL ISSUE: 5/14/2015 KHA PROJECT NO. 168193001	SHEET NUMBER	C3.1	SCALE:	AS NOTED			
DESIGNED BY: LEN							
DRAWN BY: LEN							
			CHECKED BY: DMA				



PARKING SUMMARY

LOT 1 - 1501 SHURE DRIVE
 PARKING SPACES REQUIRED
 ASSUMED 215,927 SF OF OFFICE
 5 SPACE PER 300 SF FLOOR AREA = 720 SPACES
 102,300 SF MANUFACTURING/SERVICE
 5 SPACE PER 2 EMPLOYEES PLUS
 50 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 = 18D

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)

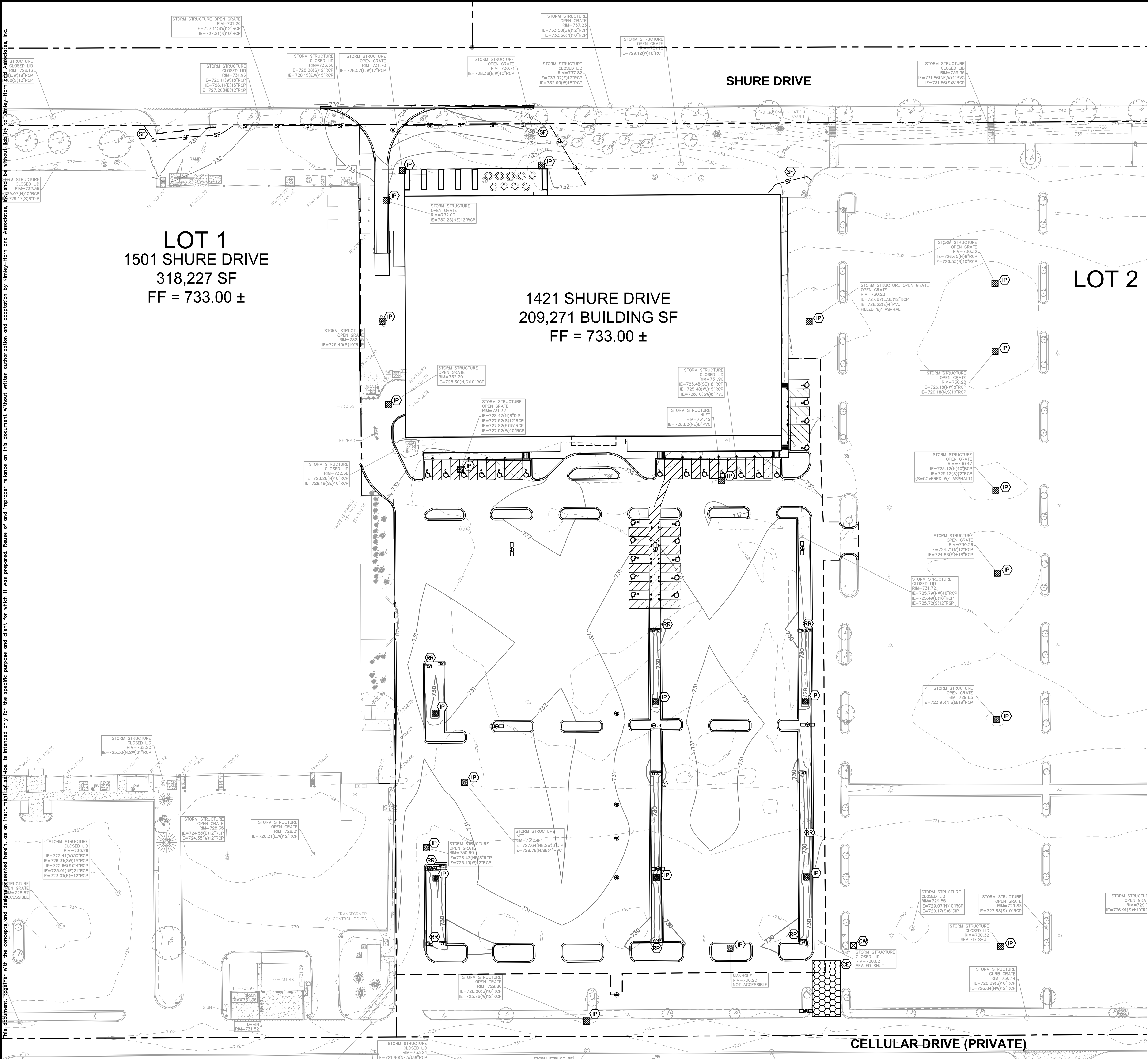
CURB LEGEND

- | | |
|---|---|
|  | STANDARD PITCH CONCRETE CURB AND GUTTER |
|  | REVERSE PITCH CONCRETE CURB AND GUTTER |
|  | CONCRETE DEPRESSED CURB AND GUTTER |
|  | BIORETENTION FACILITY |

	C3.2	SHEET NUMBER	KHA PROJECT NO. 16B19J3001	ORIGINAL ISSUE: 5/14/2015	NORTHWEST CROSSINGS 1421 W. SHURE DRIVE ARLINGTON HEIGHTS, IL 60004	SITE PLAN - WEST	TORBURN PARTNERS 1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062	SCALE:	AS NOTED	DESIGNED BY: LEN	DRAWN BY: LEN	CHECKED BY: DMA	Kimley»Horn KIMLEY-HORN & ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, LYLE, IL 60132 P-5550 WWW.KIMLEY-HORN.COM							No.	Date	By
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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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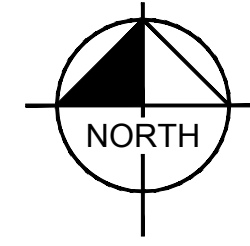
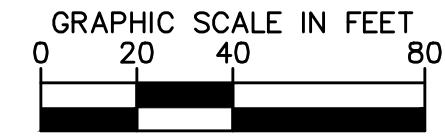
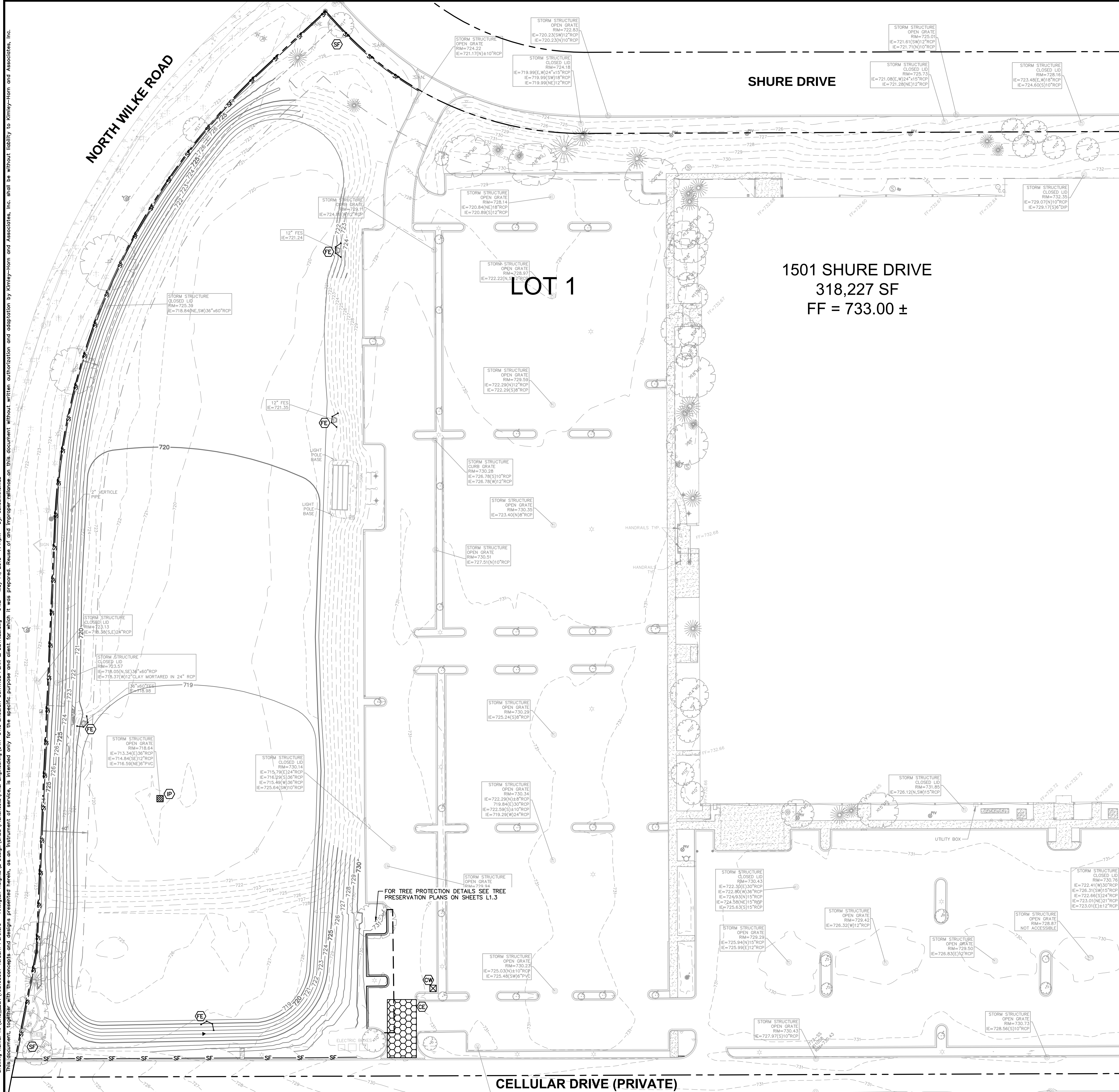
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EROSION CONTROL LEGEND

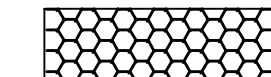
	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	SILT FENCE (SEE EROSION CONTROL DETAILS)
	INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
	RIP RAP (SEE EROSION CONTROL DETAILS)
	FLARED END SECTION PROTECTION (SEE EROSION 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



—SF—



CONSTRUCTION ENTRANCE
(SEE EROSION CONTROL DETAILS)

(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

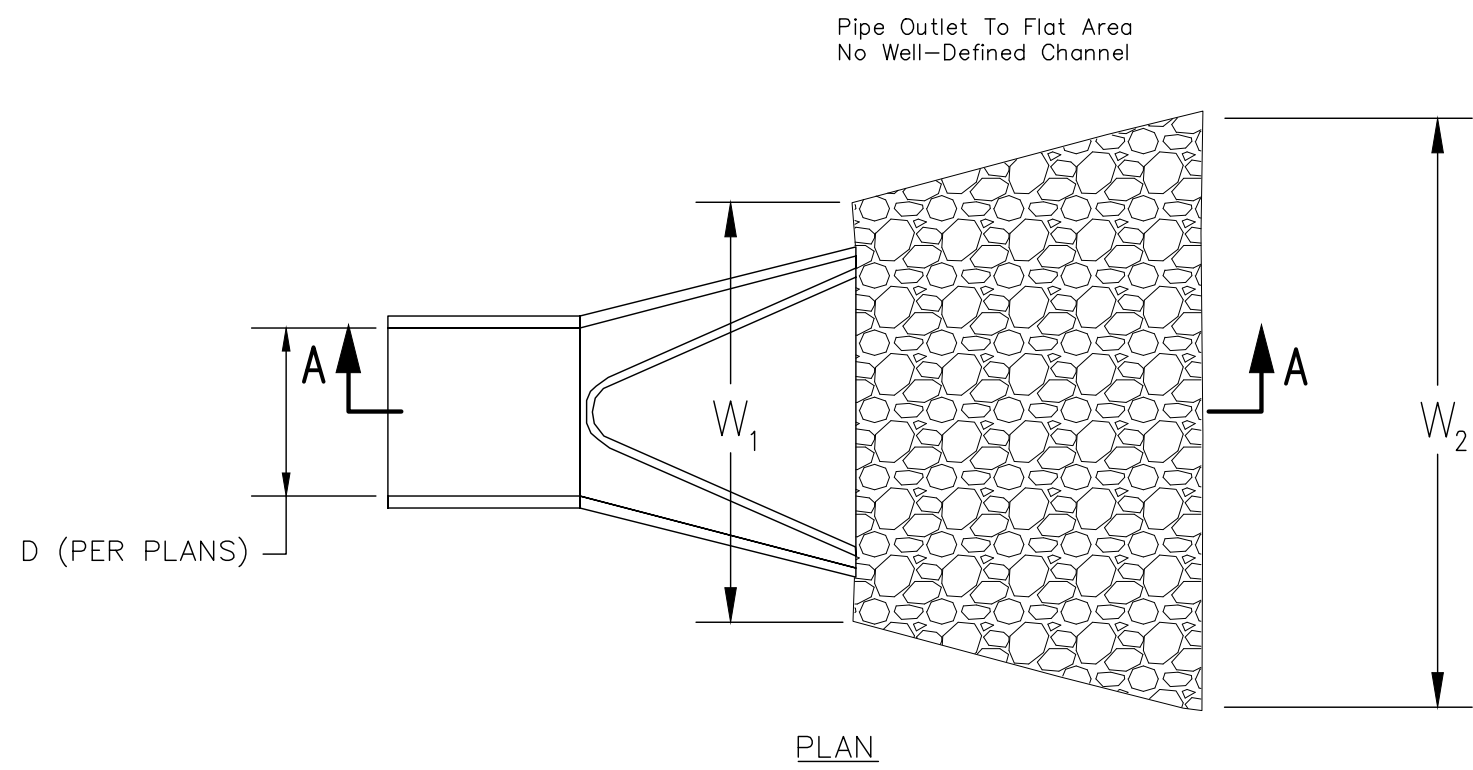
PROPOSED CONTOURS

EROSION CONTROL SCHEDULE AND SEQUENCING:

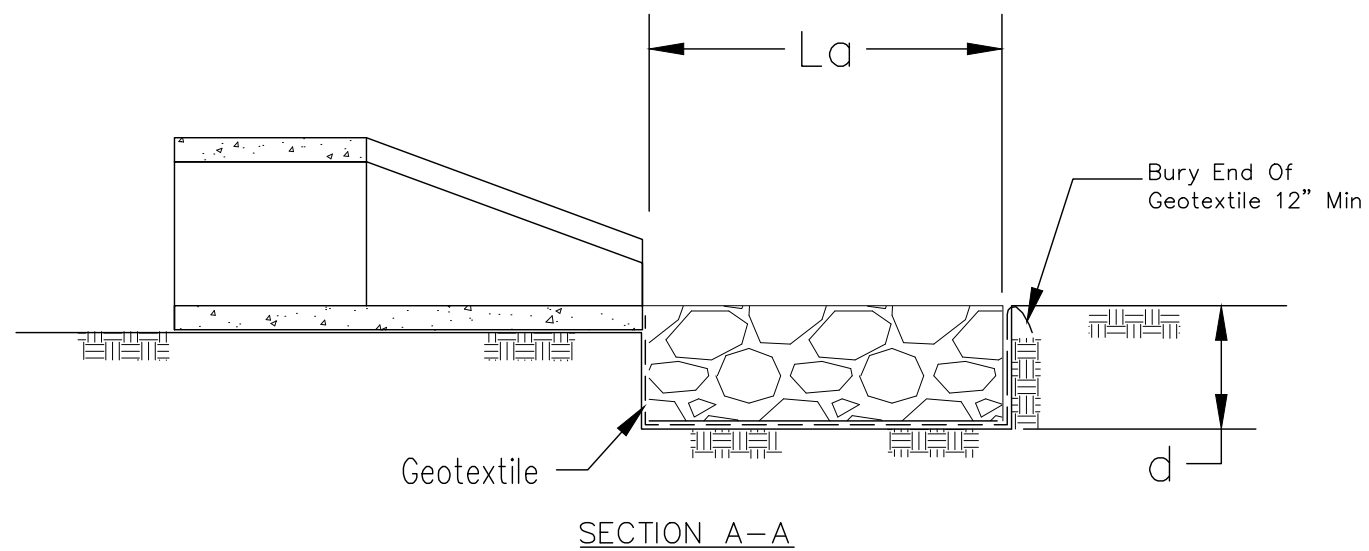
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| I. ROUGH GRADING | CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. AS NEEDED, TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION. |
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NORTHWEST CROSSINGS 1421 W. SHURE DRIVE ARLINGTON HEIGHTS, IL 60004		EROSION CONTROL PLAN - WEST		TORBURN PARTNERS 1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062		Kimley»Horn © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, NORTHBROOK, IL 60062 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: LEN DRAWN BY: LEN CHECKED BY: DMA		NO. _____ REVISIONS _____ DATE _____ BY _____	
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KHA PROJECT NO. 168193001											
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Drawing name: K:\GIS_DEVELOPMENT\168193001 Torburn Partners - Arlington Heights\2 Design\CADD\PlanSheets\Final Engineering\C4.3 - C4.3 EROSION CONTROL PLAN & DETAILS.dwg C4.3 May 14, 2015 7:41pm by: collen.homas
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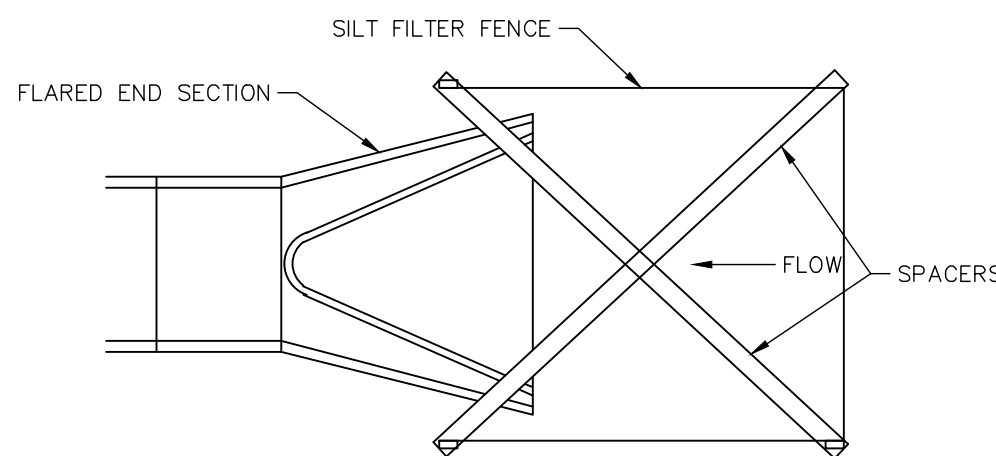


- NOTES:
- The rock riprap shall meet IDOT requirements for Gradation No. RR-3 & RR-4, Quality Designation "A".
 - Geotextile (non-woven) minimum criteria:
 - Weight of Geotextile (oz/sq.yd.) _____ 6
 - Tensile strength (lb) ASTM D 4632 _____ 180
 - Elongation at failure (%) ASTM D 4632 _____ ≥ 50
 - 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.

