



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 25, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Lexington Homes Subdivision - 5/11/16

IV. PUBLIC HEARINGS

- A. Kensington School - 840 E. Kensington Rd. - PC#16-007
PUD Amendment, Special Use for a Day Care
- B. Westgate Dental - 2900-2990 W. Euclid Ave. - PC#16-008
Planned Unit Development

V. OTHER BUSINESS

- A. Waverly Inn Memory Care - 511 W. Rand Rd. - PC#15-023
Final Planned Unit Development

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: Lexington Homes Subdivision - 5/11/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
PC MInutes 5/11/16 - DRAFT	Minutes

DRAFT

PLAN

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

COMMISSION

RE: LEXINGTON HOMES SUBDIVISION; PC# 16-004

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
11th day of May, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Village Planner

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Sam, can you do the roll call please?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, the next item on the agenda is approval of meeting minutes. We have two meeting minutes from 4/13, Metro Auto Detail and Egg Harbor Restaurant. Any comments or approvals?

COMMISSIONER DROST: I'll make the motion to approve the minutes of the quick meeting on --

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

COMMISSIONER DAWSON: I wasn't present.

COMMISSIONER WARSKOW: I was not present either.

COMMISSIONER SIGALOS: I was not present either.

CHAIRMAN LORENZINI: Thank you. Okay, the first public hearing and the only one tonight on the agenda is Lexington Homes Subdivision, 900 West Campbell. Have all the proper notices been given, Sam?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Okay, is the Petitioner here?

MR. FREEDMAN: We are.

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

MR. FREEDMAN: Mostly, we've got a few. Well, anybody who might. I'm not going to call everybody but I want them all sworn at this point.

CHAIRMAN LORENZINI: Okay, just raise your hand.

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(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Has the Petitioner read all the requirements or requests of the Village in relation to this petition and do you agree to them?

MR. FREEDMAN: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you please state your name, spell it for the court reporter?

MR. FREEDMAN: My name is Lawrence Freedman, I am an attorney representing the Petitioner. I'm with the firm of Ash, Anos, Freedman & Logan. My address is 77 West Washington Street in Chicago.

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

MR. FREEDMAN: Lexington Homes is the contract purchaser of an assemblage of a number of lots which they are seeking to re-subdivide, the total I would think of about 18 parcels. They're seeking to re-subdivide into 15 single-family lots, and in addition, a lot 16 which will be a detention lot ultimately taken over by the Village.

The site in question is approximately 4.5 acres. It's bounded by Campbell Street on the north, Sigwalt to the south, Kaspar to the east, and the unimproved and partial right-of-way of Kennicott Avenue to the west. Initially, I'd like to call John Nelson, our land planner, to walk through the plat and the basic site plan with the Commission.

CHAIRMAN LORENZINI: Could you please state and spell your name please?

MR. NELSON: My name is Jon Nelson, N-e-l-s-o-n. I'm with JEN Land, LLC, and we prepared the site plan for this evening.

CHAIRMAN LORENZINI: Thank you.

MR. NELSON: I think everybody is familiar with where the property is, but this is basically kind of an aerial exhibit that shows what the site involves. The site is all of the vacant land between Campbell to the north, Sigwalt to the south, Kaspar Avenue to the east, and there are lots fronting on Patton Avenue on the west so our property west line is their rear lot line and two lots south side lot line.

As you can see, Kennicott comes into the property both from the north and from the south. It does not exist other than a half dedicated right-of-way. It is not currently built. That will be extended through the development as part of the overall development.

The site is currently zoned R-2 as is the area immediately east and south of the property. The area to the north and to the west behind the lots that we abut is zoned R-3. So, it's a slightly more intense zoning classification but our property is kind of the north end of an R-2 island if you will in this particular area.

This is the site plan. It is being developed under your existing R-2 zone. All of the lots comply with the required lot width, lot area, whether it's an interior corner lot, and all of the yards, front, side, exterior side, rear yards, all comply with the R-2 zone. That includes the required adjustments for what would be lots 1 and 5 to have their, what would be by your definition, an exterior side yard abutting the street to be the average of what exists immediately west of that. We field verified what those lots were set back at and have adjusted the plan to accommodate that. I believe that was an earlier comment by Staff and we went out, verified it and modified that into the plan.

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As you can see on this, there are 15 lots to be built for residential purposes, that is to have houses built on it. On the southeast end of this, you see on this drawing a detention area. That will be on the preliminary plat lot 16. So, lot 16 by your definition, in your zoning code, is essentially a double frontage lot. It's also a through-lot if you will. So, we are technically asking for a variation because we've created one unified lot for detention purposes. Rather than create two separate lots to avoid the variation because the entire lot is for stormwater management that will ultimately be deeded to the Village for your maintenance and ownership, we felt that just creating a single lot, asking for the variation is the prudent thing to do.

So, that is the only variation under the zoning ordinance that we are asking for. That would be in Chapter 29, Section 307.F if you will. That's the context of our proposal. In summation, it's straight zoning and everything complies as required based on subdivision within the zone. Thank you.

MR. FREEDMAN: We had a meeting with the neighbors as suggested by the Village. It was very helpful. I think one of the major issues, there may be some others, but one of the major concerns they had, understandably so, was stormwater management. That being the case, I think what the next witness we're going to present who will go into a little more detail will be our engineer Ron Adams to discuss the engineering for that aspect.

CHAIRMAN LORENZINI: Will you please state your name and spell it?

MR. ADAMS: Ron Adams, A-d-a-m-s, Pearson, Brown & Associates, 1850 Winchester Road, Libertyville, Illinois.

As part of this, we prepared the preliminary engineering for the project. As Larry said, at the homeowners/neighbors meeting to discuss the project, probably the most time was spent and the concern was about the drainage and stormwater management. What we have proposed on this project is all the water from the subdivision will be collected through storm sewers and discharged into a detention basin on the southeast corner. The outlet from that detention basin will be to the north up to a very deep, specifically designed storm sewer on Campbell.

So, we're basically taking the water and bringing it up to Campbell where they've put in a relief sewer some time ago that is a separate sewer. If we were to discharge right now into Kaspar and Sigwalt, that's a combined sewer system. So, it is much more desirable to take this and keep it out of the combined sewer system and discharge it up to Campbell.

The design criteria for the detention facility will be the Village of Arlington Heights' which is more stringent than the Metropolitan Water Reclamation District's requirement for stormwater management. So, we will be meeting the Village's complete release rate and storage volume requirements of the Village of Arlington Heights. We have discussed this with Staff, and as recently as today we talked to Jeff Musinski with the Public Works Department, and he was very familiar with what he commonly called it the Henry property, how we have it proposed to drain, very much in favor of taking this property off of the combined sewer area drainage.

He also mentioned to me that after a couple of events that have happened in the Village, and events I mean rainfall events, there are parts of town that are being studied currently and one of those is the Henry property. He saw that what we're doing with this is a great improvement of helping the overall drainage for the area and taking stormwater off of

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the combined system. He also expressed the fact that the sanitary sewer that we would be putting in here would be new, would be a new type of material, would be watertight, it would also be helping the condition of the existing combined sewer system in the vicinity. So, he saw it as positive.

That's really it. So, I'm available for questions.

MR. FREEDMAN: I think we also would like to review the proposed landscaping with you.

MS. DICKSON: Good evening, my name is Sharon Dickson, D-i-c-k-s-o-n. I'm a landscape architect with Dickson Design Studio. We are located at 526 Skyline Drive in Algonquin, Illinois.

Before you tonight is the landscape plan we've prepared for this project site. The larger dark green circles indicate preservation of existing trees, a total of 41. As you can see, they are mainly located around the perimeter of the property with one large hackberry about in the center of the site.

Kennicott, once it is a true through-street, will be landscaped with parkway trees, and we will have a filler parkway tree on Kaspar Avenue. All the lots have additional trees on site. Each home site has an additional two canopy trees, and a mix of four ornamental and evergreen trees either located in the rear, the side, or the front yards.

The detention as mentioned will be naturalized, so the entire bottom and side slopes will consist of native flowers and grasses. Then particular lots that front streets, we've added some additional landscape material. There is also additional material around the detention basin.

This image shows an existing typical foundation for a new home site, one of the residences. As you can see, there is a parkway tree in the front. Most lots have at least one, some have more, just depending on how the lot is laid out. Then you can see in the rear yard, there's two additional canopy trees and a mix of four ornamental and evergreen trees. Then along the front foundation, there's a full front foundational landscape plan consisting of a flowering tree, a mix of evergreens and deciduous shrubs, perennials for additional color.

All plants are conducive to your climate zone and offer four seasons of interest. We have a mix of, as I mentioned, canopy, evergreen, deciduous, and evergreen shrubs, some ornamental grasses and some perennials for additional color.

Thank you very much.

MR. FREEDMAN: We also have other representatives of Lexington here as well as those who will testify if there are questions from the Commissioners.

CHAIRMAN LORENZINI: Thank you. Sam, would you like to give the Staff report please?

MR. HUBBARD: Sure. So, as you've heard, the property is zoned R-2 which is a Single-Family Dwelling Residential Zoning District, and it's comprised of 18 --

AUDIENCE MEMBER: Can you turn the microphone on?

MR. HUBBARD: The microphones are not working. So, unfortunately, I don't have a microphone.

AUDIENCE MEMBER: You could use the one in the middle so we can hear you.

MR. HUBBARD: If you guys don't object, I'd be happy to do so.

Good evening. My name is Sam Hubbard, I live in Evanston. Okay,

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so as you've heard, the property is zoned R-2 which is Single-Family Residential Zoning District. It's composed of 18 single-family lots, 16 of them do not conform to the minimum lot standards as required in the R-2 Zoning District. So, the Applicant has proposed to subdivide those 18 lots into 16 lots, 15 of which would be used for single-family homes with the 16th used for detention purposes.

The Plan Commission may recall a previous proposal for this area which Petitioner did not incorporate the entire site as proposed this evening, and included that end on to Kennicott rather than finishing the street grid layout and connecting Kennicott all the way north to Campbell. The current proposal has incorporated this additional land to provide a connection all the way north to Campbell and will be dedicating the missing right-of-way to Kennicott to provide the necessary street width as required by Village Code.

So, the Applicant has applied for a preliminary plat of subdivision approval with one outlot being the detention lot in the southeast corner of the site. As you've heard also, one variation has been requested as part of this proposal which would be for the double frontage lot, the detention lot. The Applicant submitted their justification as required by code to justify this potential variation.

Staff has reviewed this justification and concurs with the Petitioner that the necessary standards of approval have been met to allow a variation. Staff has also evaluated all the lots as they've been proposed, and they do conform to the standards as contained in the R-2 District. Therefore, there will be no variations requested for lot size, lot width; no setback variations or coverage have been requested.

As mentioned earlier, the detention basin is proposed in the southeastern corner. It is designed to be a dry basin except obviously during high times of rain. Although the Petitioner has explored the possibility of providing an underground stormwater vault, ultimately they did decide to proceed with the proposed aboveground detention basin. Both underground vaults and aboveground detention basins are allowed by code, so either option is suitable.

The Village Engineering Department which reviews all subdivisions for compliance with county and Village stormwater regulations has reviewed these plans, and they are confident at this point that the subdivision can conform to all engineering requirements. There were no outstanding comments from Engineering, so they are ready for the project to move forward with final engineering.

As the detention basin will be transferred to the Village to ensure proper maintenance, the development will be required to provide a one-time up-front fee to assist with the ongoing maintenance responsibility. This is consistent with what the Village has done in similar subdivisions in the past. So, the Applicant has agreed to work with Staff to determine what this exact per-lot fee will be, and this is a required condition of approval as recommended by Staff.

With regard to tree preservation, the Petitioner has worked diligently with Staff to save as many trees as possible. There are several existing mature trees on the site, and of course not all of them can be saved. But the Applicant has demonstrated a willingness to work with us and is proposing to save many of the quality trees that are not within the path of development. In fact, in certain circumstances they altered aspects of the development to help preserve trees such as the southern portion of the sidewalk along Kaspar which meanders around a 33-inch diameter cottonwood tree.

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Additionally, the Applicant has proposed 144 replacement trees and will also be installing native plantings within and around the detention basin to help with stormwater infiltration and to add to the aesthetic value of the natural area. It should be noted that the individual design of the homes are not the subject of this evening's hearing, and the project will likely appear before the Design Commission on May 24th or in early June to review the home models that will be proposed. In addition, each individual home when finalized will have to go before the Design Commission for review and approval of that particular home to ensure quality and compatible design with the subdivision and overall neighborhood.

So, Staff supports this petition to the Plan Commission and Village Board approval of the preliminary subdivision. The Applicant will finalize engineering plans and details and appear again before the Plan Commission for final plat of subdivision approval. Thank you.

CHAIRMAN LORENZINI: Thank you, Sam. Do we have a motion to enter the presentation into the public record?

COMMISSIONER JENSEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay. Now we'll go to questions from the Commissioners. As Sam said earlier, we apologize that there only seems to be two mics working and I think we can all try to speak up. Lynn, would you like to start the questions?

COMMISSIONER JENSEN: Yes. You've answered all of my questions from the Plat & Sub meeting that we had and you've made quite a few adjustments that really meet of the things that I think were discussed.

I do have one question of Staff because I don't understand the expression that you used. You said that Staff feels that the handling of stormwater conforms to the Village's requirements. Does that mean that the engineers are fairly confident it will take care of all of the water that it might need to take care from its own, you know, area, so that none would flow into the other areas?

MR. HUBBARD: That's correct. It will be designed to contain all the runoff generated by the development.

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

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: I'm going to hold any questions until I hear from the public.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I will, too.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I don't really have any questions at this point except just one. Knowing Jon Nelson from 35 years ago, Jon, your beard was shorter and there wasn't any gray in it.

MR. NELSON: There was no gray in it but it was not shorter.

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COMMISSIONER GREEN: No more questions.

CHAIRMAN LORENZINI: Jay, anything?

COMMISSIONER CHERWIN: No, I echo Lynn's comments. You know, I have seen this through the Plat & Subcommittee, I saw the prior proposals as well. So, I'm very familiar with it. Also, the stormwater was at the top of my mind, we went through this in the Plat & Sub and I was glad to see your presentation. So, I appreciate that. I will reserve my comments for public comments.