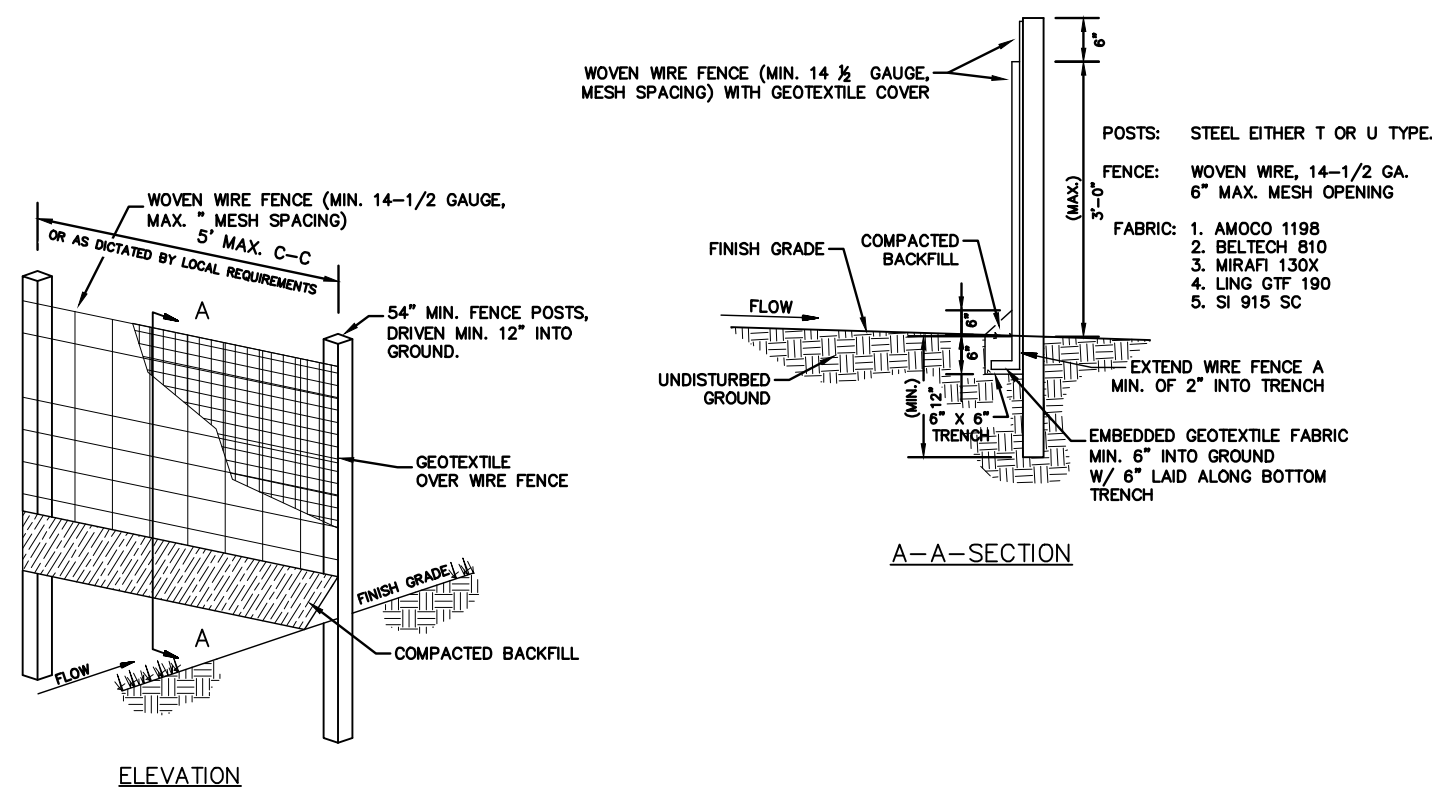


PIPE SIZE	IDOT GRADATION	L _a
12"	RR-3	12'
24"	RR-4	14'
36"	RR-4	22'

RIP RAP DETAIL OUTLET PROTECTION
N.T.S.

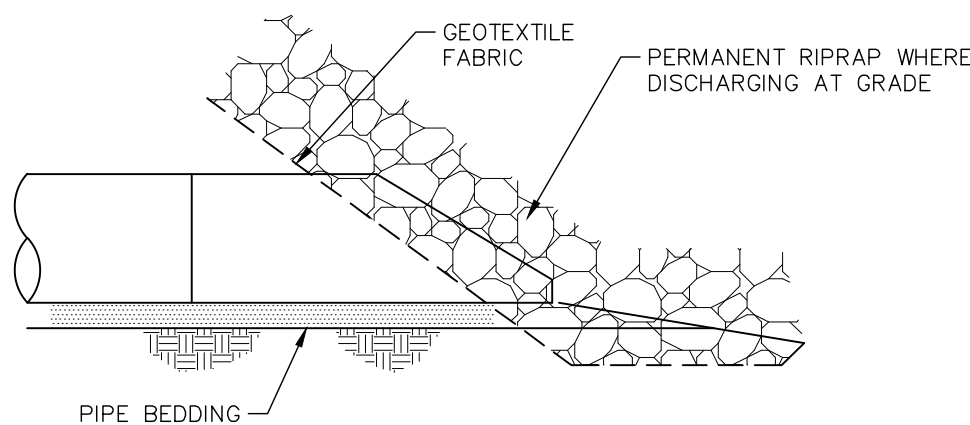


CULVERT INLET PROTECTION
N.T.S.



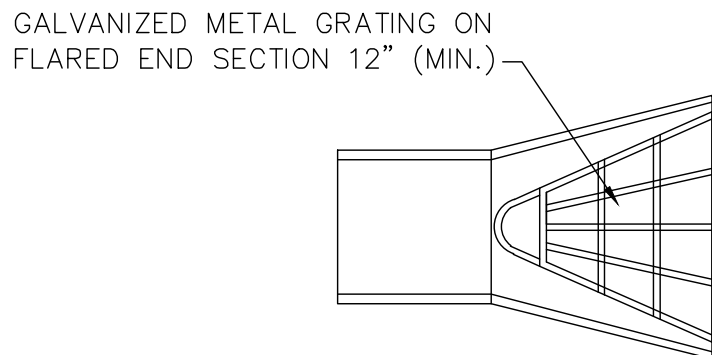
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
- GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL 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.

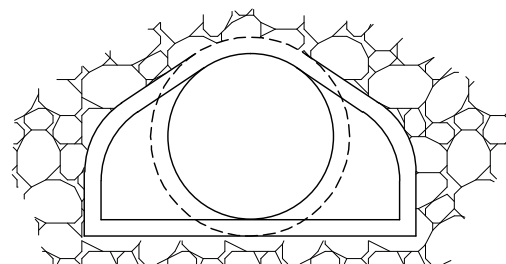


PROFILE VIEW

NOTE: PROVIDE GRATED COVER PER IDOT STANDARD DETAIL 542311-04.

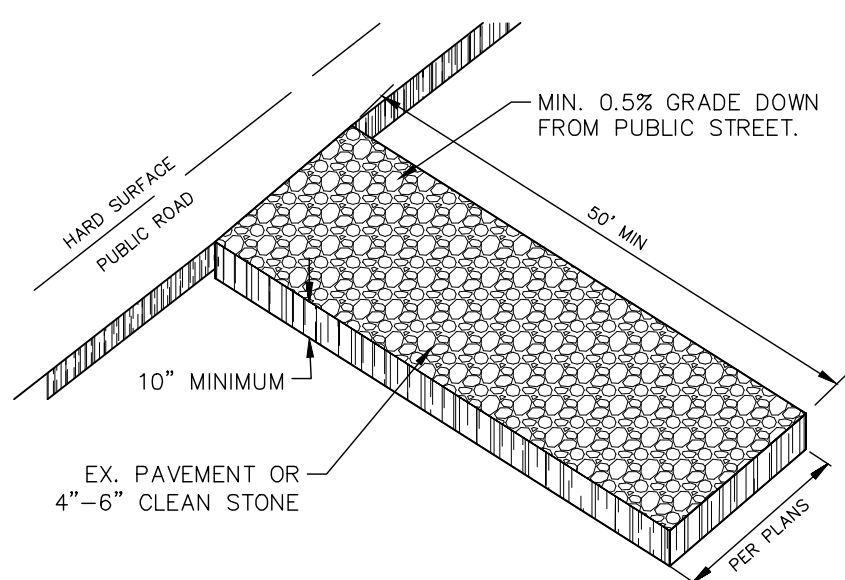


PLAN VIEW

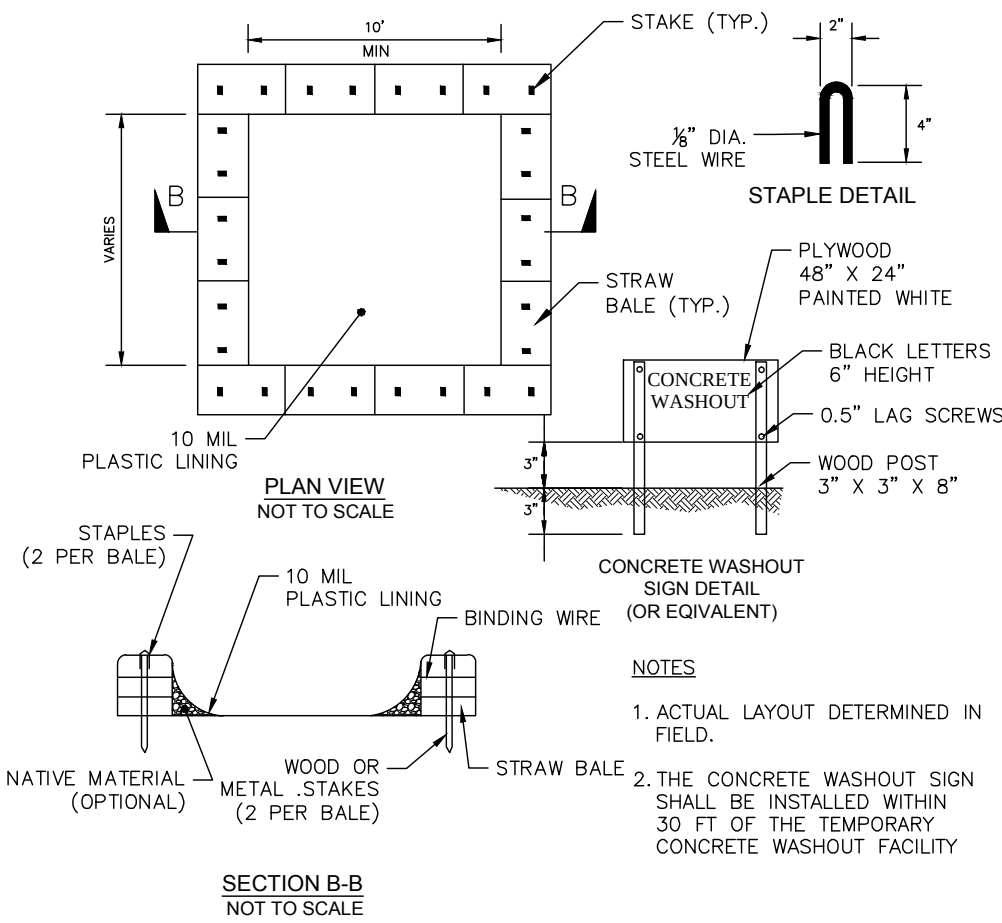


END VIEW

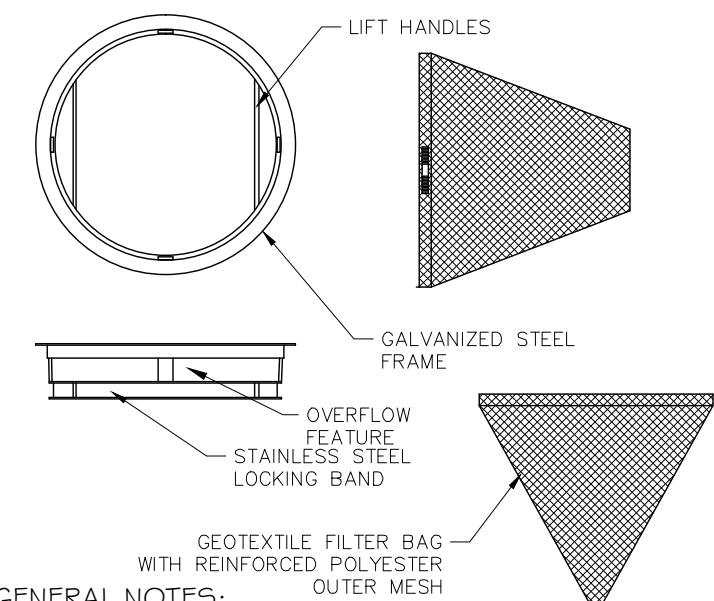
FLARED END SECTION
N.T.S.



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.

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 PRECULATED 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 THE DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
- 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.

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

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:

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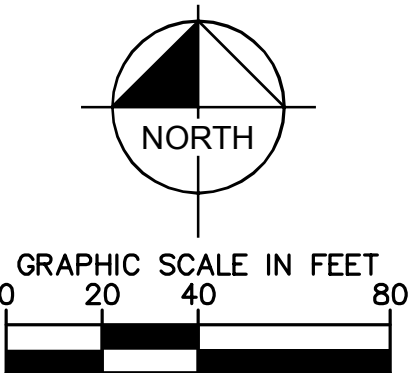
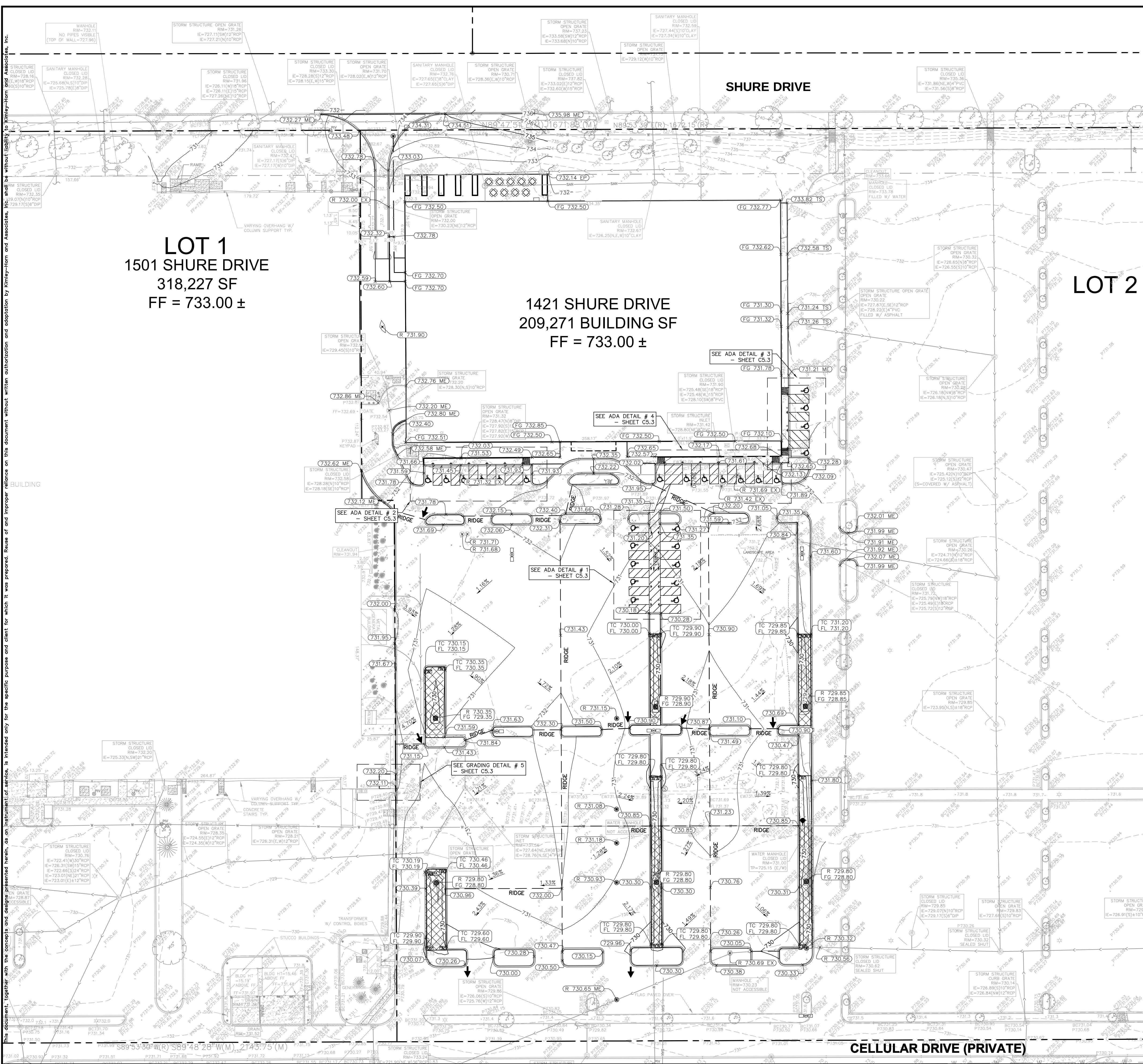
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SHEET NUMBER

C4.3

Drawing name: K:\VMS\LDEN\168193001\Torburn Partners - Arlington Heights\2 Design\CADD\PlanSheets\Final Engineering\C5-1-C5.2 EAST GRADING PLAN.dwg C5.1 May 14, 2015 8:09pm by: colleen.bonham

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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 EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOP SOIL 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.

GRADING LEGEND

- EP = EDGE OF PAVEMENT
TC = TOP OF CURB
ME = MATCH ELEVATION
FL = FLOW LINE
R = RIM ELEVATION
FG = FINISHED GRADE
TB = TOP OF BERM
- PROPOSED CONTOUR
RIDGE LINE
SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
PROPOSED SWALE
- 620
RIDGE
X.XX%
↑
↑
XXXX

NORTHWEST
CROSSINGS
1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

GRADING PLAN -
EAST

TORBURN
PARTNERS
1033 SKOKIE BOULEVARD,
SUITE 150
NORTHBROOK, IL 60062

SCALE: AS NOTED
DESIGNED BY: LEN
DRAWN BY: LEN
CHECKED BY: DMA

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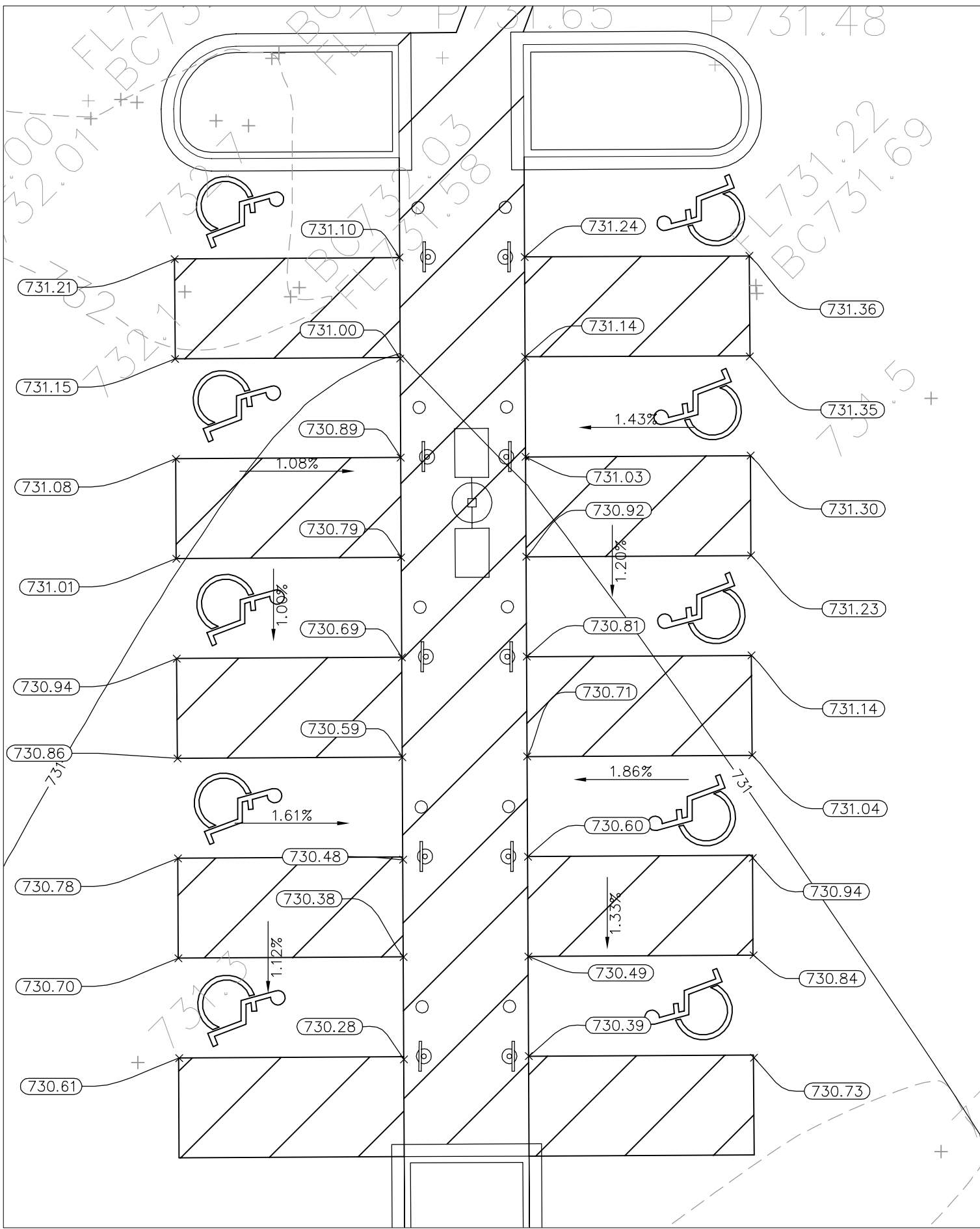
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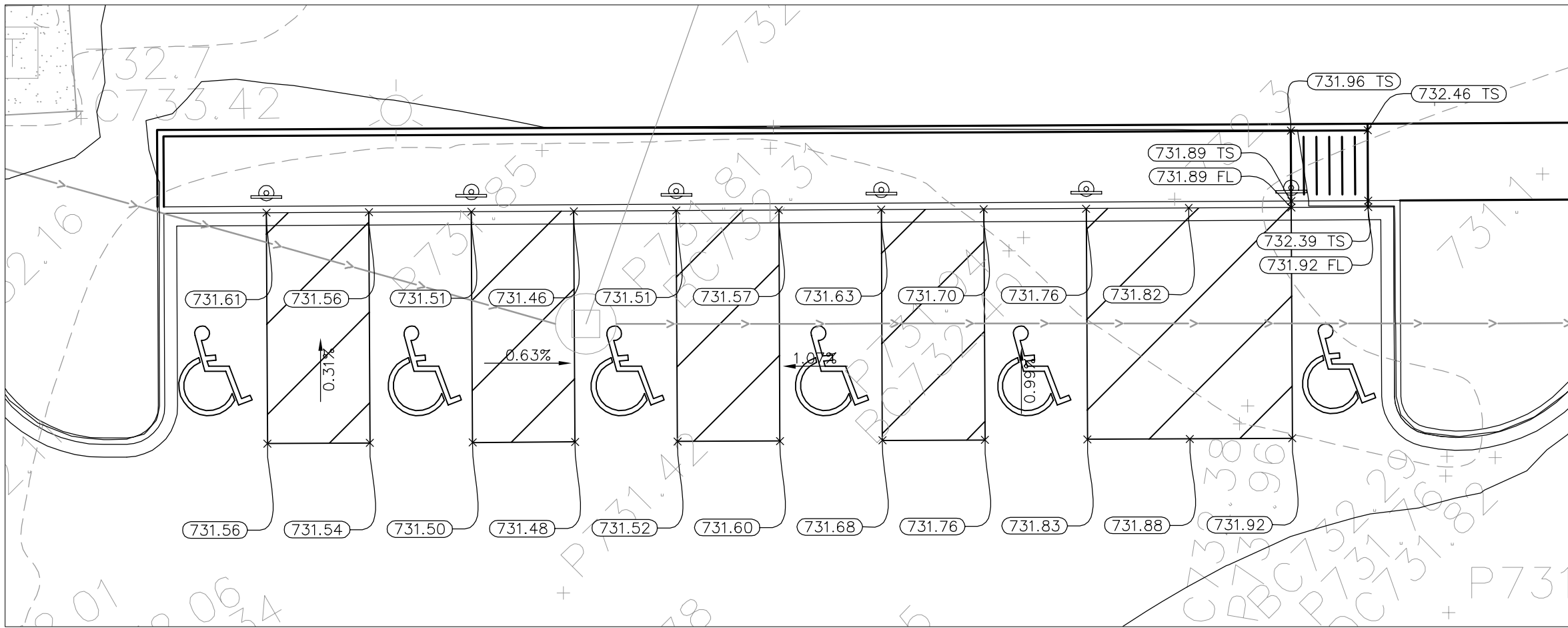
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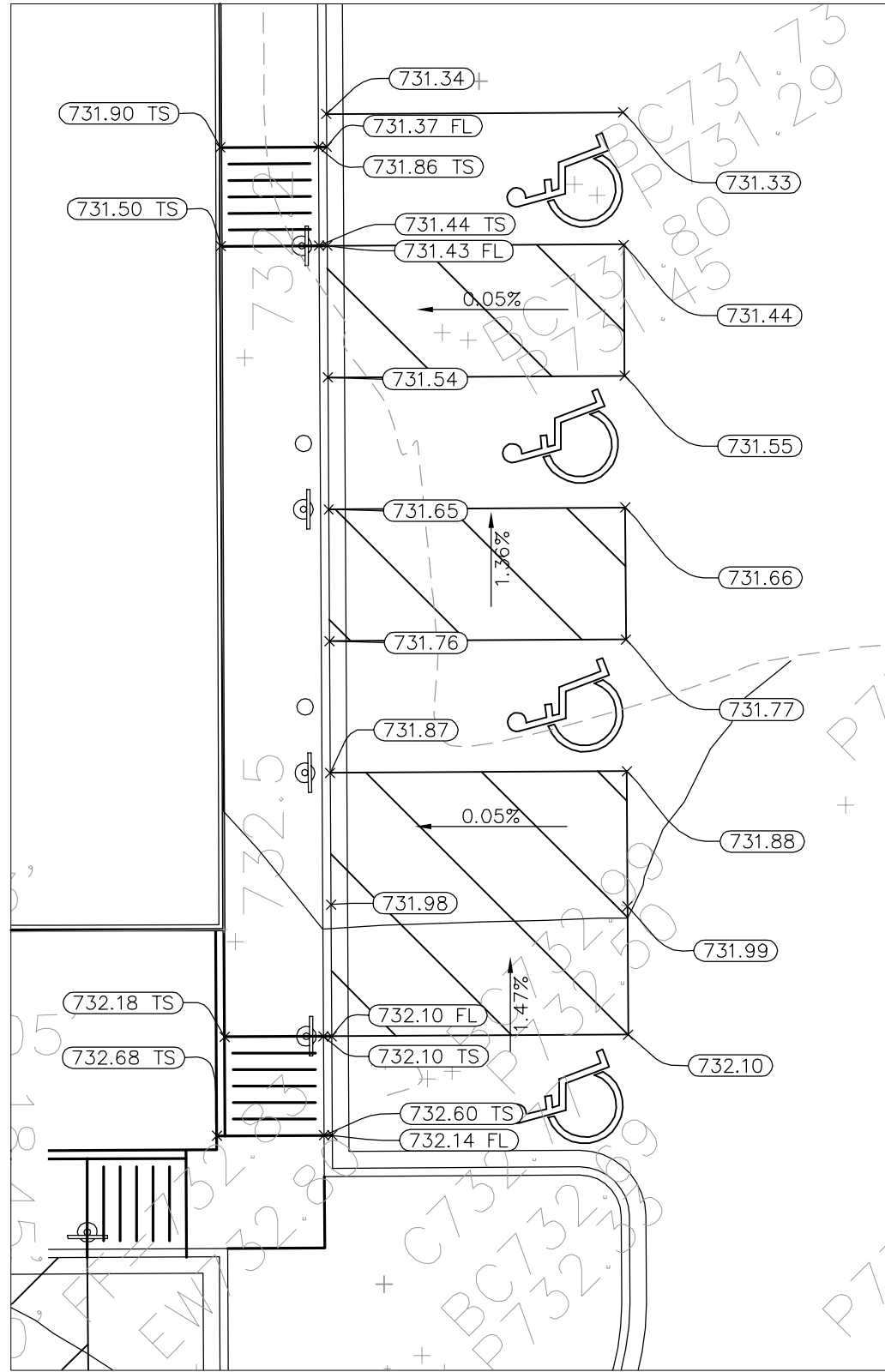
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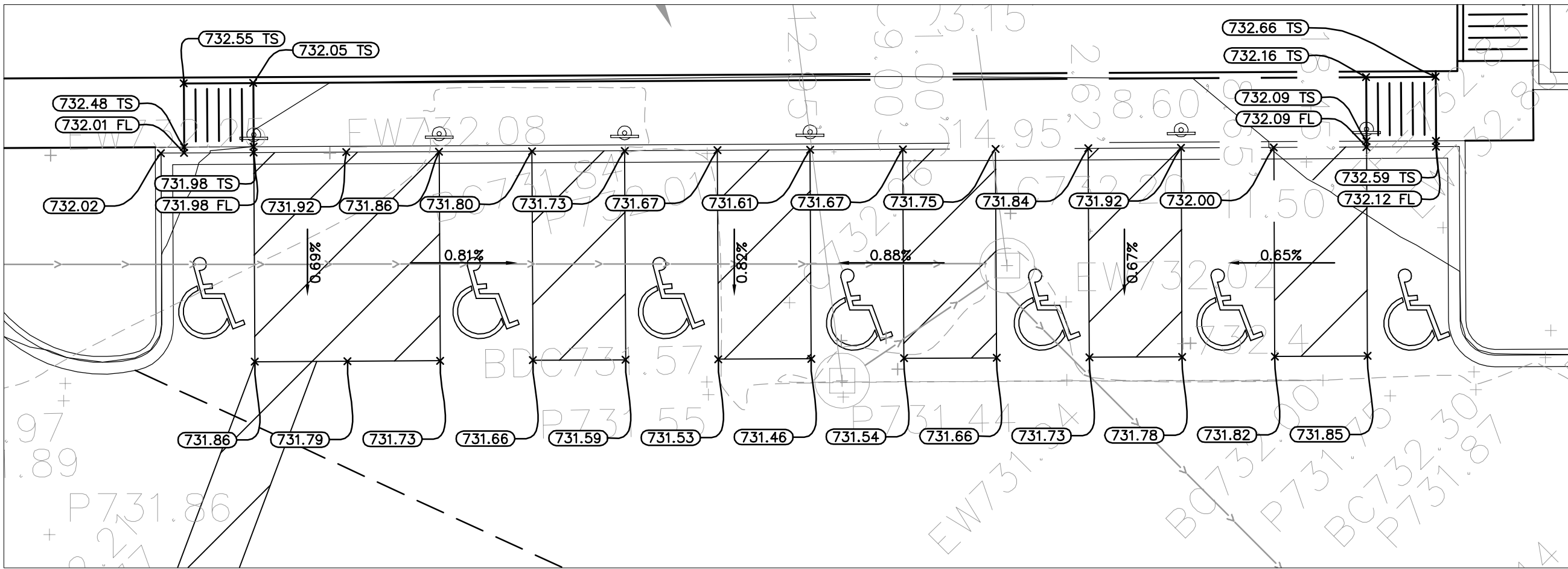
ADA DETAIL 1
1"=10'



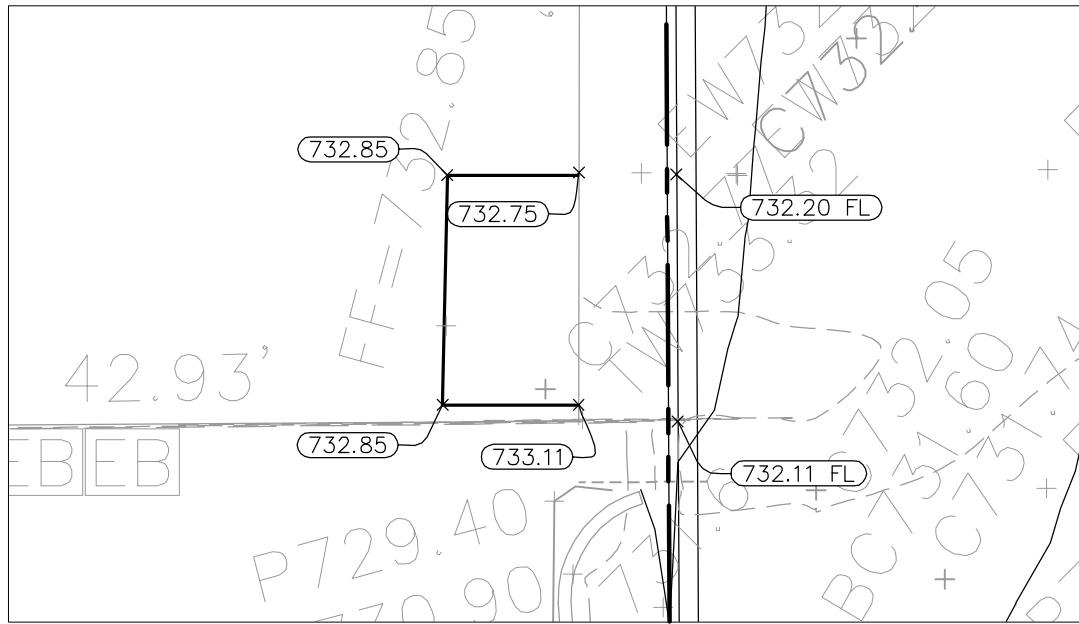
ADA DETAIL 2
1"=10'



ADA DETAIL 3
1"=10'



ADA DETAIL 4
1"=10'



GRADING DETAIL 5
1"=10'

NORTHWEST
CROSSINGS
1421 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

GRADING PLAN
DETAILS

TORBURN
PARTNERS
1033 SKOKIE BOULEVARD,
SUITE 150
NORTHBROOK, IL 60062

Kimley»Horn

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1001 WARRENVILLE ROAD, SUITE 350,
NORTHBROOK, IL 60062
PHONE: 630-487-6550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: LEN
DRAWN BY: LEN
CHECKED BY: DMA

REVISIONS
No. DATE BY

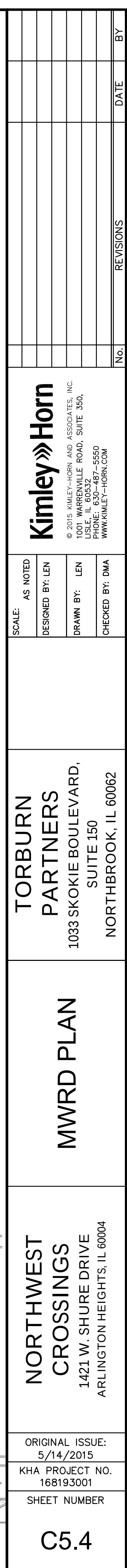
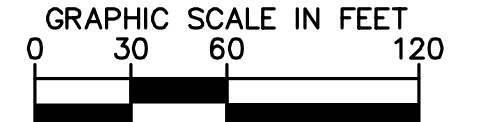
ORIGINAL ISSUE:
5/14/2015
KHA PROJECT NO.
168193001
SHEET NUMBER