CHAIRMAN LORENZINI: Thank you. John?

COMMISSIONER SIGALOS: I actually have a couple of questions. How deep is this detention basin?

AUDIENCE MEMBER: We can't hear you.

COMMISSIONER SIGALOS: My question is how deep will this detention basin be?

MR. ADAMS: It will be approximately four feet. In a "one-hundred-year" storm, there will be four feet of water in the basin. So, any less than that would have less water.

COMMISSIONER SIGALOS: Approximately what price range do you see these homes being sold for?

CHAIRMAN LORENZINI: Price range of the homes?

MR. ROTOLO: My name is Bill Rotolo, I'm vice president of Lexington Homes. The address is 1731 North Marcey Street, Chicago, Illinois.

Our homes will start around 725 to 750, that would be the base home, and with options we are projecting that the average home will sell for about 825 to 850.

COMMISSIONER SIGALOS: That's the only questions I have.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I'd like to wait for public comment.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Just for a little more historical background, this was originally approved in part when D.R. Horton had the project, and for historical purposes, I believe on the wish list was to combine the Horton project with the one that is the northerly part. The object was to also try to provide for a through-street in that subdivision. Is that correct?

MR. FREEDMAN: That's our understanding, yes. I think that's what we've been trying to accomplish.

COMMISSIONER DROST: Yes, and I believe the price points, too, are consistent with what the Horton group had. That's it.

CHAIRMAN LORENZINI: I've got a question. There is another development not quite as, the homes are not quite as large but it's a nice development. The homes look good but all these cable boxes in the front, not in the side, not in the back, but in the front, and I think it just looks terrible. So, can we be guaranteed that these cable boxes or TV boxes or whatever they have will be hidden somewhere? Rather than in the front yard?

MR. AGENLIAN: Good evening. My name is John Agenlian, A-g-e-n-l-i-a-n. I'm the director of land development for Lexington Homes. We have already been working with ComEd, Comcast, and AT&T. I have their design in hand and the dry utilities will be in the rear yards. They will not be overhead, they will be underground, and all the infrastructure will be in the rear yards.

CHAIRMAN LORENZINI: Is there an approximate start and completion

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date?

MR. AGENLIAN: Well, we will start as soon as we receive final approvals through the Village and through the MWRD. We will complete the development as fast as sales allow, but we would expect to start this year as soon as possible, late summer, complete the land development improvements this year, and continue to build out over the next year-and-a-half or so. All depending on sales which we expect to be good.

CHAIRMAN LORENZINI: Okay, good. Mr. Nelson? I have a couple of questions on the detention area. Or whoever did the detention, Mr. Adams. The detention basin and four-foot, in the hundred-year storm that maybe happens more frequently that would have the four-foot in there, typically how long does it take for that to discharge?

MR. ADAMS: Probably a day.

CHAIRMAN LORENZINI: A day. So, normally it's a dry basin. What types of slopes are on the side of the basin?

MR. ADAMS: Three to one. Three to one slope.

CHAIRMAN LORENZINI: All right, that's the only questions I had. So, we'll go to the questions from the public. So, why don't we, let's go in order. So, we'll start on my left, your right side of the room and go row by row. Any first person in the third row, fourth row? Yes, ma'am, you had your hand up first. Would you please come forward? Come forward to the microphone, state your name and spell it please, give your address.

QUESTIONS FROM AUDIENCE

MS. KIRCHHERR: I'm Pat Kirchherr, K-i-r-c-h-h-e-r-r. I live at 408 South Kennicott here in Arlington Heights. I just moved here about a year ago, so it's exciting to be here.

What I want to know is when Kennicott is extended, will there be stop signs on Kennicott and Sigwalt and Campbell?

CHAIRMAN LORENZINI: Sam, is that something you can answer?

MR. HUBBARD: I don't believe we've gotten to that point of final engineering yet. But I don't know, maybe the Petitioner will know.

MR. ADAMS: I think there is a stop sign currently on Kennicott at Campbell. So, Kennicott is stop, Campbell is through. I'm assuming that we will put a stop sign on Kennicott on our side. Right now, the intersection of Kaspar and Sigwalt, and Patton and Sigwalt, there is not any stop signs on any direction on those streets. So, if it's the Village's desire for us to add some stop signs at Kennicott or whatever, yes, we'll be happy to do that.

CHAIRMAN LORENZINI: So, that's the Village's call?

MR. ADAMS: That's the Village's call which, you know, but right now apparently Campbell is like a through-street with no stop signs on it. So, I would imagine they'll keep it that way, but Kennicott does stop as you go south.

CHAIRMAN LORENZINI: Thank you. Anybody else in that row? Next row? Yes, come forward please. State your name and spell it please and give your address.

MS. KORNBLUM: Maryann Kornblum, K-o-r-n-b-l-u-m, 10 North Kennicott. I just have a quick question, I've been to these meetings before, and wondering, it looks like I have my answer, but the former Henry Gardner house on Campbell just west of Kennicott, is that now also part of this? Last time there was confusion as to who owns that little house.

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CHAIRMAN LORENZINI: I think we haven't answered that yet.

MR. AGENLIAN: Yes, there is an existing structure that remains on the property at 929 West Campbell. It's approximately at the upper left-hand corner on lot number 1. This is part, that existing home and garage is part of this proposal, we will demolish both and make way for a new home on lot number 1.

CHAIRMAN LORENZINI: Thank you. Okay, anybody else on this side of the room? Yes, sir, come forward. Will you take the mic please?

MR. SCHILTZ: Sure. I'm Pat Schiltz, S-c-h-i-l-t-z, I'm at 110 South Kennicott. I'd like to make a comment. I've got three small kids and another one on the way. Especially as we're heading to the baseball season and whatnot, the traffic situation, not just for my family but for the other young families that will be buying those homes. So, please put that in consideration. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room? Yes, ma'am.

MS. SEARS: My name is Lucy Sears, S-e-a-r-s. I live at 111 South Patton. My question is about the retention pond, and if it's full of water, the safety of it. Is it going to be fenced? I know you said it would take a day possibly to drain, but it may attract young children there, and I think there is a school bus stop on Sigwalt for the high school. So, if that will be, when construction is imminent, will that be moved or for the safety of --

CHAIRMAN LORENZINI: Detention ponds are pretty common and when they're pretty sloped is relatively safe to get out of. But let me ask the developer to maybe answer that for you.

MR. ADAMS: The current proposal is not to fence the retention pond. There are very few retention ponds within Arlington Heights in most communities that are fenced. So, we are not proposing to put a fence in but we do have three-to-one slopes which are reasonable to get out of.

CHAIRMAN LORENZINI: Detention ponds are or are not?

MR. ADAMS: Are not.

CHAIRMAN LORENZINI: Are not, all right. Okay, thank you. Any other questions on this side? Let's go to my right, your left. Yes, sir, please come forward.

MR. SCHROEDER: My name is Brad Schroeder, S-c-h-r-o-e-d-e-r, 903 West Sigwalt, right across the street. When you look at the retention pond, looking out my front window, what am I going to see?

MR. ADAMS: Right now, what you're going to see is there's one existing tree, that's the dark green shown there. There's three additional parkway trees. Then there's some additional understory trees. So, all that vegetation that's along Sigwalt is screening the pond. So, there's going to be some trees, some bushes, some shrubs. Then the detention pond itself is going to have like grasses and flowers and things like that. It's not going to be bluegrass mowed lawn. It's going to have plant material that is designed for and good for a detention facility. It's going to have the ability to absorb water, get some of the bad stuff in runoff out of the water. So, it's a good thing.

CHAIRMAN LORENZINI: Kind of a filtering system, it's like a filtering system.

MR. ADAMS: It's like a filter and it promotes infiltration and it's a good thing. It's going to be pretty.

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MR. SCHROEDER: It's going to be pretty, that's the main thing. The other question is, sir, you mentioned that you had a meeting with the neighbors?

CHAIRMAN LORENZINI: Could you, I'm sorry, please use the microphone so that the court reporter can pick it up?

MR. SCHROEDER: What?

CHAIRMAN LORENZINI: Speak into the microphone so the recorder can --

MR. SCHROEDER: Oh, yes, I'm sorry. You mentioned that you had meetings with neighbors?

MR. FREEDMAN: One meeting.

MR. SCHROEDER: One meeting?

MR. FREEDMAN: Many neighbors.

MR. SCHROEDER: Oh, how did we --

MR. FREEDMAN: Well, did you, I'm going to ask you a question. Did you get one of the notices for this meeting that we mailed out?

MR. SCHROEDER: Yes.

MR. FREEDMAN: We mailed, it was the same mailed notice. I mailed it, I did it so I know. We mailed twice to the same group. Okay, so I'm sorry you didn't get one, I don't know why.

MR. SCHROEDER: Hopefully I didn't throw it away. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, ma'am.

MS. ANN RUFENER: Yes, I have the same question he had. I did not receive a mailer.

CHAIRMAN LORENZINI: Ma'am, can you make it to the mic please?

MS. ANN RUFENER: I'm Ann Rufener, I'm at 121 South Kennicott, we're around the corner there, first driveway off of Sigwalt and Kennicott, south. We did not receive anything until the second meeting. No one has talked to us at all about this.

The other concern I have about is the congestion of the number of houses going here. I think that it presents a problem to the community and to the various neighbors of the community. The rest of us have much more space than these that are showing up.

MS. LILLIAN RUFENER: To elaborate, my name is Lillian Rufener, same address. To elaborate, I think someone said that 16 does not conform, 16 lots do not conform to the minimum lot standard. I mean that's one question. It seems in general that there is a lot of overcrowding, and then there is overbuilding happening here. Just to reiterate what Ann said is that there was never, we never received anything in the mail saying that there would be a meeting. So, when someone says, you know, they've had a meeting with the neighbors, as far as I know and as far as this gentleman knows, there was nothing in the mail. Nothing was received. When this mailing went out, we had to sign for the letter.

So, for this meeting, there was a letter in the mail we had to sign for. I know we received it, we read it, we were aware of it. But when they're saying that there was a prior meeting with the neighbors, maybe that depends on how you define neighbors, I don't know. But we did not receive anything, I am sure of that.

The third question is if the public objects to the number of lots or the size of the homes that are potentially being built, who does the public address their concerns to?

CHAIRMAN LORENZINI: Okay, so a few questions. So, the first one,

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Sam?

MR. HUBBARD: The first one was about 16 lots. When I began my presentation, I mentioned that that property is currently composed of 18 lots, 16 out of those 18 lots that currently exist on the property do not meet the current lot standards for the R-2 District. But they are re-subdividing and they are re-platting the lots so that they'll create 16 new lots all of which will meet the lot size standards.

MS. LILLIAN RUFENER: Can the Village disclose what the actual size is instead of the public having to ask and trying to find out what does this code mean or what does certain terminology mean? Can you put that, can you disclose that to the public? Can you say -

MR. HUBBARD: Absolutely. Our code is on our website, and the plans for this subdivision are also on the website, and the public hearing as well. We have the plans in our office as well, so if you'd like to stop by, I'm more than happy to show you.

CHAIRMAN LORENZINI: The entire Village is zoned and certain areas are zoned for certain sized homes. This area is zoned R-2 and each zoning requires a certain lot size. So, for the R-2 zoning, it requires a certain sized lot, and that's the Village standard and ordinance. All these meet those requirements.

MS. LILLIAN RUFENER: What are the others, the sizes of the houses around, of the blocks? Because what we see here, this is isolated. We don't see how the surrounding blocks --

CHAIRMAN LORENZINI: Okay, so this is R-2.

MS. LILLIAN RUFENER: -- called neighbors, we don't see the comparison.

MS. LILLIAN RUFENER: So, this is R-2. What else is in there, Sam?

MR. HUBBARD: As far as lot size?

CHAIRMAN LORENZINI: As far as the surrounding lots.

MS. LILLIAN RUFENER: You don't see relative size.

COMMISSIONER DAWSON: Sam, there was a slide earlier that had the other side of the street there. There you go. So, in this one, there are six homes. The only thing built are five on that same --

MS. LILLIAN RUFENER: Will this be posted on the web?

MR. HUBBARD: Yes. All the plans will be on the website. If you'd like to reach out to me tomorrow, I'm more than happy to set up a time, you can come to our office and you can take a look at the plans as well.

MS. LILLIAN RUFENER: But will this be on the website?

COMMISSIONER JENSEN: This is already on the website.

MR. HUBBARD: It's on the website.

MS. LILLIAN RUFENER: It is? Thank you.

CHAIRMAN LORENZINI: But just to answer your question, all the homes to the east, to the west, and to the south, they're all R-2, the same as these, and they all meet, these meet all the standards of all the surrounding homes.

MS. ANN RUFENER: The one south as well?

CHAIRMAN LORENZINI: Yes. Yes, correct. Yes.

COMMISSIONER JENSEN: In your report, Sam, you have a table that compares this set of lots with the average around the area. The average around the area is about 9,600 square feet. The average for their lot will be 10,716. So, their lots are larger and

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they would have essentially the same sort of building on their lot. So, they are actually giving you less density than is the average around there that's already established. You should see the Staff report which is about five pages which has all of the numbers that you asked for and makes comparisons between the rest of the community around that area and the proposed development.

MS. LILLIAN RUFENER: How was the average determined?

COMMISSIONER JENSEN: Well, I'd have to ask Staff, but I assume, I figure like most averages.

MR. HUBBARD: Right. Yes, we took a survey on some of the lots on the north side of Campbell between Kennicott and Kaspar, and on the east side of Kaspar between Campbell and Sigwalt. So, we just did a classic average compilation and --

MS. LILLIAN RUFENER: The lots that you used for the average, is that disclosed in the report?

MR. HUBBARD: As I've described it to you today, yes.

MS. ANN RUFENER: By observation, those are smaller than the ones on the south side, just so you know.

MR. HUBBARD: I'd be happy to go over it with you --

MS. LILLIAN RUFENER: Thank you. If the public has any concerns, would they have any, let's say if the public has concerns, who do we address our concerns to?