C5.3

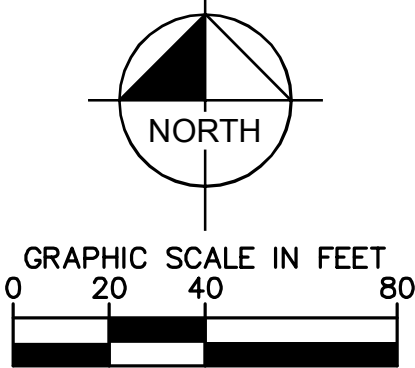
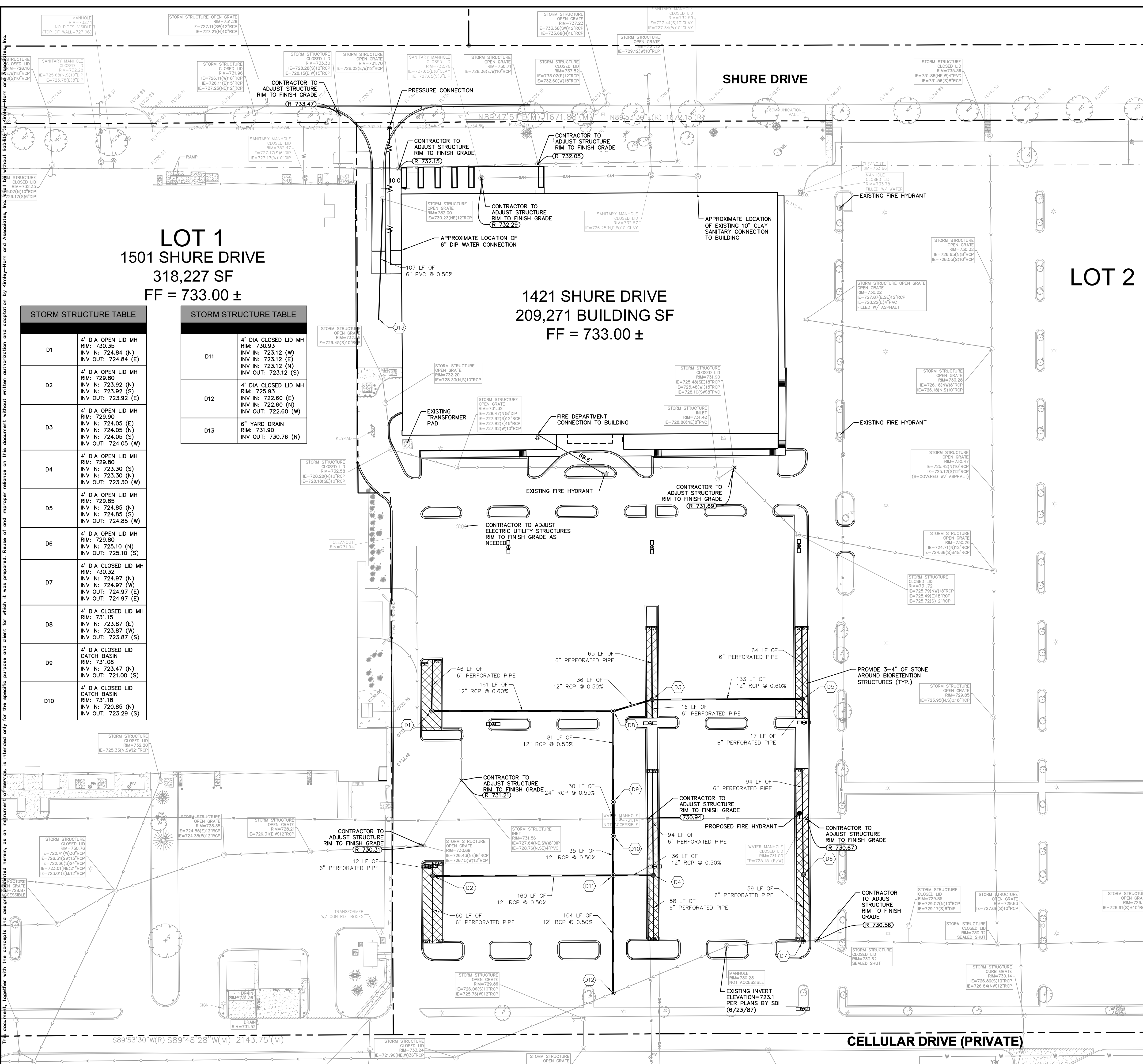
AREA OF SITE (AC)	42.04
DISTURBED AREA	9.31
HWL	725.00
BOTTOM	719.00
ORIFICE PLATE	718.00
RATE CONTROL	
MWRD DETENTION REQUIRED (AC-FT)	13.50
DETENTION PROVIDED (AC-FT)	19.77
VOLUME CONTROL	
DETENTION REQUIRED (AC-FT)	0.19
DETENTION PROVIDED (AC-FT)	0.23
RESTRICTOR TYPE AND SIZE	9" W. ORIFICE 6" S.W. 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 MWDR 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 IS CONVERSION EQUATION
3. THE MWDR CONSIDERS 0.00 CHICAGO CITY DATUM (CCD) TO BE 579.48 MSL 1929 ADJUSTMENT.
4. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
5. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
6. ALL EXISTING SEWER CONSTRUCTION AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS),
7. REQUIRES STONE BEDDING WITH STONE 3/4" TO 1 INCH IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL 8"X THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN FIFTY (50) INCHES. SHOT OR TIGHT GRADUATED 1/4" OR 3/4" AND SIX (6) INCHES OR MORE 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.
8. ANSON-SHEAR MISSION COUPLING SHALL BE USED FOR THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.
9. 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:
 1. USING A CIRCULAR CORING MACHINE, CORE DRILL AN OPENING INTO THE EXISTING PIPE AND INSTALL A SADDLE OR PREFABRICATED TEE.
 2. REMOVE AN ENTIRE SECTION OF THE PIPE BREAKING ONLY THE TOP OF ONE BELL AND REPLACE WITH A WYE OR A BRANCH.
 3. 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.
10. WHENEVER ASANITARY/COMBINED SEWERS CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 12 INCHES. 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, KEEPING A MINIMUM 18-INCH VERTICAL SEPARATION, OR THE SEWER IS 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 A CONCRETE ENCASEMENT. THE EXISTING WATER MAIN SHALL BE ABANDONED, THE TANKER SHALL BE FILLED WITH ACCEPTABLE GRANULAR MATERIAL AND 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 DRAINS SEPARATELY PROVIDED TO PROTECT FOUNDATIONS, SHALL NOT BE CONNECTED TO PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES SHALL BE IDENTIFIED BY PAINTING GREEN. EXISTING DRAIN TILES AND PERFORATED PIPES OF THIS TYPE 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: lscapator
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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
—	PROPOSED UNDERGROUND ELECTRIC LINE
—	GAS LINE (BY GAS COMPANY)
—	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

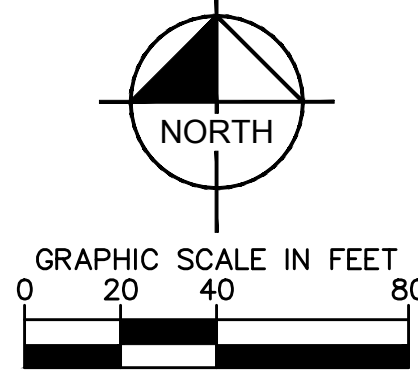
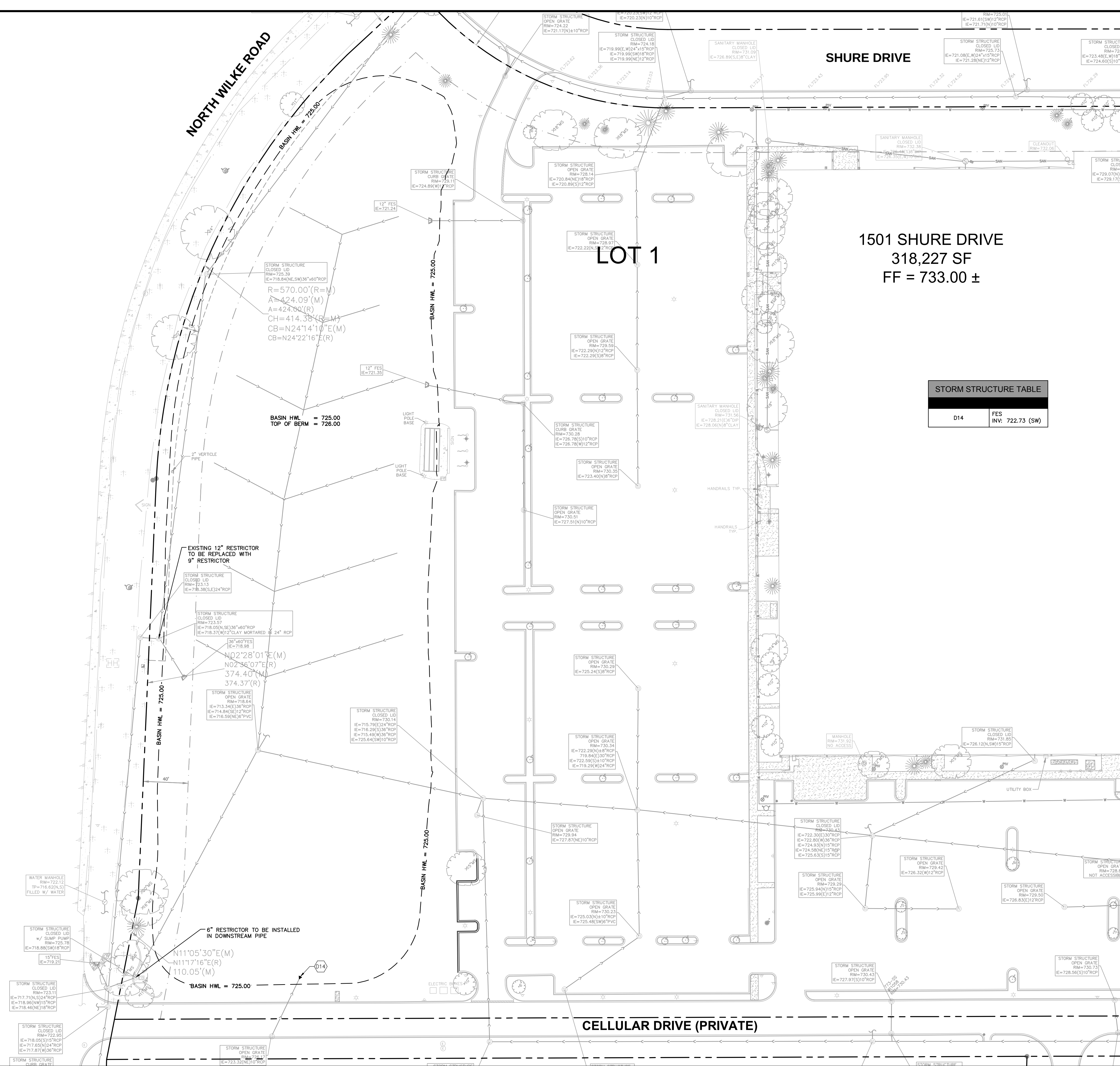
- ALL WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL 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.

BY	
DATE	
REVISIONS	
No.	
Kimley»Horn	
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SCALE: AS NOTED	CHECKED BY: DMA
DESIGNED BY: LEN	DRAWN BY: LEN
TORBURN PARTNERS 1033 SKOKIE BOULEVARD, SUITE 150 NORTHBROOK, IL 60062	
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	



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
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
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	PROPOSED UNDERGROUND ELECTRIC LINE
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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.
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14. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
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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

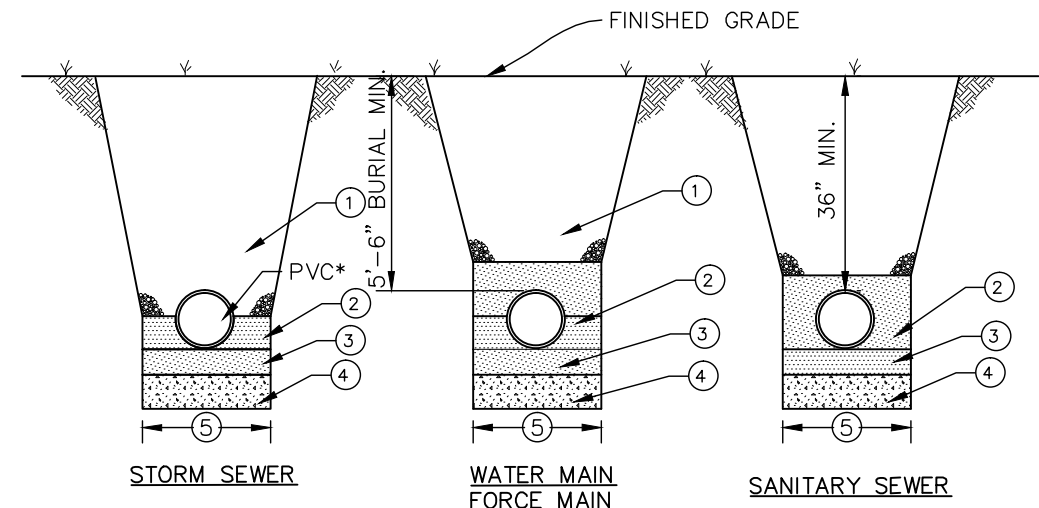
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Lisle, IL 60532
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ORIGINAL ISSUE:
5/14/2015
A PROJECT NO
168193001

SHEET NUMBER

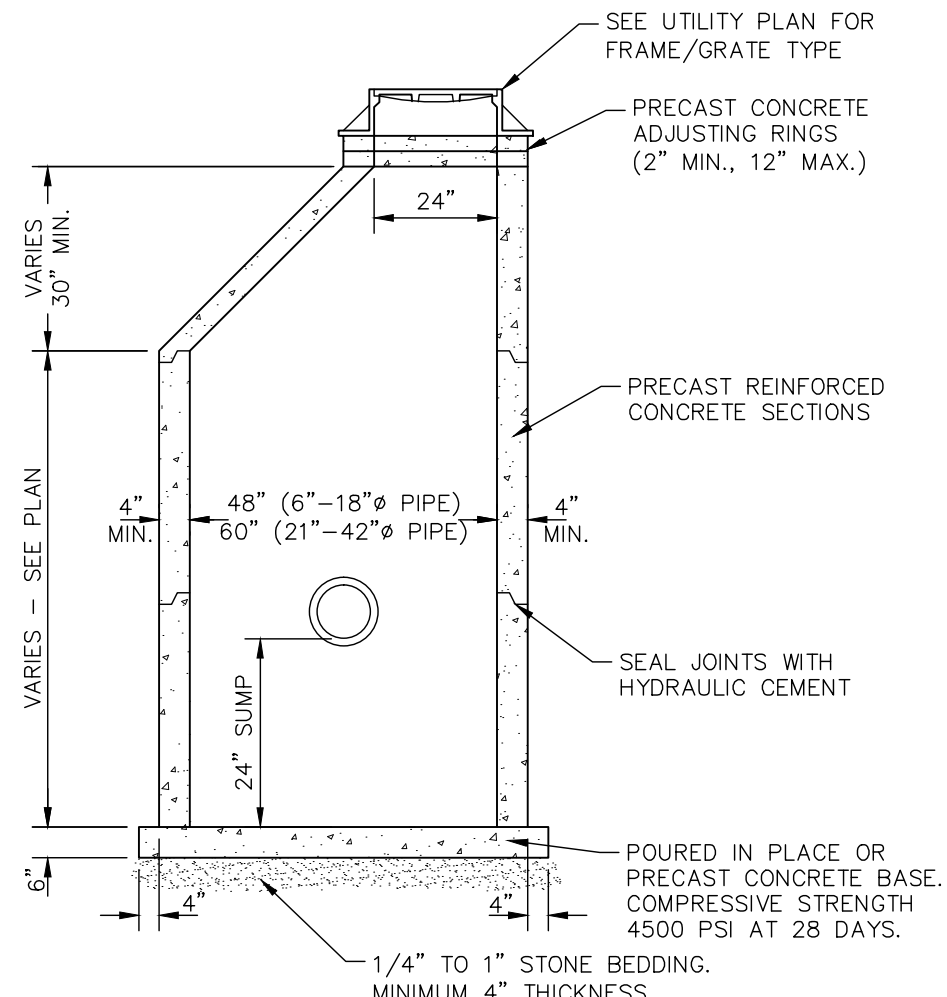
C6.2



- 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.

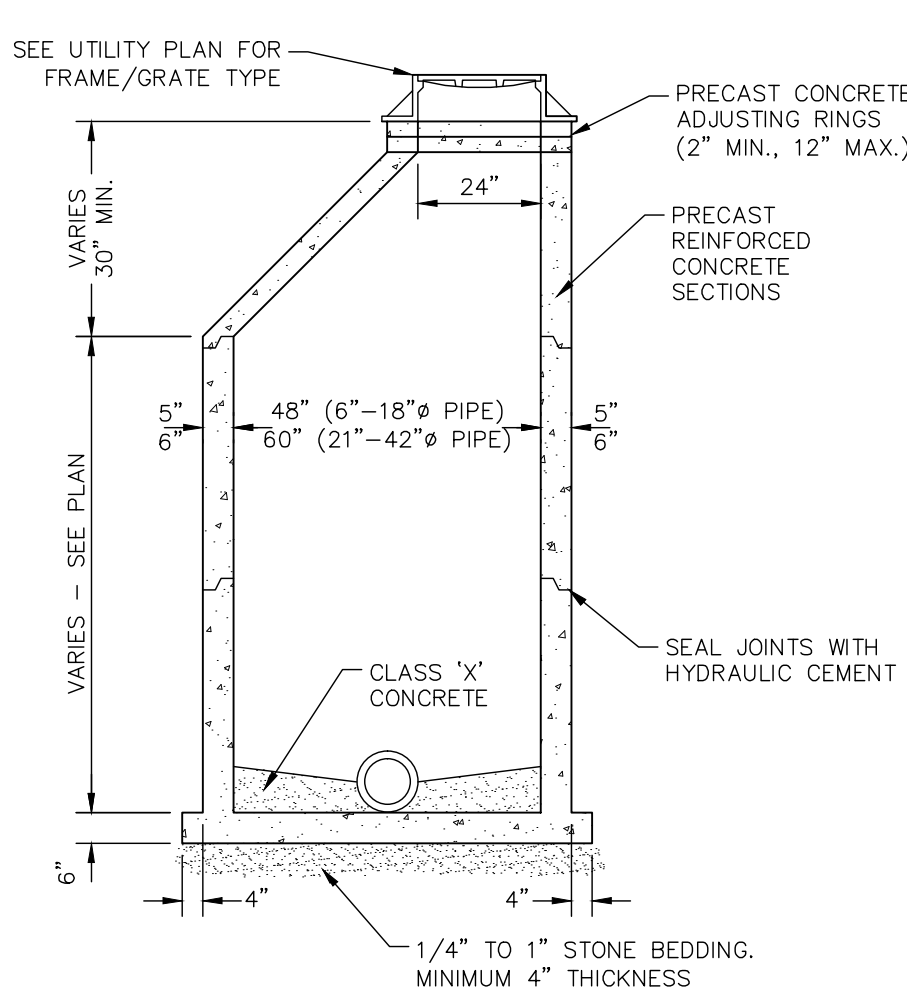
PIPE BEDDING DETAIL

N.T.S.



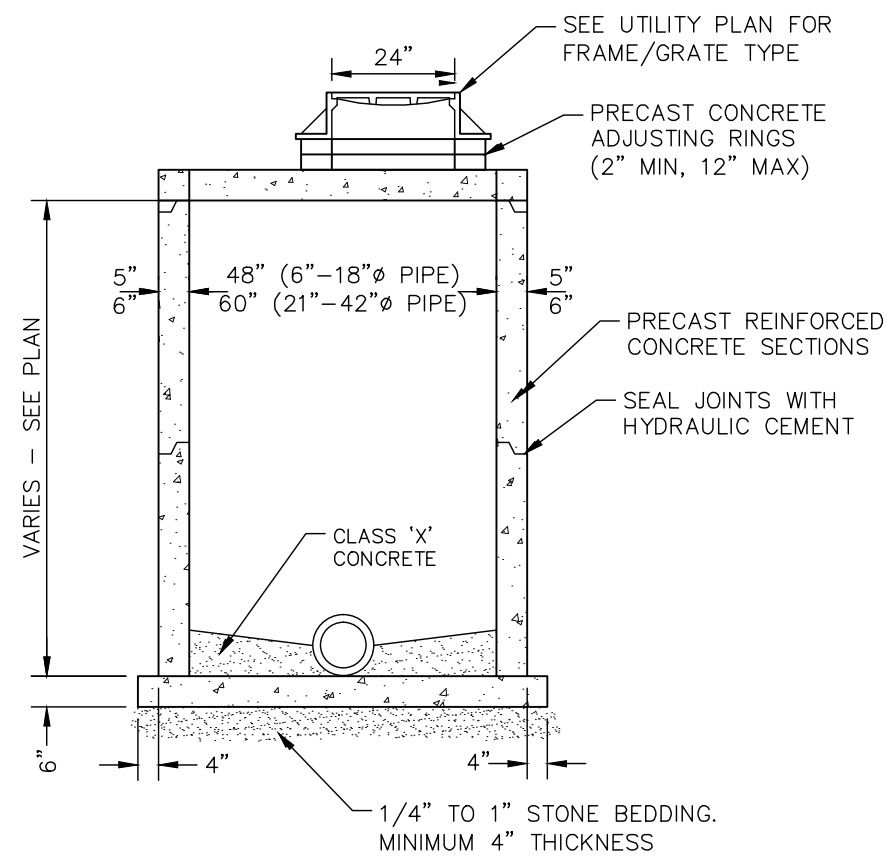
CATCH BASIN TYPE A

N.T.S.