MR. HUBBARD: Well, this is the forum to address your concerns, and if you want to communicate directly with me as well.

CHAIRMAN LORENZINI: Well, if you have any other questions, Sam, I'm sure you'd be glad to take their call as you mentioned if they have other questions.

MS. LILLIAN RUFENER: Thank you.

CHAIRMAN LORENZINI: Thank you. Yes, come back please. Restate your name.

MR. SCHROEDER: Brad Schroeder again, I'm sorry. The retention basin depth, how does that compare to the large retention basin just north of Thomas?

CHAIRMAN LORENZINI: I don't know. Maybe Sam can get back to you.

MR. ADAMS: I don't know what the depth of any other detention pond is in the vicinity. I know that ours is four feet deep and that's within the limits of the depth that the Village allows. The slopes are within the limits of what the Village allows. We're storing the one-hundred-year event with the release rate that's allowed by the Village. It's an overly restrictive release rate which is, so the detention volume is larger than what it would otherwise be if this were designed to the new Metropolitan Water Reclamation District standards. So, volume-wise, this detention pond will equal the volume of any other development that's probably been built in the Village for many, many years.

CHAIRMAN LORENZINI: Okay, thank you.

MR. ADAMS: So, I just don't know what --

CHAIRMAN LORENZINI: That's fine.

MR. ADAMS: Depth means nothing. It's width and depth equal volume.

CHAIRMAN LORENZINI: Okay, thank you. Anybody else on this side have any questions? Yes, ma'am, second row. Name and address please.

MS. SHEEHY: My name is Elizabeth Sheehy, and I live at 21 South Kaspar which is the middle of the block just east and across the street from the --

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CHAIRMAN LORENZINI: Can you spell your last name?

MS. SHEEHY: S-h-e-e-h-y. So, just in the middle of the block across the street from the Henry property. I've resided there for 36 years and so I'm probably one of the residents who's lived there the longest at least in our block. I have three areas of questions or comments.

The first one is that, you know, this used to be a very lovely property and maintained by two landscapers who were in full employ of the Henry family. But in the last four to five years, it's gone in to great decline which has promoted a little increase in terms of troublesome animals. This week, there was a huge raccoon in the yard, there was a huge skunk in the yard in the daylight. Everything has become overgrown. So, I would ask that as a precursor to doing this project, that the property get cleaned up.

There are enormous trees on this property that have toppled over, and the root ball is bigger than this thing here. It just gives me concern that we're attracting all manner of problems with the kind of development in animal control. Additionally, for the past four to five years, I've had to pursue the Village every summer in order to get the yard mowed there. So, I really would appreciate if, we have brush in amongst these trees on the parkway that are almost as tall as the 50-year-old trees and it's just wild brush. So, it's an enormous mess and it would really I think help the neighborhood as well as I would think help in the sale of the property and make it more attractive if it could be cleaned up as a precursor to really getting going there to offset maybe some of the construction mess that will occur.

My second point is that I'm not particularly an endorser of the detention facility above ground. I think it's a real detraction to the area overall, especially since the R-2 zoning was to make this a little bit larger properties with the graceful trees and so forth.

In particular when we did have the neighborhood meeting which I guess some people weren't notified about, I did put a question to Ms. Dickson from the landscape area about whether this type of facility attracted animals. She said that, at least if I understood clearly, that she wasn't really familiar with whether it did but that the natural grasses there were an attraction for mosquitoes. She was not aware of what the mosquito abatement program would be from the Village. So, I'm keenly interested in that because we all know mosquitoes are a big issue in the news these days and I don't think that's something we want to attract if you think that's the case. I hope I have not misquoted what she said at the meeting.

My third question is, as I said, we've lived there for 36 years, and we spoke with the people prior to us. We have never had in our home any issue of backup with all the storms we've had in the past 36 years. I sense from some of the neighborhood meetings over the years about these two projects, the preceding one that was proposed and this one, that there are people to the south of us that have had some. My question is who absorbs liability if this proposed drainage plan is insufficient and there are problems or increases? We would definitely know since we have never experienced it in think 36 years we have --

CHAIRMAN LORENZINI: Okay. As long as you're there, what home do you live in?

MS. SHEEHY: 21 South, we're in the middle of the block.

CHAIRMAN LORENZINI: Patton?

MS. SHEEHY: No, Kaspar. So, we're right across from number 13 --

CHAIRMAN LORENZINI: And you did get a notice of the meeting?

MS. SHEEHY: We did, both meetings. I attended the first, so that's why I

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had the question regarding the mosquito abatement.

CHAIRMAN LORENZINI: Well, as far as the flooding goes, the Village has not only a Planning Department, they have a full Engineering Department that looks at all this type of flooding issues and that it is designed according to the best engineering practices. As was stated, the Village requirements are even more restrictive than the Cook County requirements for drainage. So, I mean other than designing things as reasonably and as conservatively as you can, I don't know if there's any guarantee.

MS. SHEEHY: But we are agreeing to absorb an awful lot of open land here which has been there for all those years. So, I think it's a reasonable question, especially for those folks who as I said are south of us who seem to express some concerns about this and have probably experienced this kind of thing. It's, you know, there's limited say so we have over the project, so I guess, you know, I certainly don't know any of us who have engineering background so we are taking everything on faith here. I'm just saying the Village has to say pretty strongly that you are absolutely confident because you're going to have a lot of unhappy folks otherwise.

CHAIRMAN LORENZINI: Do you want to say anything further on that, Sam?

MR. HUBBARD: I can assure that it will meet all of our engineering guidelines which are designed to minimize any impact on neighboring properties.

MS. SHEEHY: What level of redress do you pursue if it doesn't function well enough? If people start experiencing problems or the problems are worse than they've had there before?

MR. HUBBARD: As an attorney, I don't know if I can answer that question.

MS. SHEEHY: Well, you're making a decision on behalf of everybody in that area.

CHAIRMAN LORENZINI: Can you say anything about mosquito abatement for the Village?

MR. HUBBARD: Absolutely. So, our Health Department regularly communicates with Cook County and works with the Cook County mosquito abatement program. So, every season we notify them of our existing detention ponds and basins in and around the Village. So, we make sure that they go out and spray so that, you know, it doesn't create a mosquito hazard.

MS. SHEEHY: Do they give notices to the area that they're going to be spraying? Or that just kind of happens?

MR. HUBBARD: I'm not sure. I'm not a hundred percent sure on how that works, but I can certainly look into that.

COMMISSIONER GREEN: You've probably heard the truck in the summertime late at night with the light going and there's --

MS. SHEEHY: Early on years ago. Not in the late years.

COMMISSIONER GREEN: They still go that way because --

MS. SHEEHY: Not in recent years. They may want to do that then.

CHAIRMAN LORENZINI: One of your other questions, maybe the developer can answer it. Obviously you're going to kind of clean up the lot because you're going to make it presentable. But what about the animals and maybe the --

MS. SHEEHY: Well, just take the dead trees. I mean, you know, literally as

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you drive by, you can see root balls that are just, you know.

CHAIRMAN LORENZINI: They're obviously going to have to clean this up.

MS. SHEEHY: Yes, but I would prefer if they did it with some immediacy.

MR. AGENLIAN: We were notified of this request by Staff. Bill Enright called us a few weeks ago, and it was reiterated at the meeting that we had here at Village Hall with the neighbors. Within the last two weeks, I had a tree clearing crew go on site, Clean Cut Tree Service does all of our work, and they went and cleaned up any of the trees that were laying on the ground. There is a root ball that's still there. However, any of the brush, debris, trees that were dead and laying on the ground were cleaned up.

We're not authorized, we don't have a permit to start tree clearing. I would love to, I would love to start next week, but we don't have that permit yet. The final engineering and the final tree preservation hasn't been approved.

I had the site mowed two weeks ago. You can drive by today, the grass looks pretty good but the dandelions have sprouted up. We are on the schedule for getting to mow again this Friday or Saturday, so the site is on about a two-week mow schedule. So, we've heard those concerns and we tried to address them to the best of our ability and with the authority that we have to do work.

CHAIRMAN LORENZINI: Okay, thank you. Anybody else on this side of the room? Yes, next row then.

MS. FLECK: This gentleman had a question.

CHAIRMAN LORENZINI: Yes, we'll get back, we'll come back, I'm sorry, I missed him. Your name, spell it, and your address.

MS. FLECK: My name is Leslie Fleck, F-l-e-c-k, and the address is 625 South Highland Avenue. I have a question in regards to the pricing that was stated, it was 750K or plus. How does this pricing play in regards to the other houses on the market in the area? Is that

-- what clientele are we looking at, at that pricing? And what happens if there is no demand and let's say the houses would only go for 300 or 400? Is there any affect for us in the area if the demand cannot be met at 750K?

CHAIRMAN LORENZINI: I'll ask the developer to address that question.

MR. ROTOLO: Well, I can verify that the base prices will be in the range I mentioned and we wouldn't lower them because that's the cost that we're paying. So, in terms of options that people choose, I can't determine that exactly. It depends on each individual buyer. But we have a history and averages and that's what I gave here.

In terms of who the buyer will be, it will be people just like everyone else who is living here now. Pretty similar buyer profile to existing residents in the Village.

What was the other question? You asked about how does that compare to the prices in the area. We're above the average prices of existing homes in the area. We're about equal to the new construction homes that are going up, basically tear-downs that are going up scattered around the neighborhood, because we did pretty extensive research on that. So, we're pretty similar to most of the tear-downs.

CHAIRMAN LORENZINI: Are you going to build them all at once or as you sell them?

MR. ROTOLO: Only as we sell them, except for we probably will start a model spec house.

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CHAIRMAN LORENZINI: So, you won't end up with a lot of empty houses and things.

MR. ROTOLO: No. We don't start construction until we sell.

CHAIRMAN LORENZINI: Okay, thank you.

MR. ROTOLO: Except for the one.

CHAIRMAN LORENZINI: Right, okay. All right, thank you. Yes, sir.

MR. HANGEY: My name is John Hangey, I live at 1105 West Sigwalt Street.

CHAIRMAN LORENZINI: Spell your last name please.

MR. HANGEY: Hangey, that's spelled H-a-n-g-e-y. I've lived there for 13 years and quite frankly I'm really pleased to see that this property is going to be developed for all the reasons that you've heard so far, animals, et cetera, et cetera. One thing that I look at is not so much the plat and the buildings that are so far designed for the property, but for the additional traffic that it's going to impose on these various streets, Campbell and Sigwalt especially.

If you travel down Sigwalt pretty much going east from downtown to say Dwyer on Sigwalt Street, from about Ridge to Kaspar which was really surprising to me but because of the problems of backing out my driveway onto Sigwalt and so forth, the traffic that moves along Sigwalt as you well know is not consistent with the speed limit. When you, at Ridge at the stop sign and you go west, there's a real deep depression between Ridge and Kaspar, and you lose sight of all the cars that are west of Kaspar. One of my concerns is, because of the way that traffic moves along Sigwalt, as they approach Kaspar, you know, they will not possibly see cars that are exiting from the street. I really don't know but that's, you know, something that I think should be taken a look at.

The other thing that I would just request you to do is the retention basin, while it's a good thing, it's really located fairly close to the sidewalks, and we have a lot of youngsters walking the sidewalks. When that is full, some of the youngsters that are inquisitive and so forth, I don't think it's a good spot for it because it's so close to the public walkway. Thank you.

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

MR. BROWN: Good evening. My name is Mike Brown, I'm at 1106 West Wing. I thought this land was zoned R-E, I'm hearing now it's zoned R-2. Was it ever rezoned from R-E to R-2?

MR. HUBBARD: Not that I'm aware of.

MR. BROWN: What is the lot width minimum for R-2?

MR. HUBBARD: 75 feet.

CHAIRMAN LORENZINI: 75 was the answer.

MR. HUBBARD: Yes, depending on if it's a corner lot or an interior lot.

MR. BROWN: What's the minimum lot square footage for R-2?

MR. HUBBARD: 10,000 square feet.

MR. BROWN: 10,000, okay. All right, great. Thank you very much. Best of luck with it.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir, in the back row.

MR. MENARD: My name is Byron Menard, M-e-n-a-r-d. I live at 44 South

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Salem, so I'm right at the corner of Sigwalt and Salem. Just curious, is there any kind of a plan for trucks routing in and out of the area when all this is going on? Are they going to be lined up at Sigwalt? Or you know, is there any kind of code that says, you know --

CHAIRMAN LORENZINI: I'll ask the developer that.

MR. AGENLIAN: We don't expect to interrupt traffic flow on Campbell or Sigwalt. There may be, you know, during land development construction activities, there may be a little bit of work done on those intersections. But once we get Kennicott built, we obviously intend to have our construction traffic and the men and women building the home will be, you know, off of Sigwalt, off of Campbell, and contained on site.

CHAIRMAN LORENZINI: Is that the first phase, to build Kennicott?

MR. AGENLIAN: Yes, the phase of development, once we have the development permits, you know, demolition of the existing home, tree clearing, earth work, underground utilities, sewer and water, more grading and then curb, and building Kennicott, absolutely. The idea is to get the land development improvements in this summer and fall so that we can build the homes off of the hard surface.

CHAIRMAN LORENZINI: The homes are built one by one?

MR. AGENLIAN: Yes.

CHAIRMAN LORENZINI: Okay, thank you.

MR. MENARD: What are the working hours?

CHAIRMAN LORENZINI: Sam?

MR. HUBBARD: Off the top of my head, I couldn't say. I want to say 7:00 a.m. to 6:00 --
have a time --

MR. HUBBARD: There is a definite time --

MR. MENARD: Sundays? Saturdays? Does it matter?

PETITIONER REPRESENTATIVE: Saturdays, 8:00 a.m., sir.

MR. MENARD: Then just to reiterate what people are saying about the water, we do and have had several heavy rains over the years, probably over the last 20 years. Actually on Salem, the two storm sewers are actually bubbled out and I get about 25 percent of my yard flooded. Then in my back lot, between mine and the neighbors off of Kaspar, there's a little river that kind of flows through there. So, I'm just curious, again I know what you're saying, they're going to set up, and you're going to handle it. But just common sense, kind of tells you there's going to be a lot more water diverted somewhere, and I don't know if, is this a new storm sewer they're using? Is it existing?