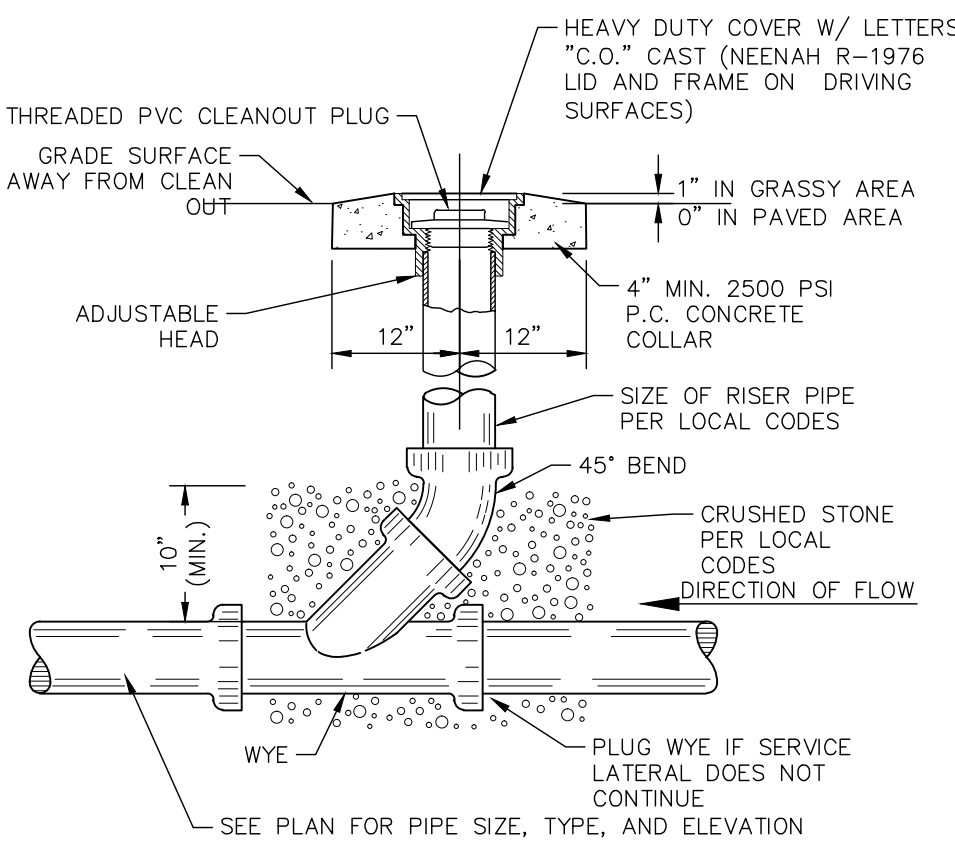
STORM MANHOLE TYPE A

N.T.S.



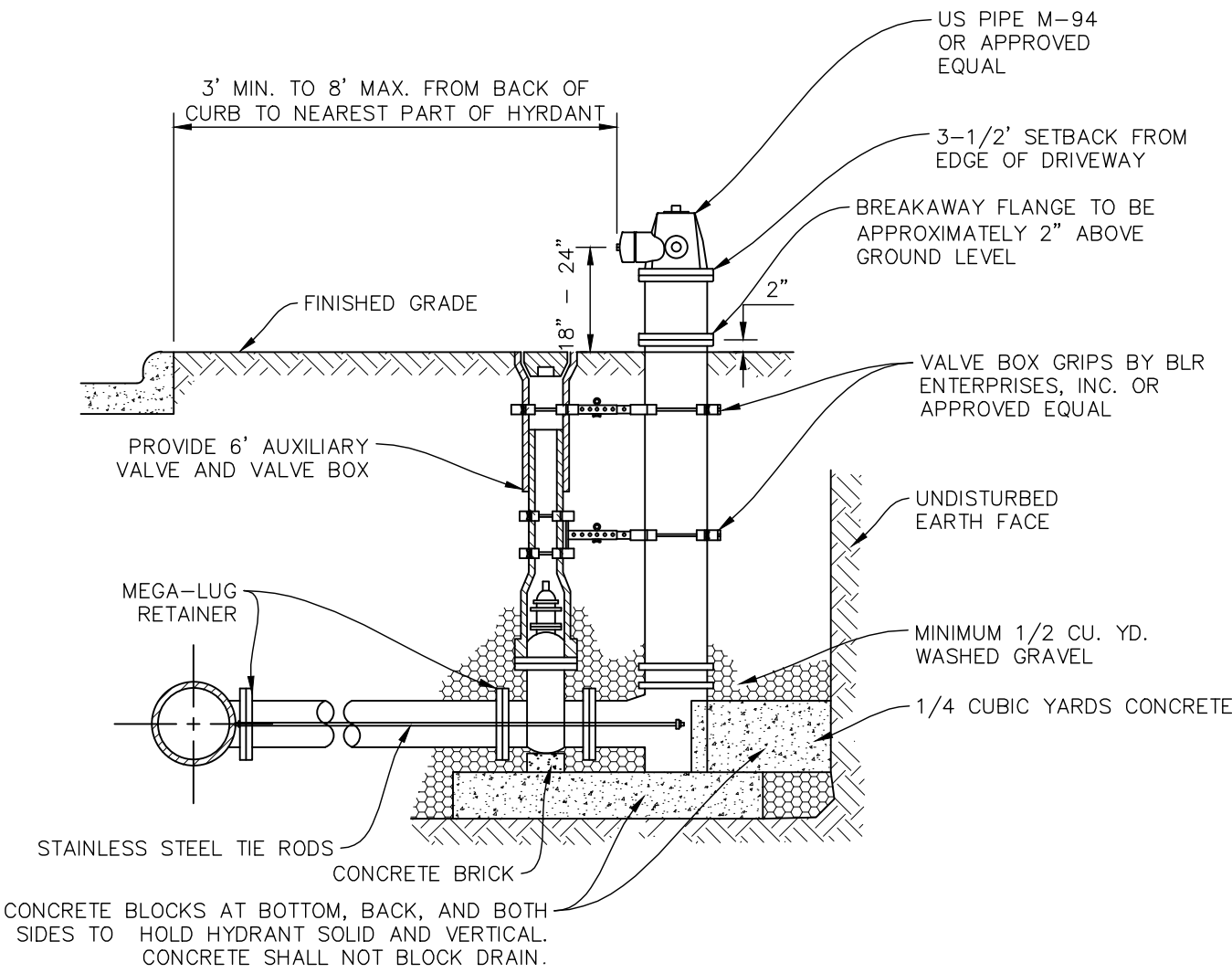
STORM MANHOLE (FLAT TOP)

N.T.S.



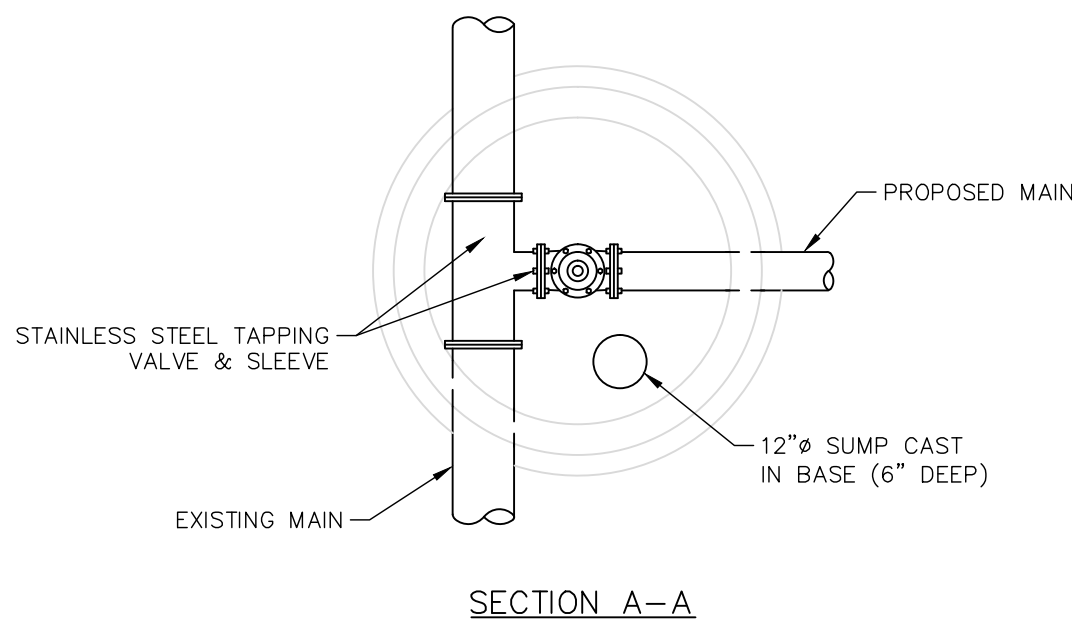
SANITARY/STORM CLEAN-OUT

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

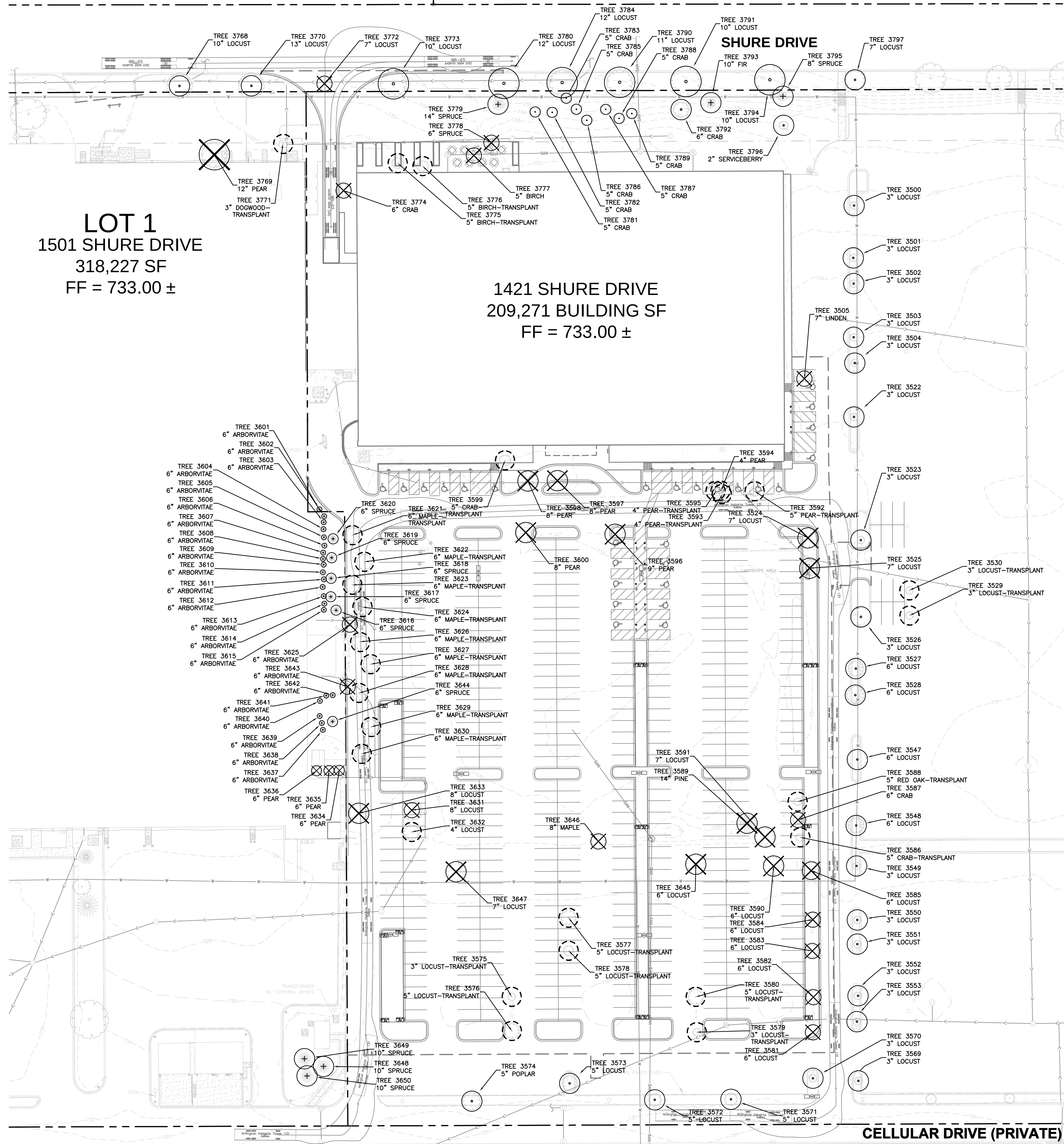
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GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
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BRONZE	N/A	1089C08	7001-110-196
BRONZE	N/A	1089C08	7001-110-197
BRONZE	N/A	1089C08	7001-110-198
BRONZE	N/A	1089C08	7001-110-199
BRONZE	N/A	1089C08	7001-110-200
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
BRONZE	N/A	1089C08	7001-110-207
BRONZE	N/A	1089C08	7001-110-208
BRONZE	N/A	1089C08	7001-110-209
BRONZE	N/A	1089C08	7001-110-210
BRONZE	N/A	1089C08	7001-110-211
BRONZE	N/A	1089C08	7001-110-212
BRONZE	N/A	1089C08	7001-110-213
BRONZE	N/A	1089C08	7001-110-214
BRONZE	N/A	1089C08	7001-110-215
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BRONZE	N/A	1089C08	7001-110-222
BRONZE	N/A	1089C08	7001-110-223
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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

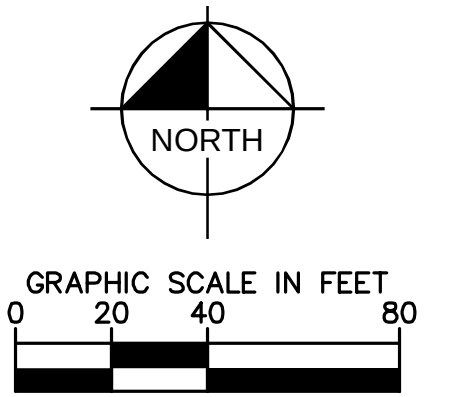
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SOLID COVER	LIGHT DUTY	1089C08	7001-110-194
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BRONZE	N/A	1089C08	7001-110-235
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BRONZE	N/A	1089C08	7001-110-295
BRONZE	N/A	1089C08	7001-110-296</



LOT 1
1501 SHURE DRIVE
318,227 SF
FF = 733.00 ±

1421 SHURE DRIVE
209,271 BUILDING SF
FF = 733.00 ±

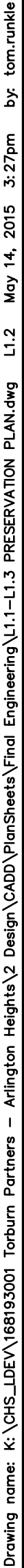
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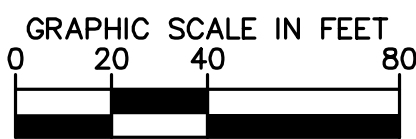
- | | |
|---|-------------------------|
|  | Existing Evergreen |
|  | Existing Deciduous |
|  | Tree to be Removed |
|  | Tree to be Transplanted |

L1.1	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, BIRMINGHAM, AL 35203-4787 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	No.	DATE	BY
	ORIGINAL ISSUE: 5/14/2015								
	KHA PROJECT NO. 168193001								
	SHEET NUMBER								

Drawing name:	K:\CHS_LDEV\168193001	Torburn Partners - Arlington Heights\2	Design\CADD\PlanSheets\Final Engineering\1.1-1.3	PRESERVATION PLAN.dwg	L1.2	May 14, 2015	3:27pm	by: tom.runkle
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Tree to be Transplanted



1501 SHURE DRIVE
318,227 SF
FF = 733.00 ±

CELLULAR DRIVE (PRIVATE)

L1.2

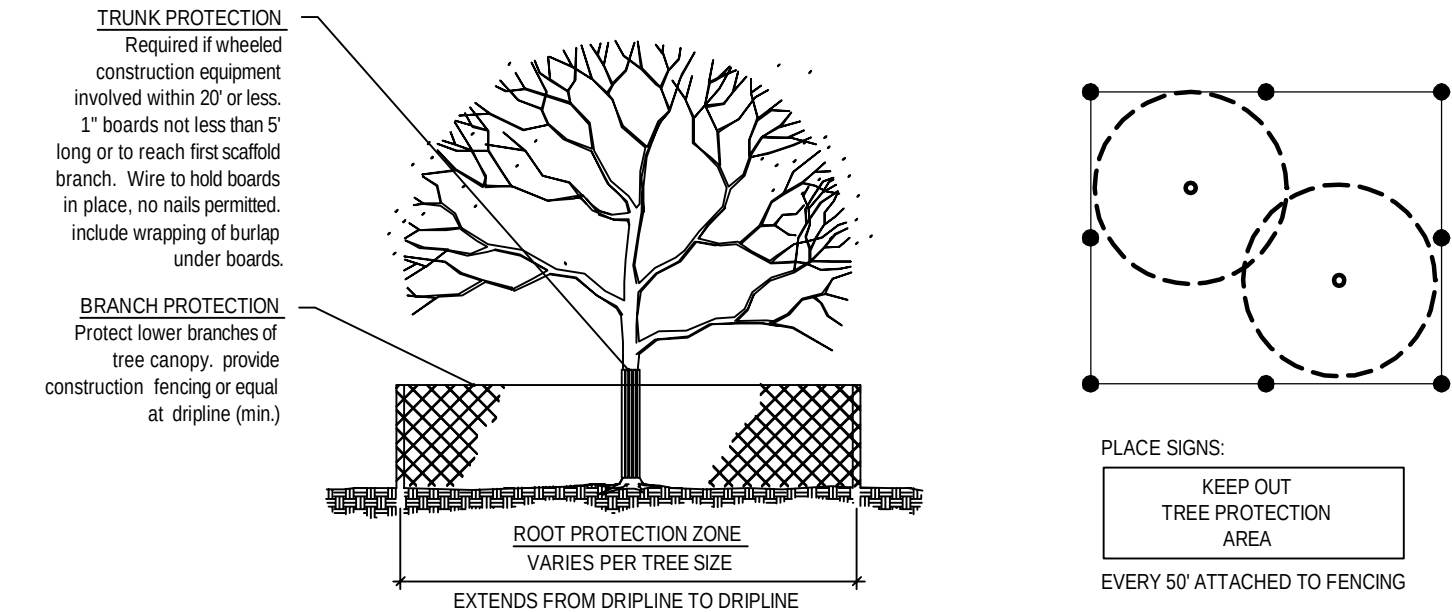
Drawing name: K:\GIS\LDEV\168193001_Torburn_Partners - Arlington Heights\2_Design\CADD\PlanSheet\Plan_Engineering\L1-L13_PRESERVATION_PLANNING L1-L3 May 14, 2015 3:28pm by tom.cundie
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East Area

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

 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 SUBCONTRACTOR OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIC MAINTENANCE PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATION.

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 TO REPAIR 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 CONTRACT WITH A QUALITY NURSERY.

5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

6. CLEAN WASTE EARTH WILL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE.

7. TURF AND TURF BEDS SHALL BE 18 INCHES DEEP, 18 INCHES WIDE, 18 INCHES LONG.

8. SOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5X HUMUS AND 65X PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASSES, PERENNIAL AND ANNUAL BEDS.

9. SEED LIMIT LINE 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 FABRIC OR FABRIC COVER SHALL BE USED IN GROUND COVER OR PERENNIAL BEDS.