CHAIRMAN LORENZINI: I think they mentioned that there is a specific sewer in Campbell just for storm drainage that they're going to go to rather than multiple line sewers.

MR. MENARD: And it doesn't add any stress to the local line? Okay, thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else who hasn't spoken yet? Yes, ma'am.

MS. ROYAL: Good evening. I'm Judith Royal. I live at 110 South Kaspar. I'm not in cahoots with people doing this project, but they do live in the neighborhood and I have received two letters. There were a lot of people at the first meeting from a variety of streets in

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the neighborhood, and I think it's possible that my other neighbors just trashed the letter thinking it was an attorney trying to help them reduce their taxes. But in defense of the builders, they have made an effort to keep in touch with us.

I am concerned about the wild animals that have lived there. They have lived there for 25 years. I don't know if the people doing this project can do anything to remove those animals safely. One time we saw a family of raccoons in the tree. It's not a new problem, the animals have lived there, it's been open space.

I was one of the people at the April meeting who did express concern about the water. Because that land currently is empty now, it can absorb the water, and the water does collect in the southwest corner. After a nice rain, you can see the ducks playing there, there used to be a weeping willow there. So, I'm still somewhat concerned about the water because when you cover up a lot of ground with buildings, that water has to go someplace. Plus, the occupants are creating more waste water than was there previously.

Other than accepting what we've been told, I really don't know how much more to push or what to suggest to be done differently, but I think that's an interesting problem. Also, I was talking to a friend in Sherwood and she said when the Rehab Center was built or a building was built at Lutheran Village, the neighbors were assured that the water wouldn't be an issue, and she said they're having flooding and water issues. So, those of you with expertise, I hope you will really focus on that issue of controlling the water.

Also at the meeting in April, one of my neighbors brought up the fact that one reason there is a water issue in this section of the Village is because there are underground streams. Apparently, Pioneer Park was just a lovely wild area. I talked to a neighbor who lived here and used to take his children down and play in a stream and catch crayfish. So, it's kind of sad that the builders were allowed to make it such a citified park and nothing more than athletic field. But the point is the streams have been filled in, so people in the north block in South Kaspar are aware of the streams and have done things to kind of corral them and keep them away from their houses. I think people on other streets to the west have had severe water problems when the power has gone out.

So, anyway, let's do pay a lot of attention to the control of water. But overall, I think the builders are making an honest effort to keep us informed. Thank you for your time.

CHAIRMAN LORENZINI: Thank you. Yes, ma'am, just come forward again. Come up to the microphone please. Your name again?

MS. LILLIAN RUFENER: Lillian Rufener, 121 South Kennicott. Very quickly, there are people who may not be aware but the Village was working on the sewer, I don't know what they were working on or what was broken or what the problem was, but there was some kind of problem maybe three to four weeks ago at the corner of Sigwalt and Kennicott. That's obviously with the conditions as they are now, and the Village has been there pretty much, I don't know if it's every spring but it seems as if something is going on with the sewer currently as it is on the corner of Sigwalt and Kennicott. They dug up a big corner of the street and they were doing some major work. I don't know what it was but there is a problem right now. Even so, I'm not sure.

Will the developer, will they be selling or marketing double lots? Because I know there have been people in the area who have been approached and who said, hey, you've got a big lot, is your house for sale? Well, it's not for sale. But I don't know if they

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saw that in the market research, but there are people out there who are looking for larger lots.

The third thing is in your average, when you were calculating whatever the lot size or the house size, in your average, did you use properties south of Sigwalt?

MR. HUBBARD: No, I didn't use them.

MS. LILLIAN RUFENER: But that's distortive. That distorts what should be there because 121 South and other properties south of Sigwalt, those are larger lots and that should be I would say included in your average.

MR. HUBBARD: If you'd like to schedule a time, I'm more than happy to go over it and we can discuss each individual lot and how it relates to the surrounding neighborhood. I don't know I can offer you other than this was the analysis that was done.

CHAIRMAN LORENZINI: Well, ma'am let me say this. Whether they're larger or not, these lots are zoned for R-2 and they meet the R-2 requirements. Some lots may be bigger, some may be smaller, but these meet the Village requirements for an R-2 sized lot.

MS. LILLIAN RUFENER: Thank you.

CHAIRMAN LORENZINI: Thank you. Yes, sir, in the back row.

MR. KONIECZNY: Thank you. Name is Greg Konieczny, last name is spelled K-o-n-i-e-c-z-n-y. Address is 117 South Patton. I guess I'm wondering if the Village maybe has any concerns regarding the impact of the heavy truck traffic on the surface of the streets, you know. And I know there's weight limits and so forth, but it seems like it might be more of a cumulative effect particularly on Sigwalt which was fairly recently resurfaced as I understand.

MR. HUBBARD: The Village does take, require bonds before a construction can begin. So, if there are damages to the property, we can pull those bonds and require replacement of any damages.

MR. KONIECZNY: Okay, but what's going to be taking place, you don't anticipate there's going to be any problems? Or you really don't know?

MR. HUBBARD: That was not a concern that was brought up by either Engineering or Public Works --

MR. KONIECZNY: Okay, thank you.

CHAIRMAN LORENZINI: Thank you, sir. Okay, I think everybody has spoken who wants to. So, with that, we'll close the public portion of the meeting and come back to the Commissioners for final questions and deliberation. Lynn, I want to go back with you.

COMMISSIONER JENSEN: I don't have any questions. I think the developers have made an honest effort to address the various issues. In particular, the way they were handling the water seems to be reasonable if they can take care of all the water that is going to be produced on their property. I don't think we can require them to take care of the entire Village's water problems. So, I think they have addressed that issue and that would be my major concern.

CHAIRMAN LORENZINI: Thank you. Mary Jo?

COMMISSIONER WARSKOW: Yes, I just want to make comments in regards to the stormwater management. They could have chosen to outlet the detention pond into the combined sewers, but they're making the extra effort to take that off to the larger Campbell Street's specific stormwater. So, I applaud them for that. I am a proponent of aboveground detention because it does have that filtering effect so all of the water that is being captured is cleaner water so we pay less to MWRD to clean our water, and when it gets to the

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final streams and lakes it's cleaner that way. I think the native plantings will make it very attractive. So, I am definitely for this project.

CHAIRMAN LORENZINI: If it makes anybody feel any better, Commissioner Warskow is kind of our resident expert on detention ponds and filtering systems. If she's for it, I'm pretty confident it's good. Terry?

COMMISSIONER ENNES: I appreciate a lot of the comments that we got from the audience. Some of the questions that you asked we just, we can't answer, they're not part of our purview, okay. We're part of the Planning Department. We are the Plan Commission. We review certain issues, if zoning is allowable, are they meeting the requirements. A lot of the issues that are very valid concerns such as stop signs, these are issues that come up later that are dealt with by other Village departments, safety, the mosquito situation, pest, animals that might come out of the property. These aren't really issues that we can address, but I appreciate the comments.

We're an advisory board, and some of the questions that you have are issues that you might want to bring up when this subject comes up to the Village Board which you'll be notified of that date. But I think it's a good project. I think the developers really did an awful lot to make it a successful project for the Village.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: The neighbors complain about water in their backyards and their streets or whatever. It's a pretty common complaint. I would just like to state that this development will take care of their own water on their own property, and that is the law. So, we have a great Engineering Department here in Arlington Heights, and these guys have met all the standards and they will meet all the standards. So, the water problem that you have if you live down the street may still be your problem but it won't be from this property. Just to let you know.

CHAIRMAN LORENZINI: Thank you. Jay?

COMMISSIONER CHERWIN: No comment, thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I don't have anything further.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: The only comment I have, and though I agree with you, Terry, that it's not our decision to enforce the requirement for stop signs, but whoever did raise that, I would strongly recommend to the Village that there be north/south stop signs. Then I do strongly recommend to the residents to go to the Village Board and insist on it. I live in a subdivision and I fought for about 10 years just to get a stop sign put in. So, if you wait until after the project, it may not happen, or may not happen for a long time. So, I think at that point, Kennicott will become more of a thoroughfare, so stop signs need to be there on the north side.

Other than that, it's a great project. That's not a developer issue, that's a Village issue. So, to be clear, that's not within the developer's purview, they can't require it. You have to talk to the Village about that. But perhaps that can be put in before it gets to Village Board. If not, I would strongly recommend going there and commenting on that.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: The Police report was relatively silent on the street control devices, so I think it's important for the neighborhood and echoing what

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Commissioner Dawson said. But overall, the project is better than what it was when it was first presented and that this is much more comprehensive. I think based on the valuations, this is going to be an improvement in values throughout the neighborhood.

CHAIRMAN LORENZINI: Thank you. One final question, going back to the question about animals that are there. Is there some way to capture them or keep them from going to neighbors' yards when the development happens?

MR. AGENLIAN: Yes, we'll initiate conversations with Animal Control within the Village. If it comes down to it, if we need to call in a trapper, we will do so.

CHAIRMAN LORENZINI: I'll take your word on it.

COMMISSIONER WARSKOW: Can I ask one more question?

CHAIRMAN LORENZINI: Mary Jo.

COMMISSIONER WARSKOW: Since you're building this house by house, what will be put in to cover a lot where a house is not built? Will there be grass there or will it left as dirt?

MR. AGENLIAN: It will be left as dirt but we will put in temporary seeding for the interim between the mass grading of the lot and the construction of the home. As far as stop signs, if the Village so requires us to add stop signs, it's not a problem at all. Very happy to do so.

COMMISSIONER DAWSON: No, I just said that because I wanted to make clear that that was a Village call, not a developer call. So, they should talk to the Village about that.

MR. AGENLIAN: If requested, we're absolutely happy to do so.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER JENSEN: I have a question, going back to the water and the safety issue. Is there any data or anything that suggests how safe these open detention ponds are? Do you have anything, you know, drawing from either Illinois or nationwide? Because the issue of safety and kids walking by was raised, is there anything that you can help us understand these things?

MR. ADAMS: Well, there was talk years ago about fences being an attractive nuisance to kids and they'll climb over the fence and get in there. Then the adults or other people may not be as available to get in to help them or something like that. But I've done, you know, hundreds of single-family subdivisions throughout the suburbs and a lot of them in Arlington Heights, and I don't recall putting fences around detention ponds. You know, if we go throw up a chainlink fence around that pond, I don't think the neighbors would like that either and/or board-on-board or any type of fencing. I think it's controlled by the slope. We do have plantings. I don't know what to say. It's parenting somewhat.

COMMISSIONER WARSKOW: And you're talking about once a summer or maybe once a year or maybe once every other year.

MR. ADAMS: Yes. I mean in theory, it's once every hundredth year it will be filled, and that's a one percent chance of happening in any given year. A 50-year event is, you know, has a two percent chance of happening. But you get down to a 10-year event or a five-year event, the frequency of those storms are more often obviously, but they also are not, based on the release rate coming out of that pond, it doesn't get as high. So, the pond is based on that hundred-year storm, 7.5 inch storm, and that all comes down and gets into that pond and then it slowly releases out.

DRAFT

But we've had two "one-hundred-year storms" in Arlington Heights in the last five years and, you know, I don't know when there were any before that, but that precipitated some additional studies that are ongoing with the Village to see, you know, but this development can't fix it. You know, no matter, we can make this whole development a retention pond and it's not going to solve problems that aren't tributary to it. So, you know, we're going to handle our water, we're going to handle it properly, and that's what we're going to do.

CHAIRMAN LORENZINI: Very good, thank you. Okay, is there a, any other question?

MRS. SCHILTZ: I do.

CHAIRMAN LORENZINI: We've officially closed the public comment.

MRS. SCHILTZ: I'm Bethany Schiltz and I live at 110 South Kennicott. So, I'm the second house from the corner of Sigwalt there, Sigwalt and Kennicott. No one mentioned coyotes. I'm an early runner in the morning, I work out early, and there's coyotes all over the place. They've been in my front yard. First and last snow that we had, I had one, I went out the side of our house and one was sitting out there. There seems to be a coyote issue on that vacated property.

Then I did not, I live directly across the street from them as well and I did not get a letter from the developer about the first meeting because I would have really liked to be there. We just had our house completely redone and I've already had people knock on the door and want to purchase our homes. So, I would like to be included in the design meeting.

MR. FREEDMAN: You did get a notice for this meeting?

MRS. SCHILTZ: I did to this one, yes.

MR. FREEDMAN: All right, thank you.

MRS. SCHILTZ: But I would like to be included --

CHAIRMAN LORENZINI: Okay, Bethany, you can have that discussion with the developer please.

MRS. SCHILTZ: I'd like to talk to you maybe after about the design.

MR. FREEDMAN: Sure.

CHAIRMAN LORENZINI: All right, thank you.

MRS. SCHILTZ: Thank you.

CHAIRMAN LORENZINI: Okay, any other questions from the Commissioners or a motion?

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-004, a Preliminary Plat of Subdivision to subdivide the existing zoning lots into 15 single-family residential lots and one additional outlot for detention.

This approval shall be subject to the following conditions:

- 1. Approval of the Final Plat of Subdivision.**
- 2. The developer shall pay a one-time up-front fee for each lot for detention maintenance to be determined as part of Final Plat of Subdivision.**
- 3. Land contribution fees shall be paid for parks, schools, and library**

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per Chapter 29 of the Municipal Code.

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

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received a unanimous approval. But as was mentioned earlier, this is just advisory to the Board of Trustees. They have the final say so and approval of this. Do we have a date this goes to the Board of Trustees?

MR. HUBBARD: It's undetermined yet because the Petitioner still has to go through the Design Commission process. I don't know if there's an application yet we've received for that. So, we're going to be working with the Petitioner for sometime in June.

CHAIRMAN LORENZINI: When this does go, when the meeting date gets settled for Board of Trustees, how will the public know about it?

MR. HUBBARD: It's advertised on our website.

CHAIRMAN LORENZINI: Where? On the website, okay.

MR. HUBBARD: Website, yes.

CHAIRMAN LORENZINI: Thank you.

MR. FREEDMAN: Thank you.

CHAIRMAN LORENZINI: Thank you. Good luck. Any other business?