11. TURF OR SEEDED AREAS, A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.

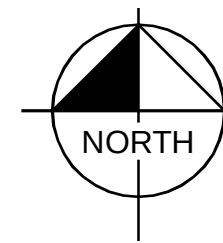
12. INSTALLATION OF TREES WITH PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.

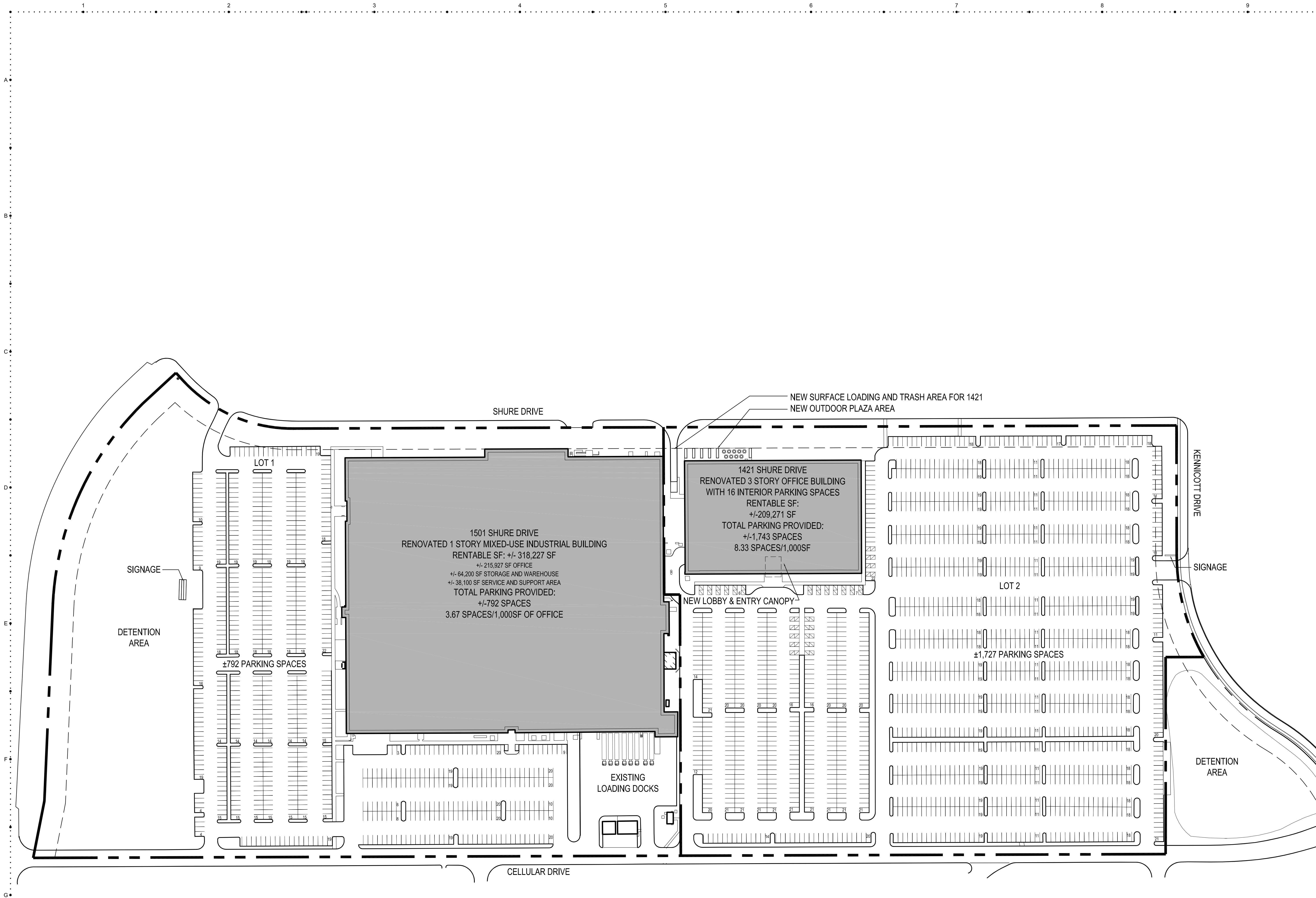
13. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE SPECIFIED.

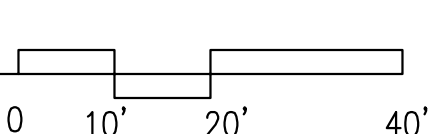
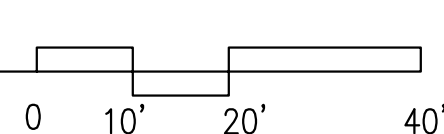
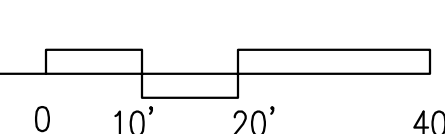
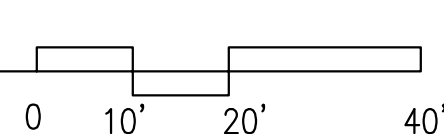
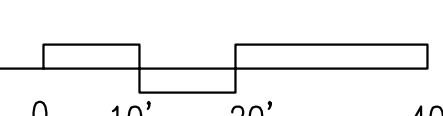
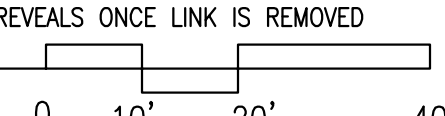
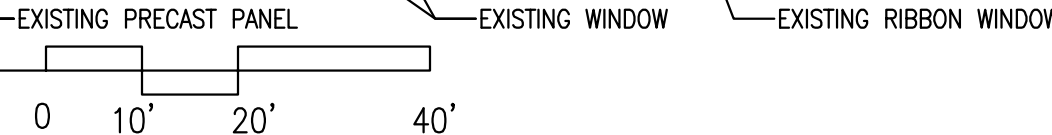
14. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND INSURPORT REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

15. THE OWNER'S REPRESENTATIVE AND/OR THE VILLAGE OF ARLINGTON HEIGHTS MAY REJECT ANY PLANT MATERIAL THAT IS DISEASED, DEFECTIVE OR OTHERWISE NOT OF THE QUALITY SPECIFIED.

16. 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 REPLACEMENT OF CRACKS, REPAIRS TO CURBS, REPAIRS TO PAVING, REPAIRS TO FENCING, STAINING OR STAIN FENCES WHERE NECESSARY TO AVOID DETEIORATION, AND MAINTAIN SCREENING WALLS AND VEGETATIVE BERMS.







△	PRELIMINARY PUD	4.27.201
NO.	ISSUED FOR:	DATE:

OKW
Architects
600 W. Jackson Blvd.
Chicago, Illinois 60661
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www.okwarchitects.com

- NORTHWEST CROSSINGS
- 1421 AND 1501 SHURE DRIVE
- ARLINGTON HEIGHTS, ILLINOIS

BUILDING ELEVATIONS

DRAWN BY: TJB CHECKED: TJB

DATE: _____

PROJ. NO: A201
13043



2 EXISTING SOUTH ELEVATION OF 1421
A202 SCALE: N.T.S.

PROPOSED NEW ENTRY LOCATION



1 PROPOSED NEW ENTRY ON SIDE SIDE OF 1421
A202 SCALE: N.T.S.

△		
△		
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△	PRELIMINARY PUD	4.27.2015
NO.	ISSUED FOR:	DATE:



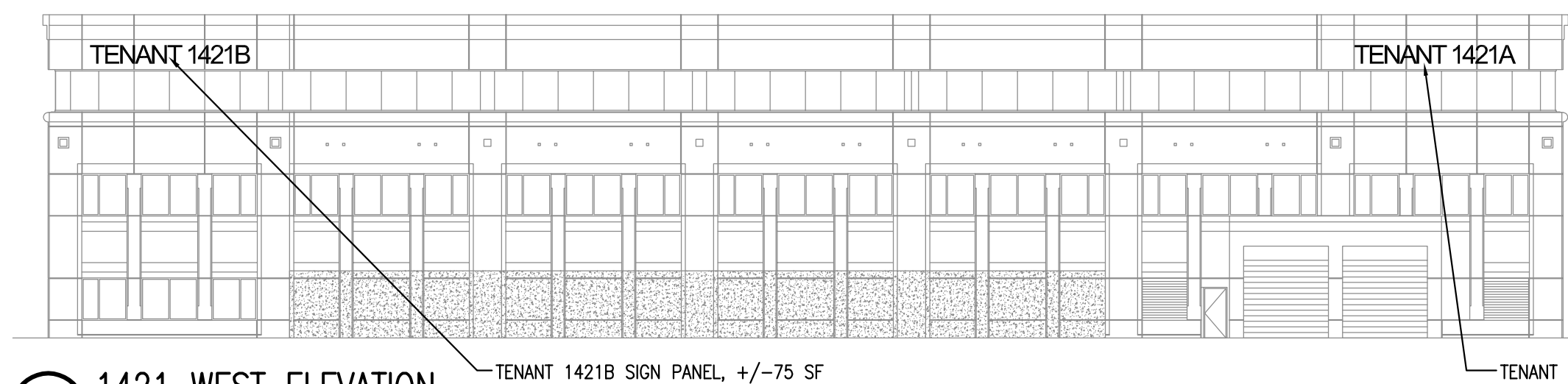
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NORTHWEST CROSSINGS
1421 AND 1501 SHURE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

NEW 1421 ENTRY
RENDERING

DRAWN BY: TJB CHECKED: TJB

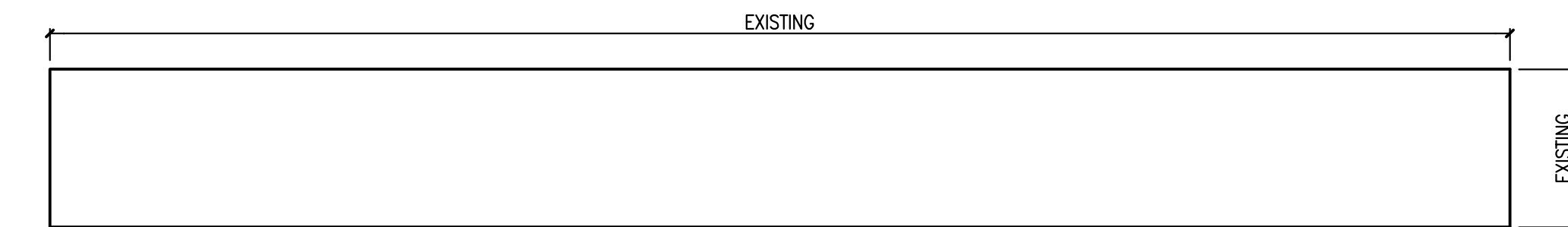
DATE: 4.27.2015 SHEET NO:
PROJ. NO: 13043 A202



12 1421 WEST ELEVATION

SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED

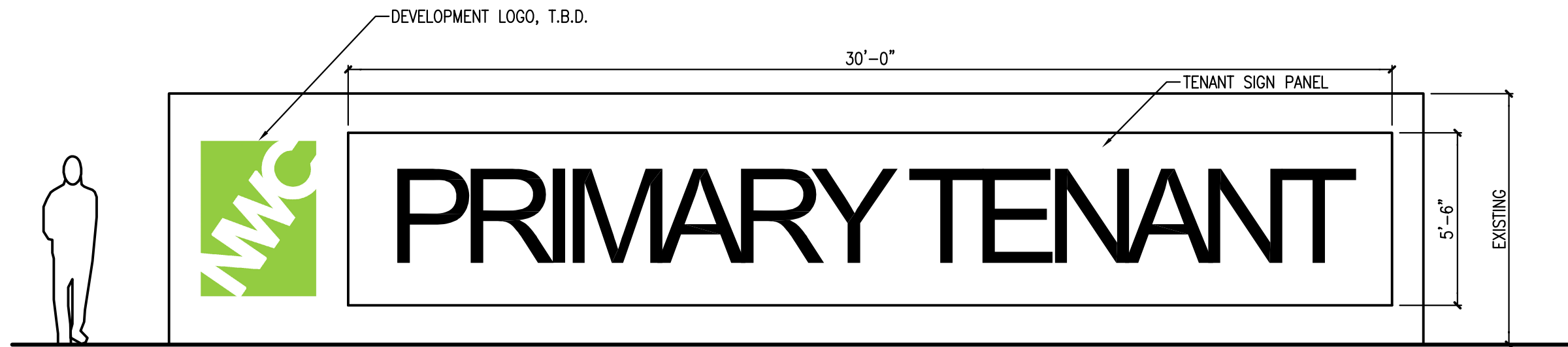
0 10' 20' 40'



10 WEST DEVELOPMENT SIGN PLAN

SCALE: 1/4" = 1'-0" ALL SIGN INTERNALLY ILLUMINATED

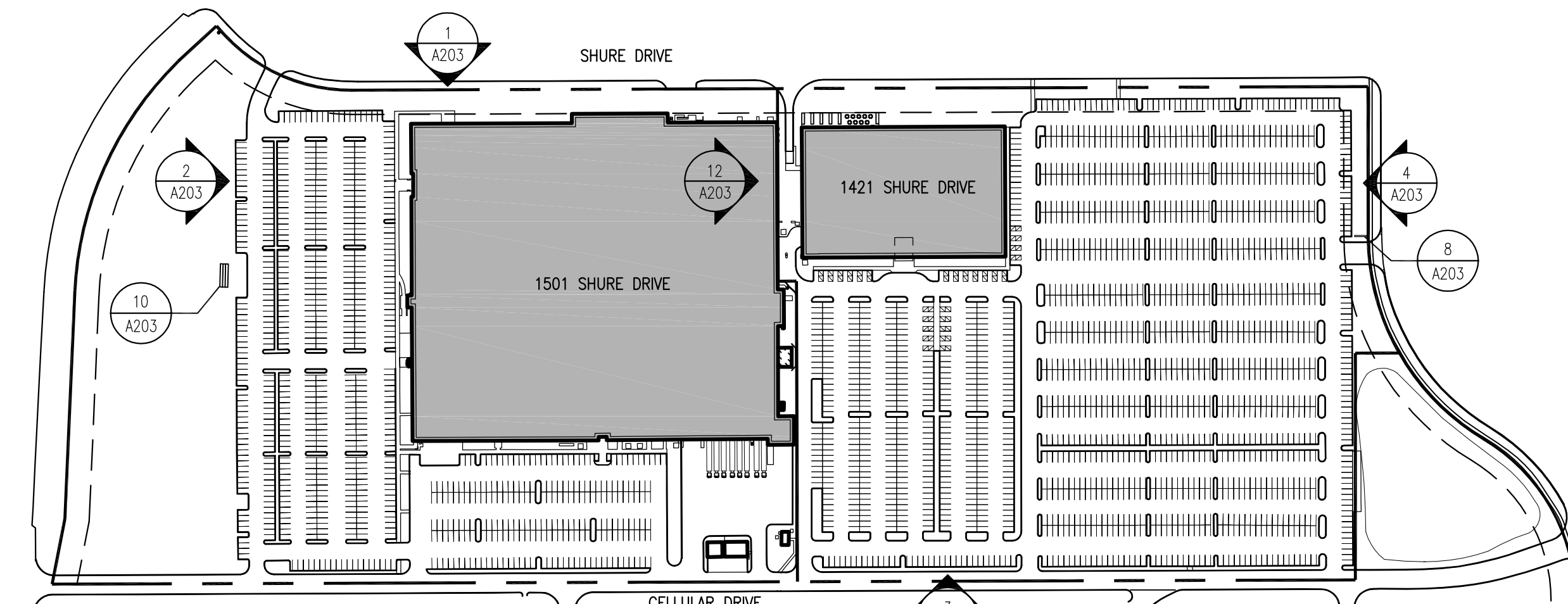
0 2' 4' 8'



9 WEST DEVELOPMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0" ALL SIGN INTERNALLY ILLUMINATED

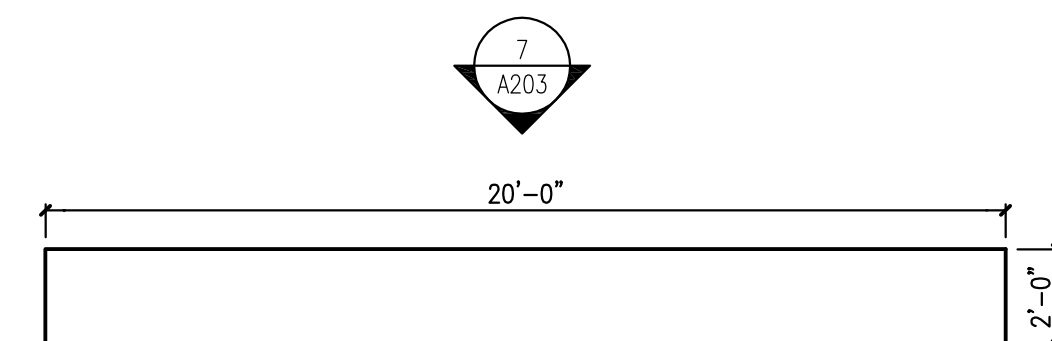
0 2' 4' 8'



11 SITE PLAN

SCALE: 1" = 200'-0"

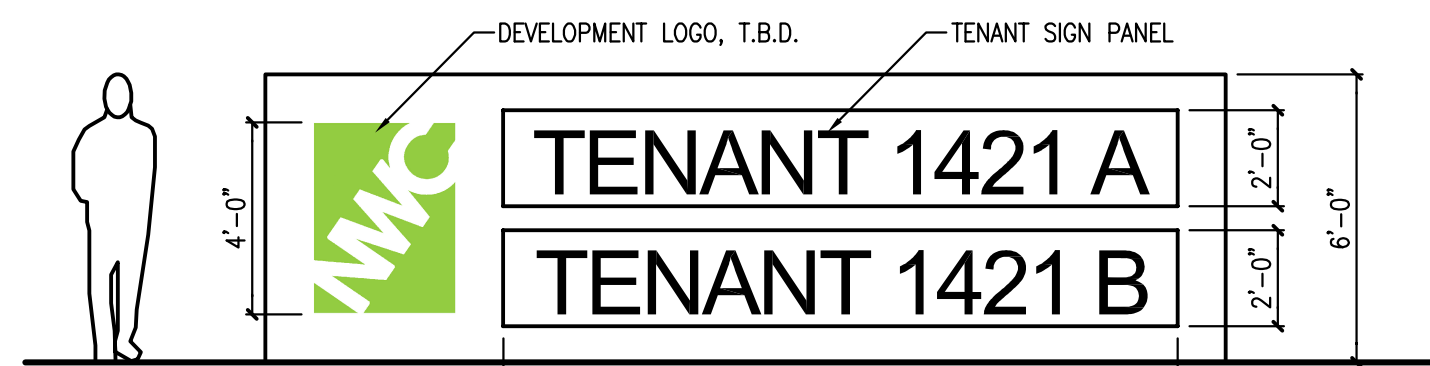
0 100' 200' 400'



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'