COMMISSIONER DROST: Motion to adjourn.

COMMISSIONER GREEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

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CHAIRMAN LORENZINI: Thank you. We're done.
(Whereupon, the meeting was adjourned at
8:50 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, SR., depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

RONALD LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2016.

NOTARY PUBLIC



Item: Kensington School - 840 E. Kensington Rd. - PC#16-007

Department: Planning & Community Development

Requested Action

- A Special Use to allow a Day Care Center in the B-2 district.
- Amendment to PUD Ordinances #06-043, 07-007, 07-077, 14-015.
- Amendment to the Plat of Subdivision R07-007.

Recommendation

It is recommended that a continuance until the July 13th Plan Commission meeting be granted to allow the petitioner suitable time to address all items raised in the Village review comments.

ATTACHMENTS:

Description

Memo

Type

Memorandum



Memorandum

To: Chairman Lorenzini and Members of the Plan Commission

CC: Randy Recklaus, Village Manager
All Department Heads

From: Sam Hubbard, Development Planner

Date: 5/20/2016

Re: PC #16-008: Kensington School, 840 E. Kensington Rd. – Plan Commission Meeting May 25, 2016

On March 18, 2016, Chuck Marlas of the Kensington School submitted a Plan Commission application requesting zoning entitlements to allow the construction of a daycare facility at 840 E. Kensington Road. The subject property is part of the Arlington Market Planned Unit Development (PUD) and currently has zoning approval to permit the construction of a 23,045 sq. ft. multi-tenant commercial building. The petitioner is seeking to amend the original zoning approvals and has applied for the following:

- A Special Use to allow a Day Care Center in the B-2 district.
- Amendment to PUD Ordinances #06-043, 07-007, 07-077, 14-015.
- A possible amendment to the Plat of Subdivision R07-007.

On April 5, 2016, the Village provided Mr. Marlas with consolidated department review comments of the application and submittal materials. The Village has not yet received a response from the petitioner to any of these comments. The petitioner has appeared before the Design Commission on April 26, 2016. The Design Commission made certain suggestions but has not yet approved the application.

A summary of some of the outstanding issues identified in the department review comments are as follows:

- The required traffic study and parking survey was not included within the application.
- The proposed market study justifying the need for this type of facility at this location was incomplete. Further details and additional clarification is needed within the market study.
- Details on the proposed playground equipment and equipment locations were not included within the application.
- The proposed building encroaches into a drainage and public utility easement. If the location of the building is not altered, the easements as shown on the Plat of Subdivision may need to be modified based on the current plan, should the proposed encroachment be determined acceptable by the Village.
- The original PUD approval for the Arlington Market development included a semi-public plaza area and pedestrian easement area on the west side of the subject property. The current proposal for the daycare facility did not incorporate this feature within their application, which may require this easement on the Plat of Subdivision to be modified.
- The proposed site plan included what appeared to be a 4' tall fence in the front yard, which would require variation approval. Additional details were requested on this fence and justification indicating that the criterion for variation approval was not provided.

- The required Auto Turn Diagram illustrating how emergency vehicles can access and circulate within the proposed site was not provided.
- The proposed landscaping was minimal and did not conform to code requirements.
- Various utility and engineering issues were identified, such as a sewer connection proposed into a privately owned and maintained sewer line which is not allowed, a water connection connecting into a service line and not a main line which is not allowed, and the need for extension of certain sidewalks within the development.

To date, no response to the items raised within the Village review comments has been received from the petitioner. Therefore, staff is unable to provide a recommendation to the Plan Commission until these issues have been fully analyzed.

The Village published a public notice based on the assumption that a response would be received and all items resolved prior to the Plan Commission meeting. Additionally, the petitioner sent out public notification letters and placed a public hearing sign on the property advertising for the May 25th Plan Commission meeting. Since public notice has already gone out, a hearing before the Plan Commission has been scheduled for May 25th.

Recommendation:

It is recommended that a continuance until the July 13th Plan Commission meeting be granted to allow the petitioner suitable time to address all items raised in the Village review comments.



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

Department: Planning & Community Development

Requested Action

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

Variations Identified

None.

Recommendation

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

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

ATTACHMENTS:

Description

Staff Report
Legal Notification
Aerial
Plat & Sub Minutes
Plat Of Survey

Type

Board or Commission Report
Correspondence
Exhibits
Minutes
Exhibits

Elevations	Exhibits
Floor Plans	Exhibits
Site Plan	Exhibits
Site Utility & Grading Plan	Exhibits
Engineering Plans 1 of 2	Exhibits
Engineering Plans 2 of 2	Exhibits
Landscape Plan	Exhibits
Tree Preservation Plan	Exhibits
Traffic & Parking Survey	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Responses to Dept Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Petitioner Response to Dept Comments - Round 2	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

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

BACKGROUND INFORMATION

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

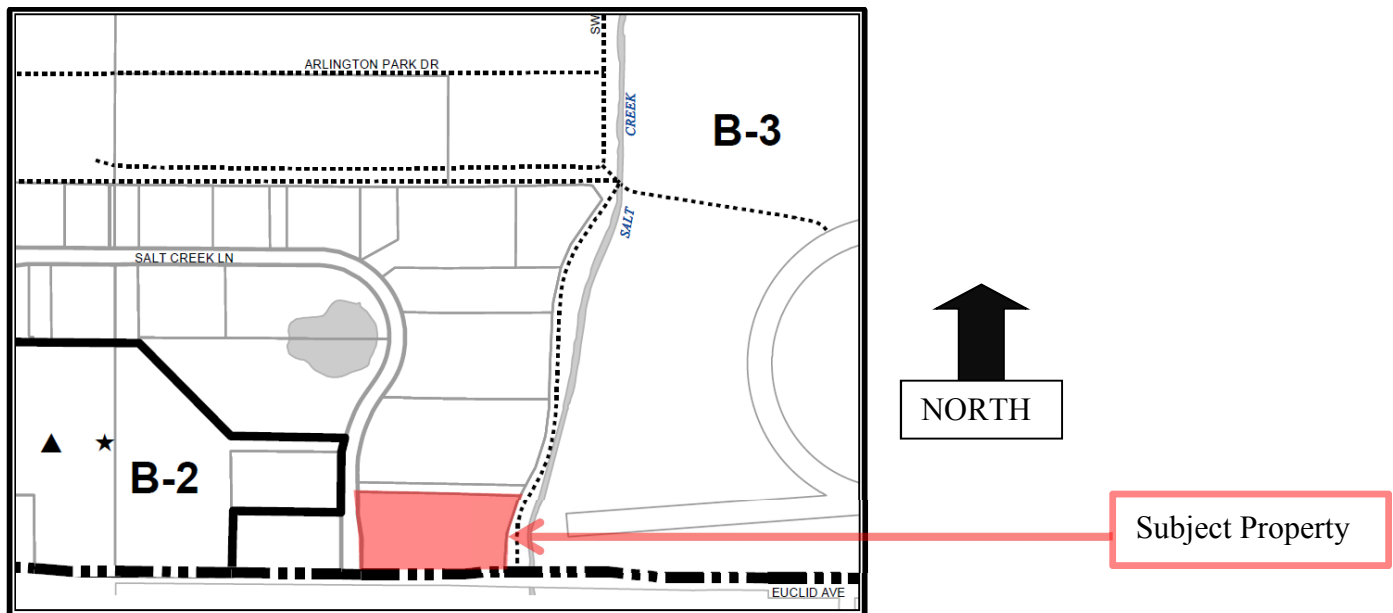
Existing Zoning: B-3, General Service, Wholesale, and Motor Vehicle District

Requested Action:

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

Variations Identified:

- None.

**Surrounding Properties**

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

Background:

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

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

Zoning and Comprehensive Plan

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

Plat and Subdivision Committee

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

Site Plan, Landscaping and Tree Preservation

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

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

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

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

Traffic & Parking

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

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

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

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

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

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

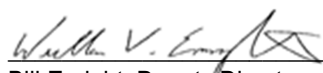
Building Related

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

Recommendation

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

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



May 20, 2016

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Exhibit I: Parking Analysis

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

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 25, 2016, AT 7:30 P.M. In the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 16-008, A Preliminary and Final Planned Unit Development (PUD), said property located at 2900-2990 W. Euclid Avenue, Arlington Heights, IL, legally described as:

LOT 9 (EXCEPT THE NORTH 40 FEET THEREOF) IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 25 AND PART OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, IN COOK COUNTY, ILLINOIS, ALSO DESCRIBED AS PART OF LOT 9, ARLINGTON PARK OFFICE CENTRE, VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND ½" IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST 150.00 FEET TO FOUND ¾" IRON PIPE; THENCE NORTH 07 DEGREES 52 MINUTES 47 SECONDS WEST, 100.96 FEET TO A PROPERTY CORNER LYING 0.51 FEET NORTH AND 0.13 FEET WEST OF A FOUND ¾" REBAR; THENCE NORTH 00 DEGREES 05 MINUTES 24 SECONDS EAST, 80.32 FEET TO A FOUND ½" IRON PIPE; THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 683.18 FEET TO A SET ¾" REBAR; THENCE SOUTH 18 DEGREES 59 MINUTES 37 SECONDS WEST, 163.79 FEET TO A SET ¾" REBAR; THENCE SOUTH 07 DEGREE 39 MINUTES 47 SECONDS WEST, 156.73 FEET TO A SET ¾" REBAR; THENCE NORTH 89 DEGREES 54 MINUTES 34 SECONDS WEST, 92.09 FEET TO A SET ¾" REBAR; THENCE SOUTH 84 DEGREES 22 MINUTES 46 SECONDS WEST, 201.00 FEET TO A SET ¾" REBAR; THENCE NORTH 89 DEGREES 54 MINUTES 34 SECONDS WEST, 303.37 FEET TO A FOUND ½" IRON PIPE AT THE POINT OF BEGINNING.
And 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
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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, Glenview

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 10, 2016 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.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Authorized Agent

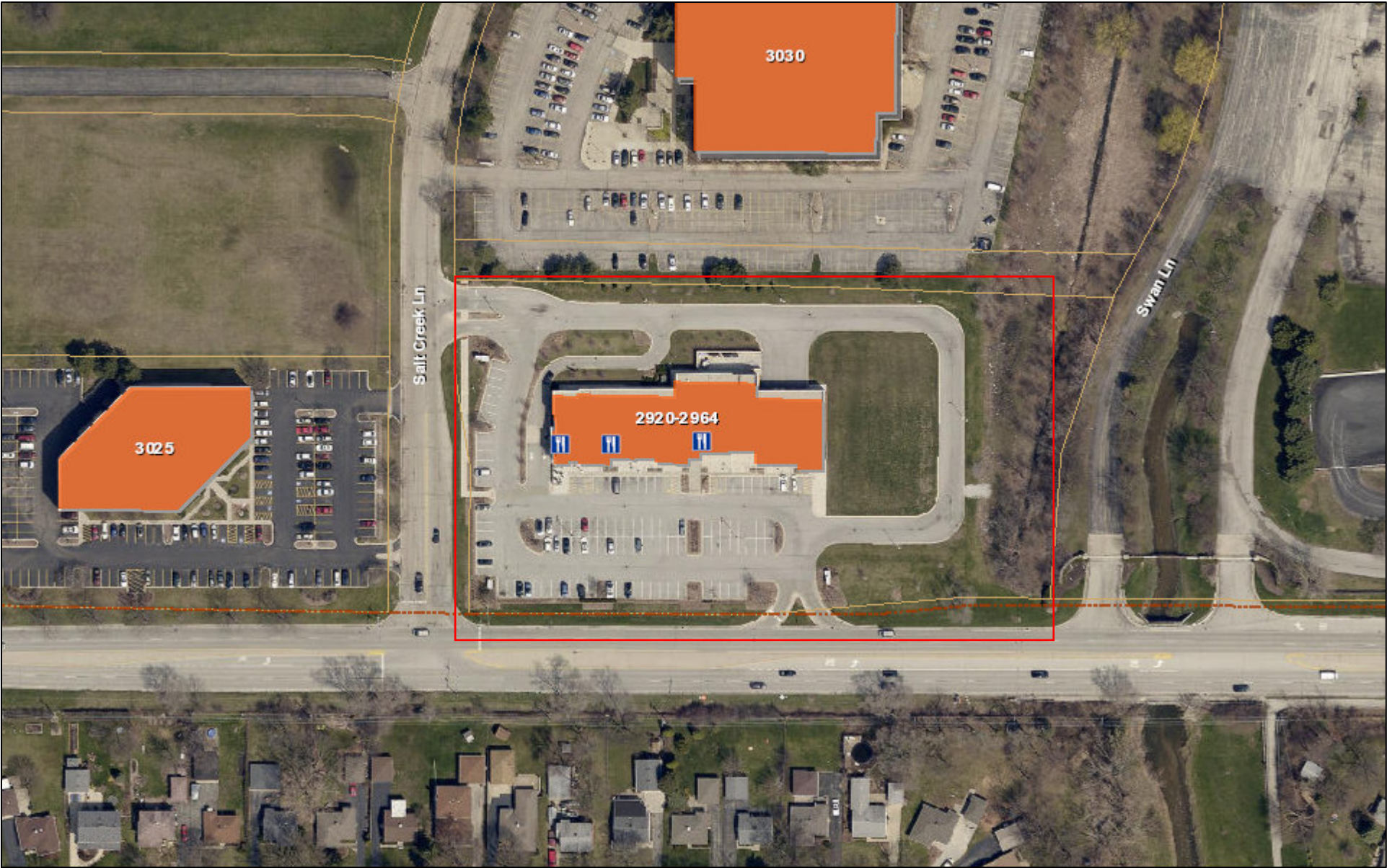
Control # 4440420

RECEIVED

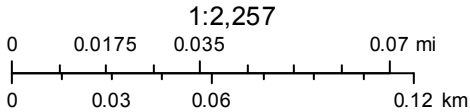
MAY 13 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Westgate Dental



January 4, 2016



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

January 23, 2016

Project Title: Westgate Dental
Address: 2900-2990 W. Euclid Ave.
Petitioner: Michael D. Firsel
Firsel and Ross
2801 Lakeside Drive – Suite 207
Bannockburn, IL 60015

Requested Action:

- Planned Unit Development to allow a new 6,921 sq. ft. building for a dental office at the east end of the Esplanade Shopping Center.

Variations Identified:

- None have been identified at this time.

Attendees: Michael D. Firsel, Petitioner
Rich Cavanaugh, Petitioner
Peter Kics, Petitioner
Mike Latoria, Petitioner
Cliff Toberman, Petitioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Bill Enright, Deputy Director of Planning & Community Service

PROPOSAL:

The subject site is part of the Esplanade shopping center, which is located at the northeast corner of Euclid Avenue and Salt Creek Lane. The existing center is approximately 18,500 square feet and the owner has a contract to sell the vacant pad to the east for a new 6,921 square foot medical office building for Westgate Dental. Other tenants at this location include Starbucks, Subway, Aurelio's Restaurant, Esplanade Wine and Spirits, among others.

The dental office would occupy the whole building. The petitioner shall provide the anticipated hours of operation for the dental office. According to the property owner, The Esplanade ownership will retain ownership of the Esplanade and the detention area to the far east side of the site, while the pad for the office building and parking will be owned by the office building owner.

DISCUSSION:

Mr. Firsel gave a brief overview of the development and existing tenants within the Esplanade Shopping Center. He stated that there is a vacant lot on the east end of the shopping center that is under contract by Dr. Peter Kics, who is intending to construct a dental office at that location. He said it would be a welcome addition to the shopping center. He explained the Dr. Kics owned an existing dental facility in downtown Arlington Heights and that he did not have plans to close that facility at this time and that he would operate the two dental offices within the community.

Mr. Enright stated that the proposed development would be have to be a PUD as two buildings are not allowed on a single lot. Mr. Enright provided background information on the specific zoning approvals needed and the potential issues

surrounding the development, which were the need for additional foundation plantings and preservation of trees, traffic generation and circulation, shared maintenance of common utilities and detention areas, cross parking and cross access, an existing easement that ran north to south abutting the proposed building on the east side, and the provision of a traffic study and parking survey showing the traffic patterns within the site and parking capacity of the development.

Mr. Toberman passed out an updated plan and outlined the changes in the new plan which showed the addition of parking spaces and reorientation of the southern parking area.

Discussion ensued regarding the site design and flow of traffic within the site and the access to the Starbucks drive-thru.

Mr. Enright mentioned that the sidewalk on the west side of the development should be extended down to the southwest corner of the site to connect with a future bike path.

Discussion ensued regarding an existing sign adjacent to the development.

Mr. Firsel stated that a Declaration of cross access and parking had been agreed upon by both parties and would be recorded.

Discussion ensued regarding the preservation of trees.

Mr. Enright stated that the building was a two story building and that parking requirements would be based off the total square footage of all floors within the building.

Mr. Toberman said that they would account for all floor area on all floor and confirmed that they will be providing more parking than required by code.

Discussion ensued regarding parking requirements.

Commissioner Jensen asked about the orientation of parking spots on the south side of the development.

Mr. Enright stated that this issue had been resolved and that staff was satisfied with the current configuration and site layout.

Commissioner Sigalos mentioned that the parking spaces on the west side of the proposed Westgate Dental site could be moved to become adjacent and up against the side of the building to avoid the creation of a drive aisle between parking spaces and the building where pedestrians would have to cross.

Mr. Toberman responded that the reason the site was oriented in this manner was that more spaces would fit on the west side of the drive aisle than on the east side and that by placing the parking on the west side of the drive aisle it would eliminate conflicts with delivery trucks.

Discussion ensued regarding delivery trucks.

Commissioner Cherwin recommended that a possible solution to pedestrian traffic on the drive aisle would be to dedicate the western parking spaces to employees only. He stated that the petitioner should pay attention to the site lines in relation to the existing Esplanade building.

Commissioner Green stated that he thought it would be a great project and that he supported the development.

RECOMMENDATION

Plat & Sub Committee concurred with Staff and encouraged the Petitioner to move forward.

Commissioner Green adjourned the meeting at 7:31 PM.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE

ALTA/ACSM LAND TITLE SURVEY

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

LEGEND

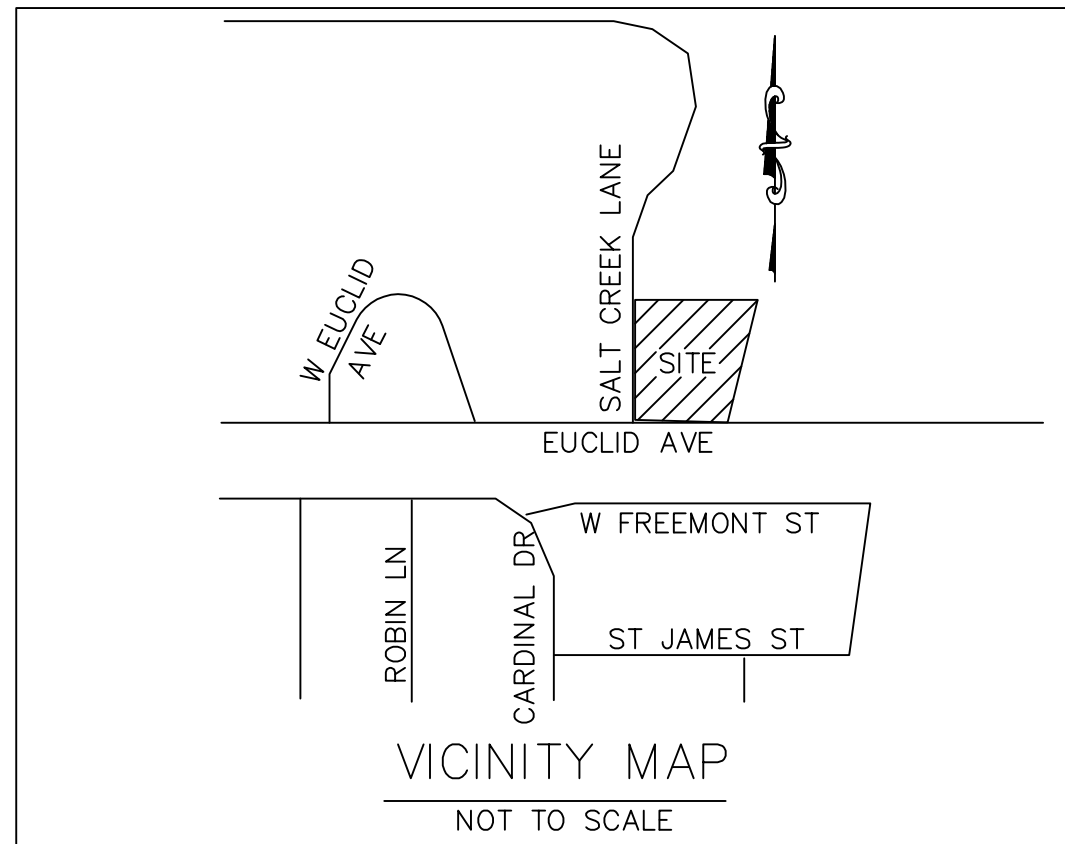
- MONUMENT SET AS NOTED
- MONUMENT FOUND AS NOTED
- ⚡ POWER POLE
- OHP OVERHEAD POWER
- X..X' DENOTES DISTANCE FROM BUILDING LINE TO PROP. LINE
- ① STORM SEWER MANHOLE
- ② SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ⊖ WATER MANHOLE
- # DENOTES ENCROACHMENTS
- A CORRESPONDES TO SCHEDULE B
- GR GROUND LIGHT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

ZONING DATA

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

APPARENT ENCROACHMENTS:

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



RECORD LEGAL DESCRIPTION

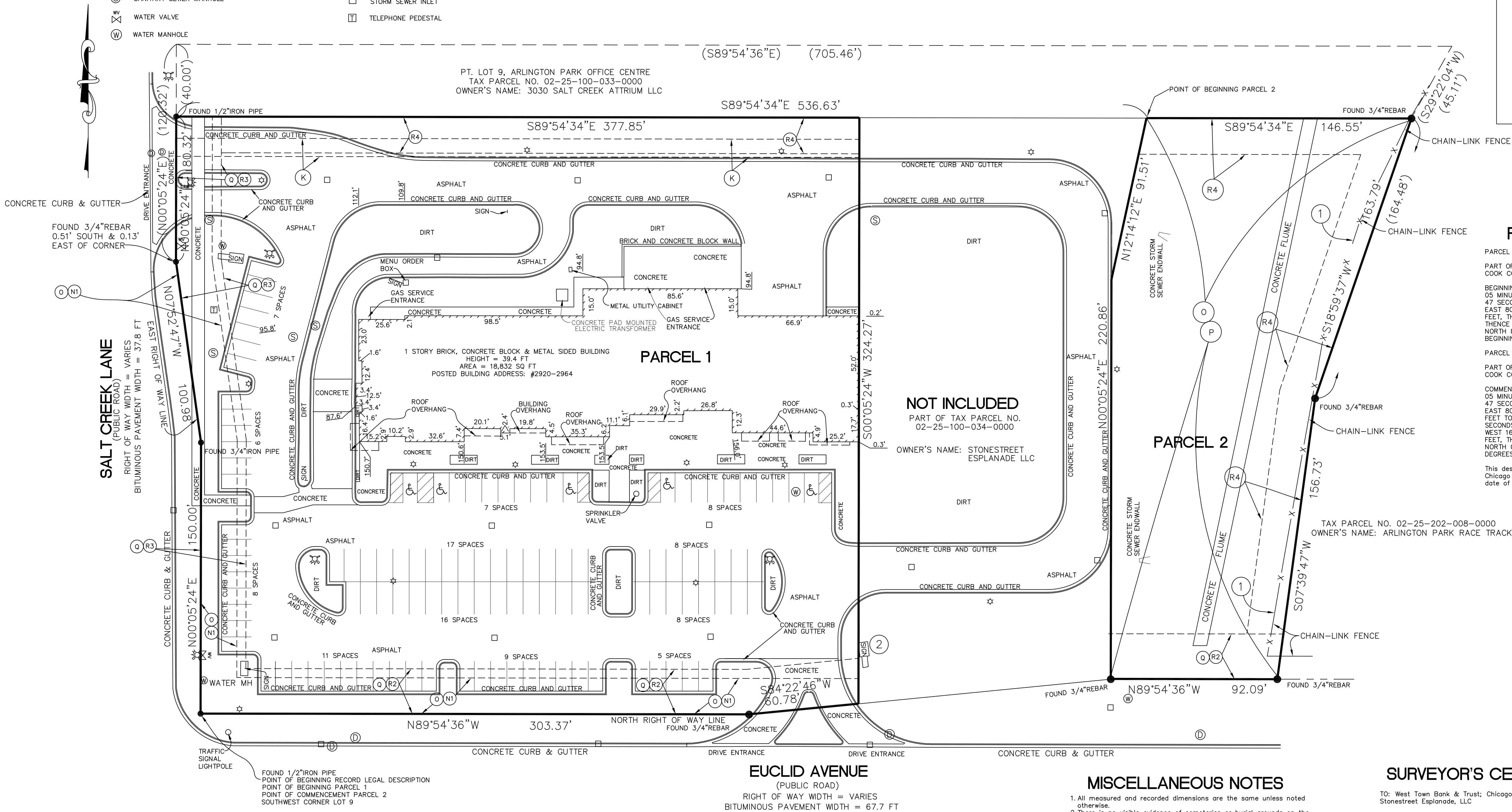
PARCEL 1:
PART OF LOT 9, ARLINGTON PARK OFFICE CENTRE, VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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



NOTES CORRESPONDING TO SCHEDULE B

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

MISCELLANEOUS NOTES

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

BASIS OF BEARINGS:

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

LOT AREA:

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

PARKING NOTE:

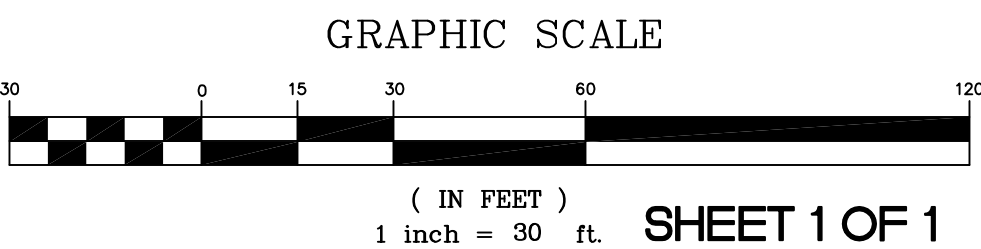
Parcel 1:
110 Regular stalls
5 Handicap stalls
Parcel 2:
0 Regular stalls
0 Handicap stalls