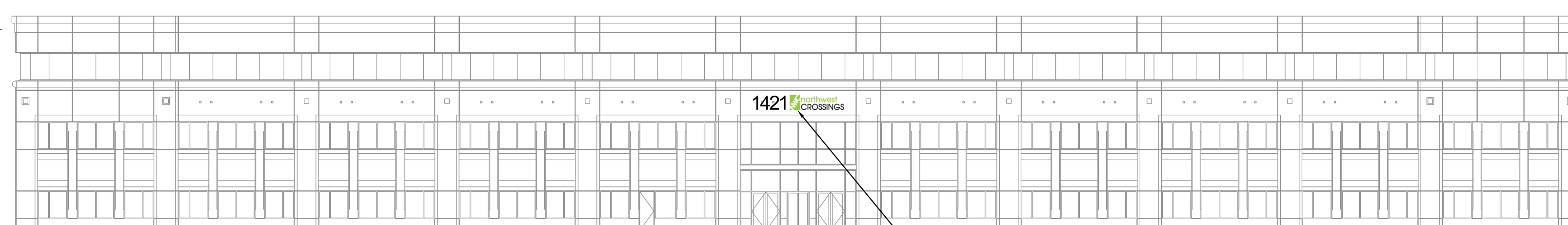


4 1421 EAST ELEVATION

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



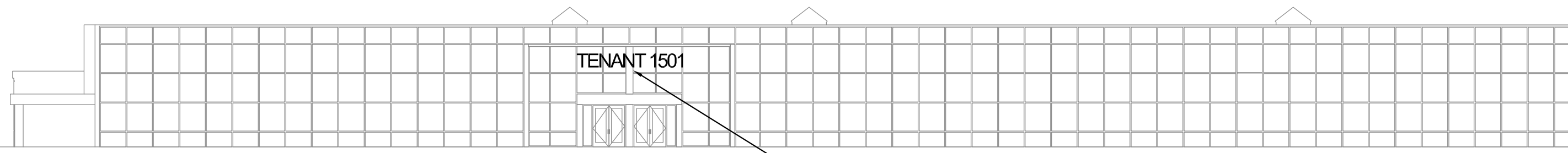
3 1421 SOUTH ELEVATION

SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED

0 10' 20' 40'

DEVELOPMENT NAME AND ADDRESS SIGN, +/-75 SF

- 23'-1" T.O. EXISTING PANEL
- 0'-0" T.O. GRADE



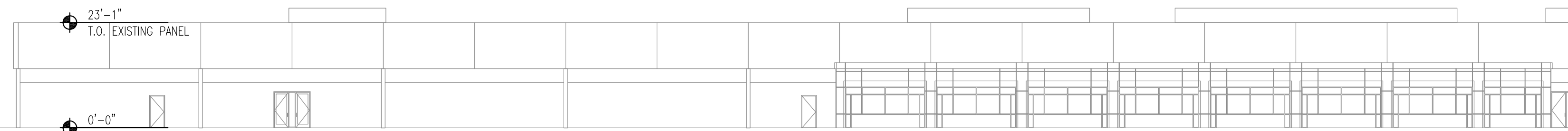
2 1501 WEST ELEVATION

SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED

0 10' 20' 40'

- 1501

DEVELOPMENT NAME AND ADDRESS SIGN, +/-75 SF



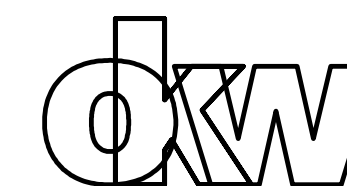
1 1501 NORTH ELEVATION

SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED

0 10' 20' 40'

TENANT 1501 SIGN PANEL, +/-75 SF

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

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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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.

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-07-100-000-0000

Petition #: P.C.

Petitioner: Adam Keldermans

Owner: Torburn North Campus, LLC

Contact Person: Adam Keldermans

Address: 1033 Skokie Blvd, Ste 480
Northbrook, IL

Phone #: 847 562 1616

Fax #: 847 562 1313

E-Mail: akeldermans@torburn.com

P.I.N.# 03-07-100-005-0000

Location: 1421/1501 W Shore Drive

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: Northwest Creations

of Lots: _____ Current: 1 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

YES NO

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

6. GENERAL COMMENTS:

PROVIDE ACCESSIBLE PARKING (16 SPACES)
AT 1501 SHURE. THIS WAS NOT INDICATED
ON DOCUMENTS SUBMITTED

RECEIVED

APR 29 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Deb Pierce
Director

4-29-15
Date

MEMORANDUM

TO: Latika Bhide - Development Planner

FROM: Paul Butt – Fire Safety Plan Reviewer

DATE: 5/8/15

**RE: Northwest Crossings
1421/1501 W. Shure Drive
PC#15-007 – Round 1**

I have reviewed the documents submitted for the above referenced Plan Commission hearing review and offer the following comments:

1. Buildings shall be completely independent from one another including, all mechanical, electrical, plumbing, fire protection and fire alarm/life safety systems.
2. Fire department connections shall be located at the main front entrance of each building with a fire hydrant within 100 feet of the connection.
3. What is the distance between the buildings?
4. What is the intended future occupancy of each building as it relates to occupancy types in the 2009 International Building Code?
5. What type and extent of interior and exterior alterations will be performed in the future?

RECEIVED

MAY 12 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-07-100-0006-0001

Petition #: P.C. _____

Petitioner: Adam KeldermansOwner: Torburn North Campus, LLCContact Person: Adam KeldermansAddress: 1033 Skokie Blvd, Ste 450Phone #: 847 562 1616Fax #: 847 562 1713Email: akeldermans@torburn.comP.I.N.# 03-07-100-005-0003Location: 1421/1501 W Shure Drive

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: Northwest Crossings# of Lots: _____ Current: 1 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			


 1032 Director 5-18-18
Date

Memorandum

To: Latika Bhide, Development Planner

From: Cris Papierniak, Assistant Director of Public Works

Date: May 15, 2015

Subject: 1421 / 1501 W. Shure Dr., P.C. #15-007



With regard to the proposed PUD Amendment, I have the following comments:

1. The detention basin on Wilke needs extensive maintenance. The inlet & outlet structures need cleaning and reinstatement. The basin needs to be dredged of excess material as well.
2. The hydrant reuse & relocation is contingent upon the condition of the existing hydrant. If the hydrant is obsolete, it needs to be replaced with an East Jordan or Mueller hydrant. Prior to re-installation, contact Public Works for inspection.
3. The removal and re-installation will necessitate two shut-downs. These need to be coordinate 48 hours in advance with the Arlington Heights Public Works Water Distribution Unit @ (847)368-5800.

Thank you for the opportunity to comment on this permit application.

C: file

LF

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-007
 Petitioner: Adam Keldermans
 Owner: Torburn North Campus, LLC
 Contact Person: Adam Keldermans
 Address: 1033 Skokie Blvd, Ste 480
Northbrook, IL 60062
 Phone #: 847 562-1616
 Fax #: 847 562-1313
 Email: akeldermans@torburn.com

P.I.N.# 03-01-100-000-0000
 Location: 1421/1501 W Shore Drive
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: Northwest Crossings
 # of Lots: _____ Current: 1 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ 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 X
 c. ARMY CORP _____ d. IEPA _____
 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 _____
 _____ X
 _____ N/A
 X _____
 _____ X
 _____ X
 _____ X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: KIMLEY-HORN
 DATE OF PLANS: 4-27-15

Director

Date

RECEIVED

MAY 08 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James J. Wall 5/7/15
 Director Date

RECEIVED

MAY 08 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #15-007
Northwest Crossings
1421 & 1501 W. Shure Dr.
PUD Amendment / 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 must be approved prior to the final plat of subdivision approval. There are no required public improvements for this development. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. The estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

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

14. The 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. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin.

16. The existing detention basin is designed to old MWRD criteria. The subdivision triggers the requirement to bring the site up to Village detention requirements. A 1-foot freeboard is required with an overflow weir at the 6" elevation designed to convey the 100-yr design flow. Code requires a 5:1 minimum side slope, but this has previously been relaxed to 3:1 for slopes that are planted with native plantings and not mowed. Similarly, the MWRD WMO requirements, adopted by Village Ordinance, will govern when required.
17. Starting with the detention summary provided, summarize the following points in a short narrative: List the required volume for the overall basin based on the last MWRD permit requirements. What portion of this volume currently serves the site? What is the actual total provided volume at this time? How is this currently controlled? What will the new MWRD required volume be for the proposed site? For the overall basin? What will the new Village required volume be for the proposed site? What will the required volume be for the overall basin? How will this be controlled?
18. The photometric plan provided is acceptable. For final engineering, provide a schedule of the types of fixtures, luminaires, poles, etc. Manufacturer cut sheets will be required for the building permit submittal.
19. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Only the heavy duty pavement area of the new parking lot will be subject to this exhibit.
20. Fire lanes adjacent to buildings must have a minimum pavement width of 26' to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
21. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
22. The existing parking lot along Shure Drive is all shown to be removed where the new truck loading curb cut is shown. The driveway apron to Lot 1 is shown to remain, but no new private pavement is shown. Show or note what is planned for this existing driveway.
23. Clarify the direction of flow for the existing storm sewer system. Some of the pipe runs are shown with the wrong direction of flow.

Preliminary Plat of Subdivision:

24. The easement language on the plat incorrectly states that the Village would be maintaining the basin and portions of the storm sewer. The basin, storm sewers, and all appurtenances are currently private and are to remain private. The language for the private easement(s) should clarify maintenance between the newly subdivided properties. A blanket easement is suggested.
25. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1, 2, 4, & 6-12 are complete. Use the checklist to complete the rest of the items.
 - a. Item #3: The bearings and distances in the legal description in the surveyor's certificate do not match the bearings and distances shown on the drawing.

- b. Item #5: Not addressed.
- c. Item #13: Not addressed.

26. 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.


James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

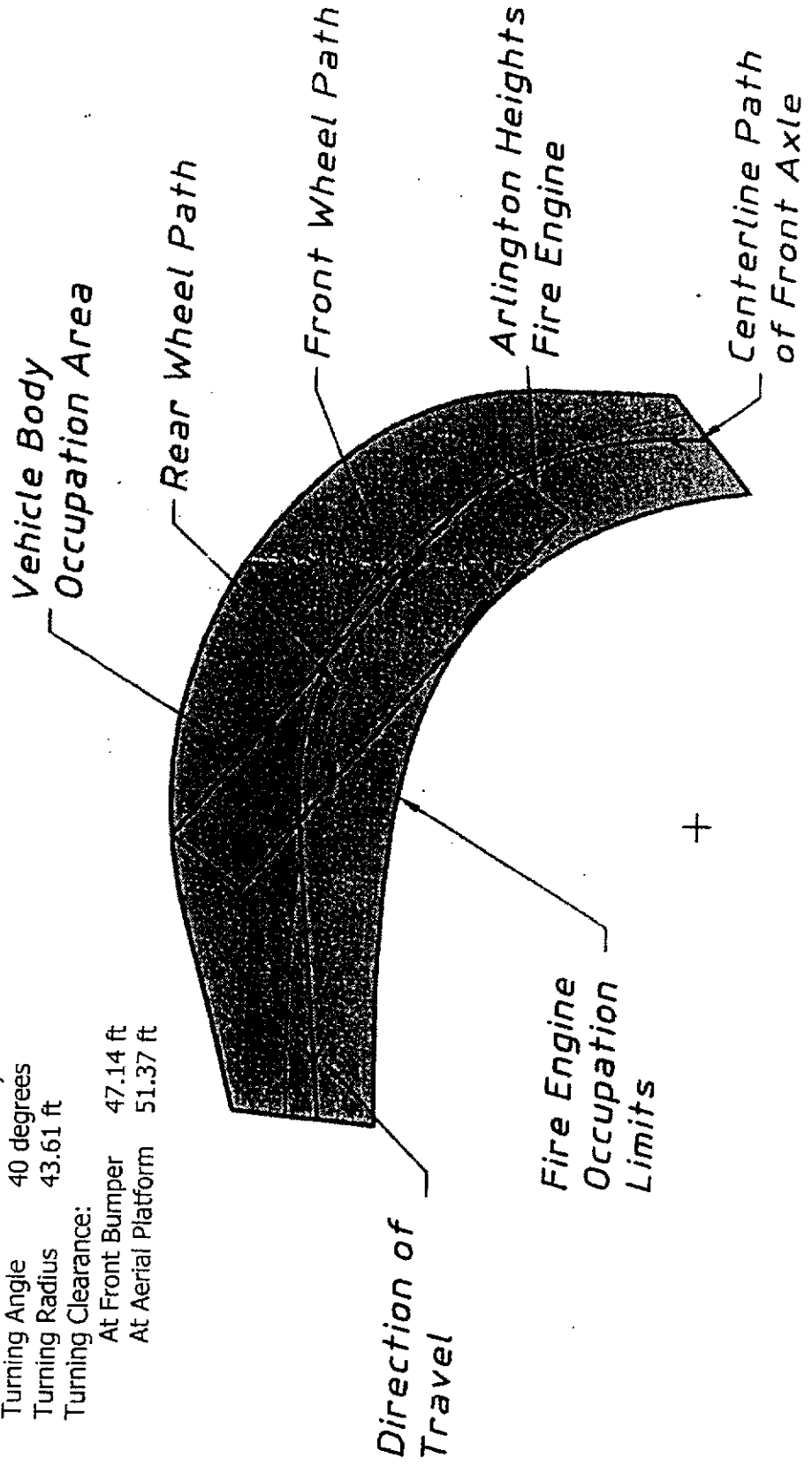
- Fire Apparatus Tower 131 Specifications (1 page)
- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft



Preliminary Plat of Subdivision Checklist

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

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

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

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a - t)

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

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

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

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidity of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c).
The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

Signature

(SURVEYOR'S SEAL)

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.

Contacts for Plat Signatures

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

630/600-6348
frank_gautier@comcast.com

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

Ms. 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 15-007

Project Name

Northwest Crossings

Project Location

1421/1501 W. Shure Dr

Planning Department Contact Latika Bhide

General Comments

- 1) Both buildings to be fully protected by fire sprinklers.
- 2) Both buildings to have fire department connection (FDC) located at the main entrance.
- 3) Both properties to have a fire hydrant located within 100' of the FDC.
- 4) Both buildings to have the fire panel or a fully functional annunciator panel located inside the main entrance.
- 5) Each building to have a Knox Box located outside the main entrance.
- 6) Each building to be serviced by its own fire pump.
- 7) All FDC's to be clear of landscaping obstructions.

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

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Northwest Crossings – 1421 & 1501 W. Shure Dr.

PUD / Plat of Subdivision

Round 1

Round 1 Review Comments

05/18/2015

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.

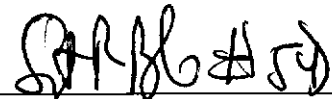
6. General comments:

There should be lighting between 1421(west side) and 1501(east side), to reduce ambush points and increase sight lines between buildings. Area around garage doors should be illuminated to improve visibility; as well as monitored to reduce unauthorized access to the building- ie trespassing, motor vehicle/commercial burglary.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

RECEIVED

MAY 19 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plan Review

Address: Northwest Crossings
1421/1501 W. Shure Dr.
PUD Amendment, Plat of Subdivision
Round 1
P.C. #15-007

Submitted to: Latika Bhide
Planning and Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 

Date: May 15, 2015

Re: Illinois Accessibility Code (IAC), Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

Sheets A101 and C3.0

- 1) Show the corresponding location of all the Accessible Parking Spaces noted in the "Parking Summary" on Sheet C3.0.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

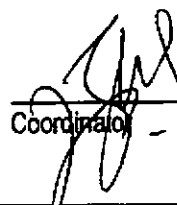
Petition #: P.C. <u>15-007</u>	P.I.N.# <u>03-07-100-006-0000</u>
Petitioner: <u>Adam Keldermans</u>	Location: <u>1421/1501 W Shore Drive</u>
	Rezoning: _____ Current: _____ Proposed: _____
	Subdivision: <u>Northwest Crossings</u>
	# of Lots: _____ Current: <u>1</u> Proposed: <u>2</u>
Owner: <u>Torburn North Campus, LLC</u>	PUD: _____ For: _____
	Special Use: _____ For: _____
	Land Use Variation: _____ For: _____
Contact Person: <u>Adam Keldermans</u>	Land Use: _____ Current: _____
Address: <u>1093 Skokie Blvd, Ste 450</u>	Proposed: _____
<u>Northbrook, IL 60062</u>	
Phone #: <u>847 562 1616</u>	Site Gross Area: _____
Fax #: <u>847 562 1313</u>	# of Units Total: _____
Email: <u>akeldermans@torburn.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

Comments:

Please see attached.


5/11/15

 Coordinator Date

Planning Department Comments, Northwest Crossings (PL15-007, 1421 and 1501 W. Shure Drive, Round 1)

7. The properties at 1421 and 1501 W. Shure Drive are zoned M-1. The Plan Commission must review and the Village Board must approve:
 - a. A Planned Unit Development Amendment to Ordinances 88-060 and 14-002; and
 - b. A Preliminary and Final Plat of Subdivision to create 2 lots.

8. The following variations are necessary:
 - 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;
 - Chapter 28, Section 6.15-1.2 from the requirement that landscaped islands equal in area to at least one parking space shall be located at the end of every twenty parking spaces and at each end of all rows of car stalls to allow Lots 1 and 2 to be deficient some islands;
 - Chapter 28, Section 6.12-1.2 from the requirement that a three foot high landscape screening be provided for parking areas adjoining public rights of way for Lots 1 and 2;
 - 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 number of spaces for Lot 1 to allow 792 spaces.

9. The Code required parking for this site is as follows:

Address	Use	CODE USE	SF/ Employees/ Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
1421 W. Shure Drive, Lot 2	Office	Business and Professional Offices	209,271 SF	209,271	1 space/300 SF	698
1501 W. Shure Drive, Lot 1	Office	Business and Professional Offices	215,927 SF	215,927	1 space/300 SF	720
		Warehouse	64,200 SF	64,200	1 space/2 employees + 1 space/vehicle	Unknown
		Service & Support Area	38,100 SF	38,100	Unknown	Unknown
	Total					
	<i>Total Provided</i>					Lot 1: 792 Lot 2: 1,727 Total: 2,519
	Surplus/ (Deficit)*					Unknown at this time

According to the drawings submitted, the building at 1501 W. Shure Drive is 318,227 SF in area. 215,927 SF will be office area, which will require 720 parking spaces (1 space per 300 SF). The drawings list 64,200 SF as storage and warehouse and 38,100 SF as service and support area. Per the Zoning Ordinance, warehouses require one space for each two employees plus one space for each vehicle used in the conduct of the enterprise. How is the service and support area set up? Are there employees in the service and

support area? Is it set up as an office or like a warehouse? We would need more information to determine the Code parking requirement for 1501 W. Shure Drive, but it appears that a parking variation may be required for the west lot.

Before staff can make a recommendation on the parking variation additional information shall be required regarding the proposed uses for 1501 W. Shure Drive. It was indicated to Staff that existing REA will be amended to include a revised cross-access easement for Cellular Drive for Lots 1 and 2 of the proposed subdivision. Please provide the revised REA establishing a cross-access easement for Cellular Drive for Lots 1 and 2. Will a shared parking agreement be established for the two lots?