SURVEYOR'S CERTIFICATION

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

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

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



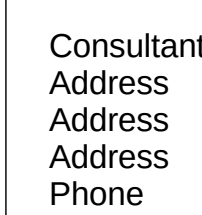
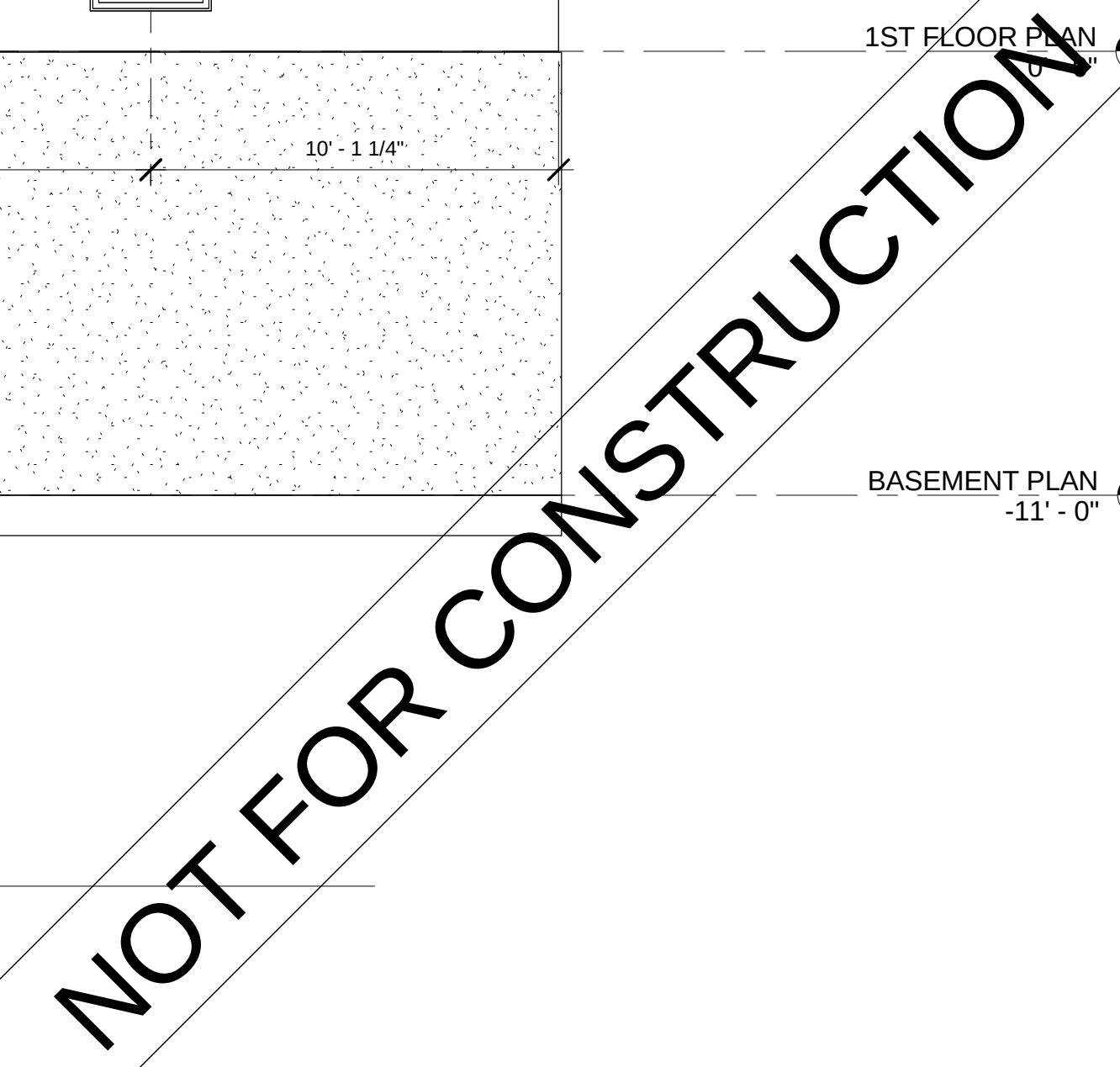
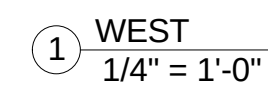
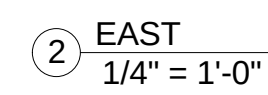
SHEET 1 OF 1

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

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

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

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



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

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

www.desergo.com

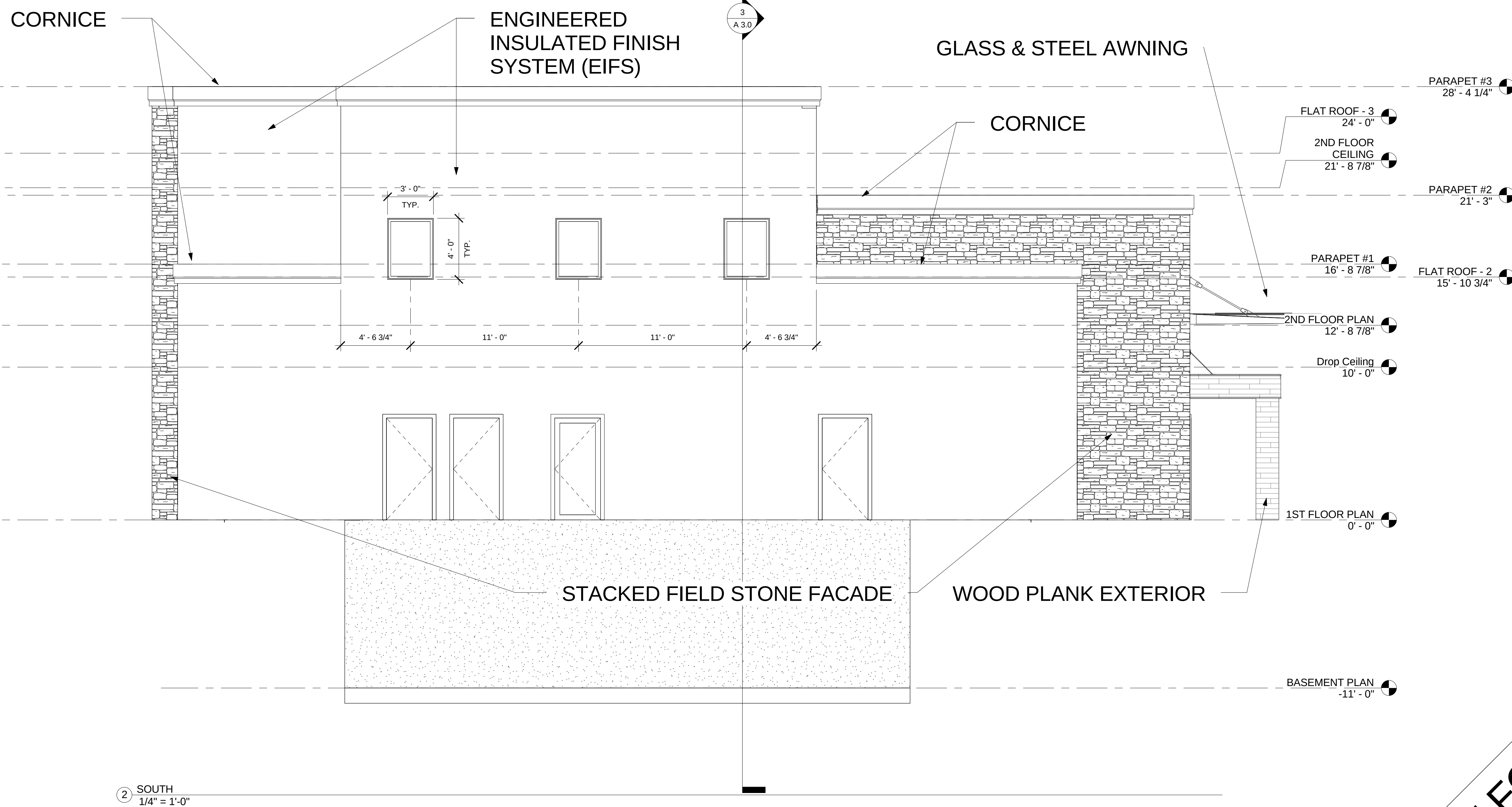
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DR. PETER KICS
WESTGATE DENTAL

ARLINGTON
HEIGHTS, IL

EXTERIOR ELEVATIONS

Project Number	KICS-2015
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Date 4/28/16

Drawn By	GP
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Checked By	PJL
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A 2.1

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

4/28/2016 3:34:19 PM

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Consultant
Address
Address
Address
Phone

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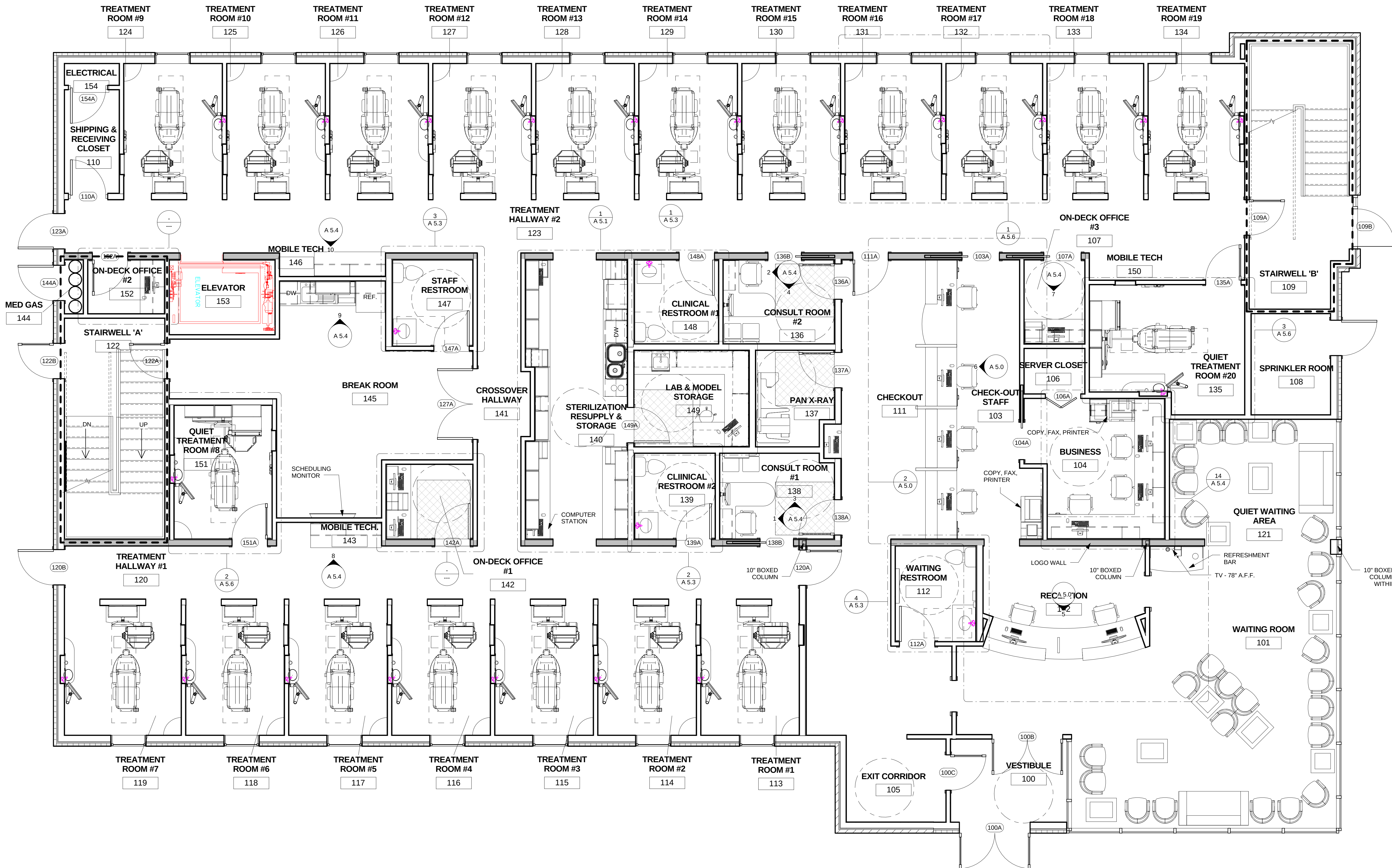
ARLINGTON
HEIGHTS, IL

FLOOR PLAN

Checked By	PJL
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A 1.0

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



① 1ST FLOOR PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

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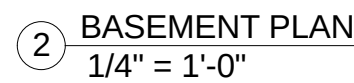
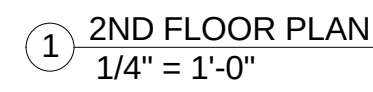
ARLINGTON
HEIGHTS, IL

DIMENSIONED FLOOR PLAN

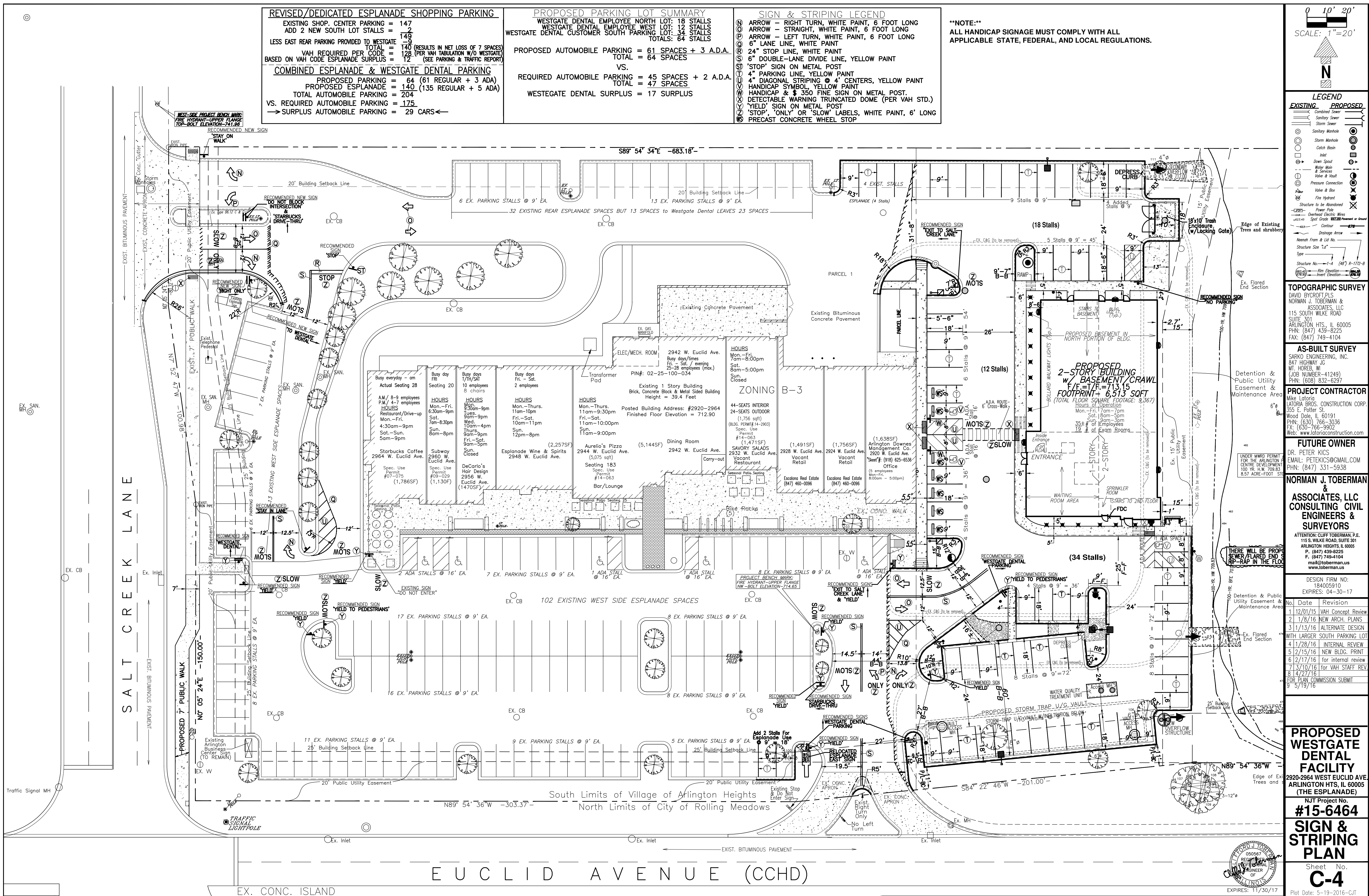
Project Number	KICS-2015
Date	4/28/16
Drawn By	GP
Checked By	DJA