10. The revised REA must also provide for a cross-detention agreement between Lots 1 and 2 of the proposed subdivision.
11. Per the plans provided, it appears that 68 trees are proposed to be removed. Approximately 61 trees are being replaced on site, which does not meet the exchange rate (Section 6.15-5.3). Please refer to comments from the Landscape Planner (7A) tree removal/replacement.
12. Per the plans provided, a landscape island is not provided every 20 parking spaces for the new parking area south of 1421 W Shure Drive. A variation is required. (Section 6.15-1.2). As there is an island provided after 21 spaces, instead of 20 spaces as required by the Ordinance, the intent of this provision is met. Staff does not oppose this variation.

Also, the existing parking areas on Lots 1 and 2 do not meet the requirement that landscaped islands equal in area to at least one parking space shall be located at the end of every twenty parking spaces and at each end of all rows of car stalls. This is considered existing non-conforming – no action is needed.

Northwest Crossings
1421 and 1501 Shure Drive
May 8, 2015

Landscaping

After review of the landscape plan the following items were noted:

- 1) The ends of all parking rows and every 20 parking spaces must include a landscape island equal in area to one parking space, protected by durable materials, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).

After review of the east parking lot it was noted that additional landscape islands with a shade tree are required in order to meet the requirement for an island located a minimum of every 20 parking spaces. Staff does not oppose the variation since there are 41 spaces per row instead of the required 40 spaces.

Tree Preservation

- 2) Per Chapter 28, section 6.15-5.3 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. If a reasonable integration of existing trees into the development plan is not possible, the developer may choose to mitigate the trees based on the exchange rate set forth in sections 6.15-6.4. It appears that 67 trees are proposed for removal and approximately 61 trees are being provided which doesn't meet the exchange rate.

Pursuant to Chapter 28 Section 6.15-6.4, 146 replacement trees are required and approximately 61 trees are being provided. If some of the trees are transplanted, it would reduce the number of required replacement trees. Explore options for transplanting the existing trees or provide additional replacement trees.

MEMO

DATE: May 12, 2015
TO: Latika Bhide, Development Planner
FROM: Steve Hautzinger, Design Planner
RE: Northwest Crossings
1421 and 1501 W. Shure Drive
Round 1 – Plan Commission Review Submittal

1421 W. Shure Drive

1. Design Review:
 - a. South Elevation. The proposed new office entrance and canopy are nicely integrated with the existing building design.
 - b. West Elevation. Patching of the wall at the location of the removed link is seamlessly designed to blend with the existing building.
 - c. This work qualifies for an Administrative "Small Project Design Approval". A formal Design Commission Application is not required.
2. Signage Review (Refer to Chapter 30, Sign Code, for complete signage requirements):
 - a. Wall Signs. Only one wall sign is allowed on each wall that has street frontage.
 - i. South Elevation. The proposed sign is allowed.
 - ii. East Elevation. Three signs are proposed, but only one is allowed. Two signs must be omitted to comply with code.
 - iii. West Elevation. The two proposed wall signs are not allowed, and must be omitted to comply with code.
 - b. Ground Sign.
 - i. The area around the ground sign is required to be landscaped a minimum of two feet out from the signs' base.
 - ii. The proposed ground sign appears to be located within the 12 foot visibility triangle at the driveway. The 12 foot visibility triangle is measured along the driveway curb and the property line. The proposed ground sign location must be adjusted to clear the 12 foot visibility triangle to comply with code.
 - iii. The maximum allowed signage area for the ground sign is 66 sf on each side of the sign. The total proposed signage area is 68 sf. The proposed sign area must be reduced by 2 sf to comply with code.

1501 W. Shure Drive

1. Design Review:
 - a. East Elevation. CMU wall infill at the location of the removed link should match existing including texture and finish.
 - b. This work qualifies for an Administrative "Small Project Design Approval". A formal Design Commission Application is not required.
2. Signage Review (Refer to Chapter 30, Sign Code, for complete signage requirements):
 - a. Wall Signs. Only one wall sign is allowed on each wall that has street frontage.
 - i. North Elevation. The proposed sign is allowed.
 - ii. West Elevation. Two signs are proposed, but only one is allowed. One sign must be omitted to comply with code.
 - b. Ground Sign.
 - i. The area around the ground sign is required to be landscaped a minimum of two feet out from the signs' base.
 - iv. The specific sign proposal will be required to be reviewed against the previously approved sign variation for the existing sign.

Kimley»Horn

May 18, 2015

Latika Bhide, Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

**Re: Northwest Crossings
1421/1501 W. Shure Drive
Pc#15-007-Round 1**

RECEIVED

MAY 18 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Dear Ms. Bhide:

We are in receipt of your review comments dated May 8, May 11, and May 15, 2015, regarding the Final Engineering plans for Northwest Crossings located at 1421/1501 W. Shure Drive in Arlington Heights, Illinois. Following are our responses to those comments.

Building Department Review Comments

Comment 1. Provide accessible parking (16 spaces) at 1501 Shure. This was not indicated on documents submitted.

Response: The required amount of ADA spaces will be addressed when improvements to 1501 Shure occur. 1501 Shure is currently unoccupied.

Fire Safety Plan Review Comments

Comment 1. Buildings shall be completely independent from one another including, all mechanical, electrical, plumbing, fire protection and fire alarm/life safety systems.

Response: The design team is currently working on the permit documents and the team will comply to have each building, 1501 and 1421 Shure, have all separate systems for mechanical, electrical, plumbing, fire protection and fire alarm/life safety systems.

Comment 2. Fire department connections shall be located at the main front entrance of each building with a fire hydrant within 100 feet of the connection.

Response: Fire department connection is proposed at the main front entrance of 1421 Shure and is within 100' of a fire hydrant. Reference Sheet C6.1.

Comment 3. What is the distance between the buildings?

Response: The distance between the two buildings is approximately 39'-41' apart. A dimension is shown on Sheet C3.1 for reference.

Comment 4. What is the intended future occupancy of each building as it relates to occupancy types in the 2009 International Building Code?

Response: 1421 Shure Drive will be mixed use, primarily B with supporting areas including A-2 (new private cafeteria for office users), A-3 (private fitness area for office users and U (existing indoor

parking). 1501 Shure Drive is to be determined but likely mixed use that could include B, A-2, A-3, F and S.

Comment 5. What type and extent of interior and exterior alterations will be performed in the future?

Response: Interior alterations will be provided with building permit detailed drawings. The exterior modifications are included in the architectural renderings included with the submittal.

Engineering Department Comments **PUD Amendment/Preliminary Plat of Subdivision**

Comment 11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan 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.

Response: Comment acknowledged.

Comment 12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans must be approved prior to the final plat of subdivision approval. There are no required public improvements for this development. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. The estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

Response: Cost estimate is included with this submittal.

Comment 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 State Plane 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*

Response: Final engineering plans are provided and are based on the NAD State Plane coordinate system.

Comment 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.

Response: We are currently just seeking preliminary plat review and approval. When the final plat is submitted, a mylar will be produced one week prior to that scheduled final Plan Commission meeting.

Comment 15. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin.

Response: Storm water detention calculations and narrative are provided with this submittal and include calculations for allowable release of 0.18 cfs/acre. Please reference the report for more details.

Comment 16. The existing detention basin is designed to old MWRD criteria. The subdivision triggers the requirement to bring the site up to Village detention requirements. A 1-foot freeboard is required with an overflow weir at the 6" elevation designed to convey the 100-yr design flow. Code requires a 5:1 minimum side slope, but this has previously been relaxed to 3:1 for slopes that are planted with native plantings and not mowed. Similarly, the MWRD WMO requirements, adopted by Village Ordinance, will govern when required.

Response: 1 foot of freeboard is provided from the HWL to the top of berm around the pond. An overflow weir is provided 6" above the HWL. Reference the grading plan on Sheet C5.2.

Comment 17. Starting with the detention summary provided, summarize the following points in a short narrative: List the required volume for the overall basin based on the last MWRD permit requirements. What portion of this volume currently serves the site? What is the actual total provided volume at this time? How is this currently controlled? What will the new MWRD required volume be for the proposed site? For the overall basin? What will the new Village required volume be for the proposed site? What will the required volume be for the overall basin? How will this be controlled?

Response: All information requested above is provided in the storm water report provided with this submittal.

Comment 18. The photometric plan provided is acceptable. For final engineering, provide a schedule of the types of fixtures, luminaires, poles, etc. Manufacturer cut sheets will be required for the building permit submittal.

Response: Manufacturer cut sheets for light poles included in submittal.

Comment 19. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Only the heavy duty pavement area of the new parking lot will be subject to this exhibit.

Response: Truck turning exhibit for fire truck based on Village fire truck is shown on Sheet C3.0.

Comment 20. Fire lanes adjacent to buildings must have a minimum pavement width of 26' to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

Response: Fire lanes adjacent to buildings have a pavement width of 26'. Reference Sheet C3.1. Heavy duty pavement section is updated per the above requirements and is reference on Sheet

Comment 21. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.

Response:

Comment 22. The existing parking lot along Shure Drive is all shown to be removed where the new truck loading curb cut is shown. The driveway apron to Lot 1 is shown to remain, but no new private pavement is shown. Show or note what is planned for this existing driveway.

Response:

Comment 23. Clarify the direction of flow for the existing storm sewer system. Some of the pipe runs are shown with the wrong direction of flow.

Response: Existing storm sewer flow directions have been updated. Reference utility Sheets C6.1 and C6.2.

Preliminary Plat of Subdivision:

Comment 24. The easement language on the plat incorrectly states that the Village would be maintaining the basin and portions of the storm sewer. The basin, storm sewers, and all appurtenances are currently private and are to remain private. The language for the private easement(s) should clarify maintenance between the newly subdivided properties. A blanket easement is suggested.

Response: Easements removed along with provision language. Easements to be addressed in REA.

Comment 25. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items# 1, 2, 4, & 6- 12 are complete. Use the checklist to complete the rest of the items.

- a. Item #3: The bearings and distances in the legal description in the surveyor's certificate do not match the bearings and distances shown on the drawing.*
- b. Item #5: Not addressed.*
- c. Item #13: Not addressed.*

Response: Record and deed bearings and distances have been added to the plat. Description of monuments have been added to the plat. Owners of the land and adjoining land have been added.

Comment 26. 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.

Response: Signature blocks have been added to the plat. Reference page 2 of the preliminary plat.

Fire Department Comments

Comment 1. Both buildings to be fully protected by fire sprinklers.

Response: Both buildings are and will remain protected.

Comment 2. Both buildings to have fire department connection (FDC) located at the main entrance.

Response: Will comply.

Comment 3. Both properties to have a fire hydrant located within 100' of the FDC.

Response: Will comply,

Comment 4. Both buildings to have the fire panel or a fully functional annunciator panel located inside the main entrance.

Response: Will comply.

Comment 5. Each building to have a Knox Box located outside the main entrance.

Response: Will comply.

Comment 6. Each building to be serviced by its own fire pump.

Response: 1501 has a fire pump. 1421 will have a new pump comply.

Comment 7. All FDC's to be clear of landscaping obstructions.

Response: Will comply.

Landscaping Comments

Comment 1. After review of the landscape plan the following items were noted:

The ends of all parking rows and every 20 parking spaces must include a landscape island equal in area to one parking space, protected by durable materials, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).

After review of the east parking lot it was noted that additional landscape islands with a shade tree are required in order to meet the requirement for an island located a minimum of every 20 parking spaces. Staff does not oppose the variation since there are 41 spaces per row instead of the required 40 spaces.

Response: Variation will be requested 21 space parking row.

Comment 2. Tree Preservation - Per Chapter 28, section 6.15-5.3 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. If a reasonable integration of existing trees into the development plan is not possible, the developer may choose to mitigate the trees based on the exchange rate set forth in sections 6.15-6.4. It appears that 67 trees are proposed for removal and approximately 61 trees are being provided which doesn't meet the exchange rate.

Pursuant to Chapter 28 Section 6.15-6.4, 146 replacement trees are required and approximately 61 trees are being provided. If some of the trees are transplanted, it would reduce the number of required replacement trees. Explore options for transplanting the existing trees or provide additional replacement trees.

Response: The Tree Preservation Plan has been revised to preserve more existing trees and transplant a number of existing trees elsewhere on site. Based on the remaining tree removals, we calculate that 88 replacement trees are required, and we are providing 88 trees on the Landscape Plan.

1421 W. Shure Drive

Comment 1. Design Review:

- a. South Elevation. The proposed new office entrance and canopy are nicely integrated with the existing building design.*
- b. West Elevation. Patching of the wall at the location of the removed link is seamlessly designed to blend with the existing building.*
- c. This work qualifies for an Administrative "Small Project Design Approval". A formal Design Commission Application is not required.*

Response: No comments.

Comment 2. Signage Review (Refer to Chapter 30, Sign Code, for complete signage requirements):

- a. Wall Signs. Only one wall sign is allowed on each wall that has street frontage.*
 - i. South Elevation. The proposed sign is allowed.*
 - ii. East Elevation. Three signs are proposed, but only one is allowed. Two signs must be omitted to comply with code.*
 - iii. West Elevation. The two proposed wall signs are not allowed, and must be omitted to comply with code.*
- b. Ground Sign.*
 - i. The area around the ground sign is required to be landscaped a minimum of two feet out from the signs' base.*
 - ii. The proposed ground sign appears to be located within the 12 foot visibility triangle at the driveway. The 12 foot visibility triangle is measured along the driveway curb and the property line. The proposed ground sign location must be adjusted to clear the 12 foot visibility triangle to comply with code.*
 - iii. The maximum allowed signage area for the ground sign is 66 sf on each side of the sign. The total proposed signage area is 68 sf. The proposed sign area must be reduced by 2 sf to comply with code.*

Response: The project is a PUD and we are requesting the signage presented be included in the revised PUD. The ground sign will be landscaped as required and will be out of the 12' visibility triangle. Reference Sheet C3.0 for location of sign with 12' visibility triangle shown.

1501 W. Shure Drive

Comment 1. Design Review:

- a. *East Elevation. CMU wall infill at the location of the removed link should match existing including texture and finish.*
- b. *This work qualifies for an Administrative "Small Project Design Approval". A formal Design Commission Application is not required.*

Response: Will comply.

Comment 2. Signage Review (Refer to Chapter 30, Sign Code, for complete signage requirements):

- a. *Wall Signs. Only one wall sign is allowed on each wall that has street frontage.*
 - i. *North Elevation. The proposed sign is allowed.*
 - ii. *West Elevation. Two signs are proposed, but only one is allowed. One sign must be omitted to comply with code.*
- b. *Ground Sign.*
 - i. *The area around the ground sign is required to be landscaped a minimum of two feet out from the signs' base.*
 - ii. *The specific sign proposal will be required to be reviewed against the previously approved sign variation for the existing sign.*

Response: The project is a PUD and we are requesting the signage presented be included in the revised PUD. Ground sign will be landscaped as required.

Planning Department Comments

Comment 9. The Code required parking for this site is as follows:

According to the drawings submitted, the building at 1501 W. Shure Drive is 318,227 SF in area. 215,927 SF will be office area, which will require 720 parking spaces (1 space per 300 SF). The drawings list 64,200 SF as storage and warehouse and 38,100 SF as service and support area. Per the Zoning Ordinance, warehouses require one space for each two employees plus one space for each vehicle used in the conduct of the enterprise. How is the service and support area set up? Are there employees in the service and support area? Is it set up as an office or like a warehouse? We would need more information to determine the Code parking requirement for 1501 W. Shure Drive, but it appears that a parking variation may be required for the west lot.

Before staff can make a recommendation on the parking variation additional information shall be required regarding the proposed uses for 1501 W. Shure Drive. It was indicated to Staff that existing REA will be amended to include a revised cross-access easement for Cellular Drive for Lots 1 and 2 of the proposed subdivision. Please provide the revised REA establishing a cross-access easement for Cellular Drive for Lots 1 and 2. Will a shared parking agreement be established for the two lots?

Response: The office space designations have been assigned based on all warehouse employees having a desk in the office area. In addition, the 1421 lot has excess spaces as well, so with the shared parking agreement there will be sufficient parking to meet Village requirements. The REA will be submitted for Village review

Comment 10. The revised REA must also provide for a cross-detention agreement between Lots 1 and 2 of the proposed subdivision.

Response: REA will include cross detention agreement for lots 1 and 2.

Comment 11. Per the plans provided, it appears that 68 trees are proposed to be removed. Approximately 61 trees are being replaced on site, which does not meet the exchange rate (Section 6.15-5.3). Please refer to comments from the Landscape Planner (7A) tree removal/replacement.

Response: The Tree Preservation Plan has been revised to preserve more existing trees and transplant a number of existing trees elsewhere on site. Based on the remaining tree removals, we calculate that 88 replacement trees are required, and we are providing 88 trees on the Landscape Plan.

Comment 12. Per the plans provided, a landscape island is not provided every 20 parking spaces for the new parking area south of 1421 W Shure Drive. A variation is required. (Section 6.15-1.2). As there is an island provided after 21 spaces, instead of 20 spaces as required by the Ordinance, the intent of this provision is met. Staff does not oppose this variation.

Also, the existing parking areas on Lots 1 and 2 do not meet the requirement that landscaped islands equal in area to at least one parking space shall be located at the end of every twenty parking spaces and at each end of all rows of car stalls. This is considered existing non-conforming – no action is needed.

Response: Variation is requested.

Accessibility Code Review

Comment 1. Sheets A101 and C3.0: Show the corresponding location of all the Accessible Parking Spaces noted in the "Parking Summary" on Sheet C3.0.

Response: The required amount of ADA spaces will be addressed when improvements to 1501 Shure occur. 1501 Shure is currently unoccupied. The required number of spaces for 1421 Shure is shown on Sheet C3.0 and C3.1. 27 ADA spaces are required and 27 ADA spaces are proposed.

Public Works

Comment 1. The detention basin on Wilke needs extensive maintenance. The inlet & outlet structures need cleaning and reinstatement. The basin needs to be dredged of excess material as well.

Response: It will be stated on the plans that the outlet and inlet structures to the pond need to be cleaned and repaired to maintain function. The basin has been redesigned and will be reconstructed to have more slope on the bottom of the pond to eliminate the undrained areas.

Comment 2. The hydrant reuse & relocation is contingent upon the condition of the existing hydrant. If the hydrant is obsolete, it needs to be replaced with an East Jordan or Mueller hydrant. Prior to re-installation, contact Public Works for inspection.

Response: The plans have been revised to replace the existing hydrant with a new hydrant that will be East Jordan or Mueller.

Comment 3. The removal and re-installation will necessitate two shut-downs. These need to be coordinate 48 hours in advance with the Arlington Heights Public Works Distribution Unit @ (847) 368-5800.

Response: The contractor will contact the Public Works Department at least 48 hours in advance of shutting down the water main for construction.

If you have any questions or require any additional information, please contact me at 630.487.5555.

Sincerely,
Kimley-Horn and Associates, Inc.



Lesley Netzer, P.E.
Project Manager

Attachments: 10 Final Engineering Plan Sets (4 24"x36", 6 11"x17")
10 Architectural Plan Elevations and Renderings (4 24"x36", 6 11"x17")
10 Light Pole Fixture Cut Sheets
10 Preliminary Plat of Subdivision (4 24"x36", 6 11"x17")
2 Storm Water Management Reports
2 Engineer's Opinion of Probable Cost