A 1.1

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



***** MWRD PERMIT # 08-076 SUMMARY *****
ESPLANADE AT ARLINGTON PARK
A 4.67 ACRE PARCEL PORTION OF LOT 9
OF THE 36.68 ACRE ARLINGTON PARK OFFICE
CENTER DEVELOPMENT WITH 1.18 ACRE-FT.
STORAGE REQUIRED FOR THE 3.43 ACRE DEVELOPMENT
HOWEVER, 1.30 ACRE-FT LESS 1.18 ACRE LESS 0.046 ACRE-FT
1.30 ACRE-FT PROVIDED LESS 1.18 ACRE LESS 0.046 ACRE-FT
1.18 ACRE-FT FOR ESPLANADE PARKING EXPANSION
0.046 ACRE-FT CREDIT AVAILABLE
5273.43 ACRE-FT CREDIT AVAILABLE

REQUIRED BULLETIN-70 DETENTION CALCULATIONS									
DATE:	11/14/2015	PROJECT:	ARLINGTON PARK OFFICE CENTER	DATE:	11/14/2015	PROJECT:	ARLINGTON PARK OFFICE CENTER	DATE:	11/14/2015
DESIGNER:	CLIFF TOBERMAN & ASSOCIATES, LLC	CLIENT:	CLIFF TOBERMAN & ASSOCIATES, LLC	DESIGNER:	CLIFF TOBERMAN & ASSOCIATES, LLC	CLIENT:	CLIFF TOBERMAN & ASSOCIATES, LLC	DESIGNER:	CLIFF TOBERMAN & ASSOCIATES, LLC
TRIBUTARY AREA (A):	3.43	CONCRETE COEFFICIENT (C):	0.01	TRIBUTARY AREA (A):	3.43	CONCRETE COEFFICIENT (C):	0.01	TRIBUTARY AREA (A):	3.43
ALLOWABLE RELEASE RATE (R):	0.01	ALLOWABLE RELEASE RATE (R):	0.01	ALLOWABLE RELEASE RATE (R):	0.01	ALLOWABLE RELEASE RATE (R):	0.01	ALLOWABLE RELEASE RATE (R):	0.01
COMPUTED DETENTION STORAGE = 15,682 CFT REQUIRED									
STATION	TIME	INLET FLOW (CFS)	PEAK FLOW (CFS)	STORAGE (CFT)	STORAGE (CFT)	STORAGE (CFT)	STORAGE (CFT)	STORAGE (CFT)	STORAGE (CFT)
0.00	0	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.10	10	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.20	20	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.30	30	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.40	40	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.50	50	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.60	60	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.70	70	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.80	80	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.90	90	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.00	100	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.10	110	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
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1.30	130	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.40	140	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.50	150	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.60	160	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.70	170	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.80	180	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.90	190	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
2.00	200	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00

Revised Curve Number									
PROJECT:	ARLINGTON PARK OFFICE CENTER	DATE:	11/14/2015	PROJECT:	ARLINGTON PARK OFFICE CENTER	DATE:	11/14/2015	PROJECT:	ARLINGTON PARK OFFICE CENTER
DESIGNER:	CLIFF TOBERMAN & ASSOCIATES, LLC	CLIENT:	CLIFF TOBERMAN & ASSOCIATES, LLC	DESIGNER:	CLIFF TOBERMAN & ASSOCIATES, LLC	CLIENT:	CLIFF TOBERMAN & ASSOCIATES, LLC	DESIGNER:	CLIFF TOBERMAN & ASSOCIATES, LLC
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ALLOWABLE RELEASE RATE (R):	0.01	ALLOWABLE RELEASE RATE (R):	0.01	ALLOWABLE RELEASE RATE (R):	0.01	ALLOWABLE RELEASE RATE (R):	0.01	ALLOWABLE RELEASE RATE (R):	0.01
COMPUTED DETENTION STORAGE = 15,682 CFT REQUIRED									
STATION	TIME	INLET FLOW (CFS)	PEAK FLOW (CFS)	STORAGE (CFT)	STORAGE (CFT)	STORAGE (CFT)	STORAGE (CFT)	STORAGE (CFT)	STORAGE (CFT)
0.00	0	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.10	10	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.20	20	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.30	30	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.40	40	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.50	50	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.60	60	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.70	70	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.80	80	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
0.90	90	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.00	100	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.10	110	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.20	120	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.30	130	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.40	140	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.50	150	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.60	160	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.70	170	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.80	180	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
1.90	190	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00
2.00	200	10.00	9.78	0.00	0.00	0.00	0.00	0.00	0.00

STORM SEWER DATA

10 PROVIDE RIP-RAP TO EXIST. CONCRETE CHANNEL FROM CONCRETE FLARED END SECTION DOWN-SLOPE

11 EA. 12" FLARED END SECTION, WITH RIP-RAP

12 EA. 12" RCP(CL-IV) @ 0.22%

13 EA. AUTOMATIC DRAINAGE GATE (NEENAH R-5050-SF12)

14 3 LF 12" RCP(CL-IV) @ 0.50%

15 EA. 2" RESTRICTOR W/ TRAP, PROJECTING EDGE (SEE DETAIL SHEET)

16 8 LF 12" RCP(CL-IV) @ 0.22%

17 120 LF 4" PERFORATED PVC(SDR-26) w/ SOCK @ 0.20%

18 EA. STORM TRAP UNDERGROUND VOLUME STORAGE VAULT ON 8" CONCRETE BASE (See Storm Trap Dwg./Sections)

19 4 LF 12" PVC(SDR-26)

20 EA. STORM TRAP STORM WATER QUALITY STRUCTURE (4'-9"x8'-9") (NOTE: SEE STORM TRAP DRAWINGS)

21 27 LF 12" RCP(CL-IV) @ 0.22%

22 49 LF 12" RCP(CL-IV) @ 0.22%

23 15 LF 4" PERFORATED PVC(SDR-26) w/ SOCK @ 0.50%

24 14 LF 4" PERFORATED PVC(SDR-26) w/ SOCK @ 0.50%

25 12 LF 4" PERFORATED PVC(SDR-26) w/ SOCK @ 0.50%

26 19 LF 4" PERFORATED PVC(SDR-26) w/ SOCK @ 0.50%

27 68 LF 12" DIP(CL-52) @ 0.20%

28 12 LF 6" DIP(CL-52) @ 0.20%

29 36 LF 24" RCP(CL-IV) @ 0.12%

30 85 LF 6" PVC(SDR-26) @ 1.00%

31 PLUG EX. STORM SEWER WITH 2 LF CONCRETE MORTAR

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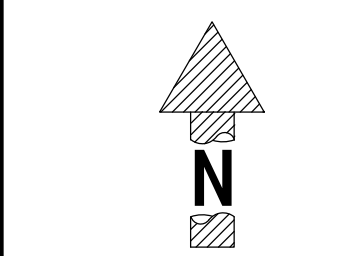
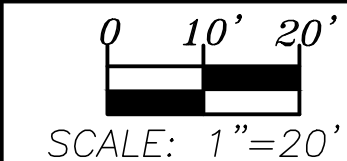
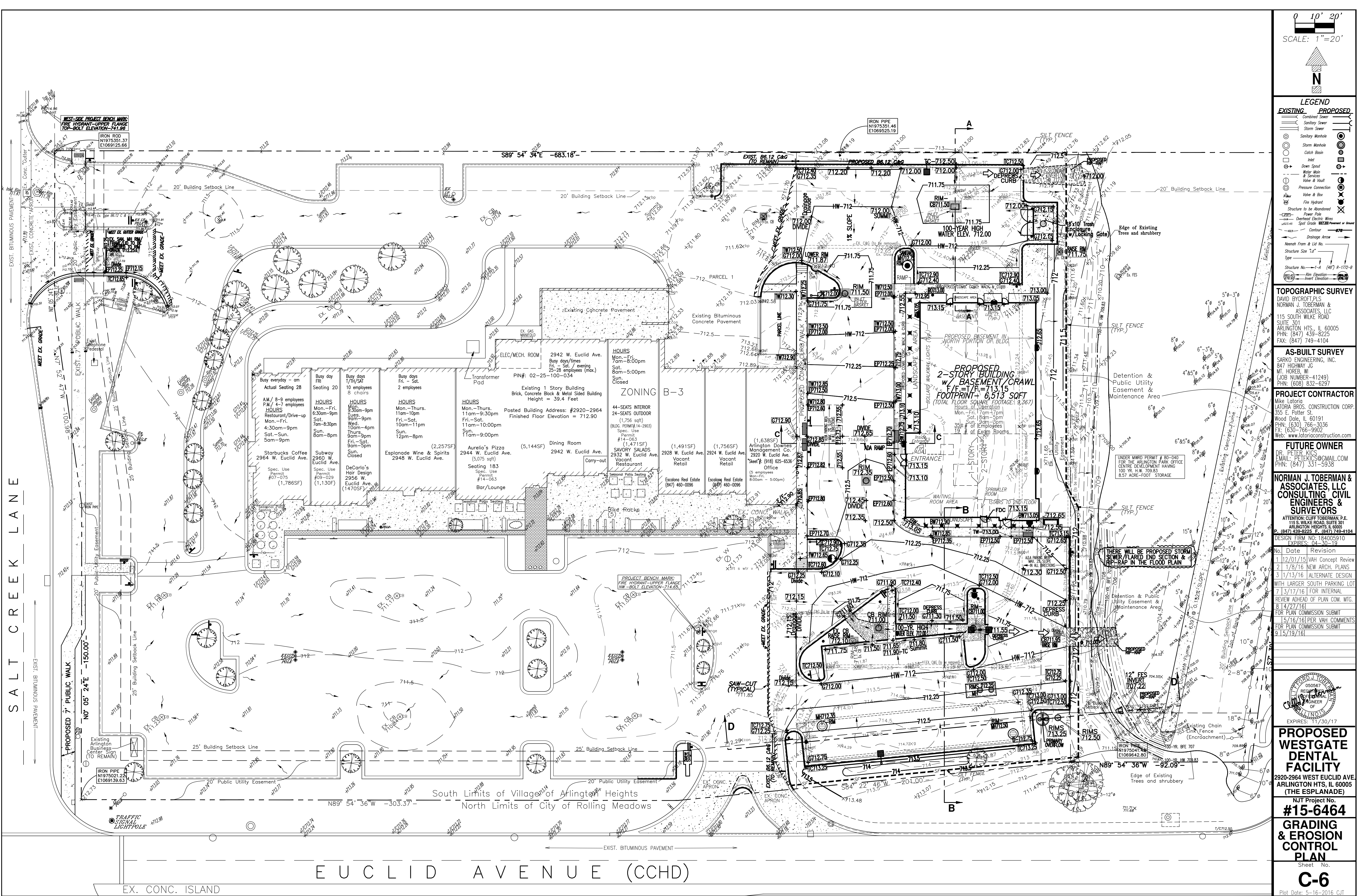
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248 12 LF 6" DIP(CL-52) @



LEGEND

- | | |
|--------------------------------------|--------------------------------------|
| EXISTING | PROPOSED |
| Combined Sewer | Sanitary Sewer |
| Sanitary Sewer | Storm Sewer |
| Sanitary Manhole | Storm Manhole |
| Catch Basin | Inlet |
| Down Spout | Water Main & Service |
| Valve & Hydrant | Pressure Connection |
| Valve & Box | Fire Hydrant |
| Structure to be Abandoned | Power Pole |
| Overhead Electric Wires | Spot Grade (80% Placement or Ground) |
| Spot Grade (80% Placement or Ground) | Contour |
| Drainage Arrow | Heenah Fram & Lid No. |
| Structure Size "x"y" | Type |
| Structure No. 1-4 (48") R-172-B | Rim Elevation |
| Invert Elevation | |

TOPOGRAPHIC SURVEY

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

AS-BUILT SURVEY

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

PROJECT CONTRACTOR

Mike Latorio
LATORIO BROS. CONSTRUCTION CORP.
355 E. Potter St.
Wood Dale, IL 60191
PHN: (630) 766-3036
FAX: (630) 766-9902
Web: www.latorioconstruction.com

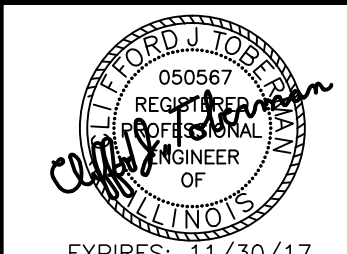
FUTURE OWNER

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

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

ATTENTION: CLIFF TOBERMAN, P.E.
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P: (847) 439-8225 F: (847) 749-4104
DESIGN FIRM NO: 184005910
EXPIRES: 04-30-19

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

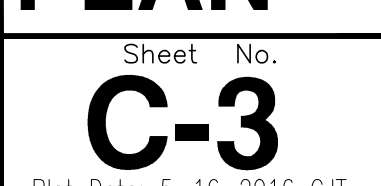


PROPOSED WESTGATE DENTAL FACILITY

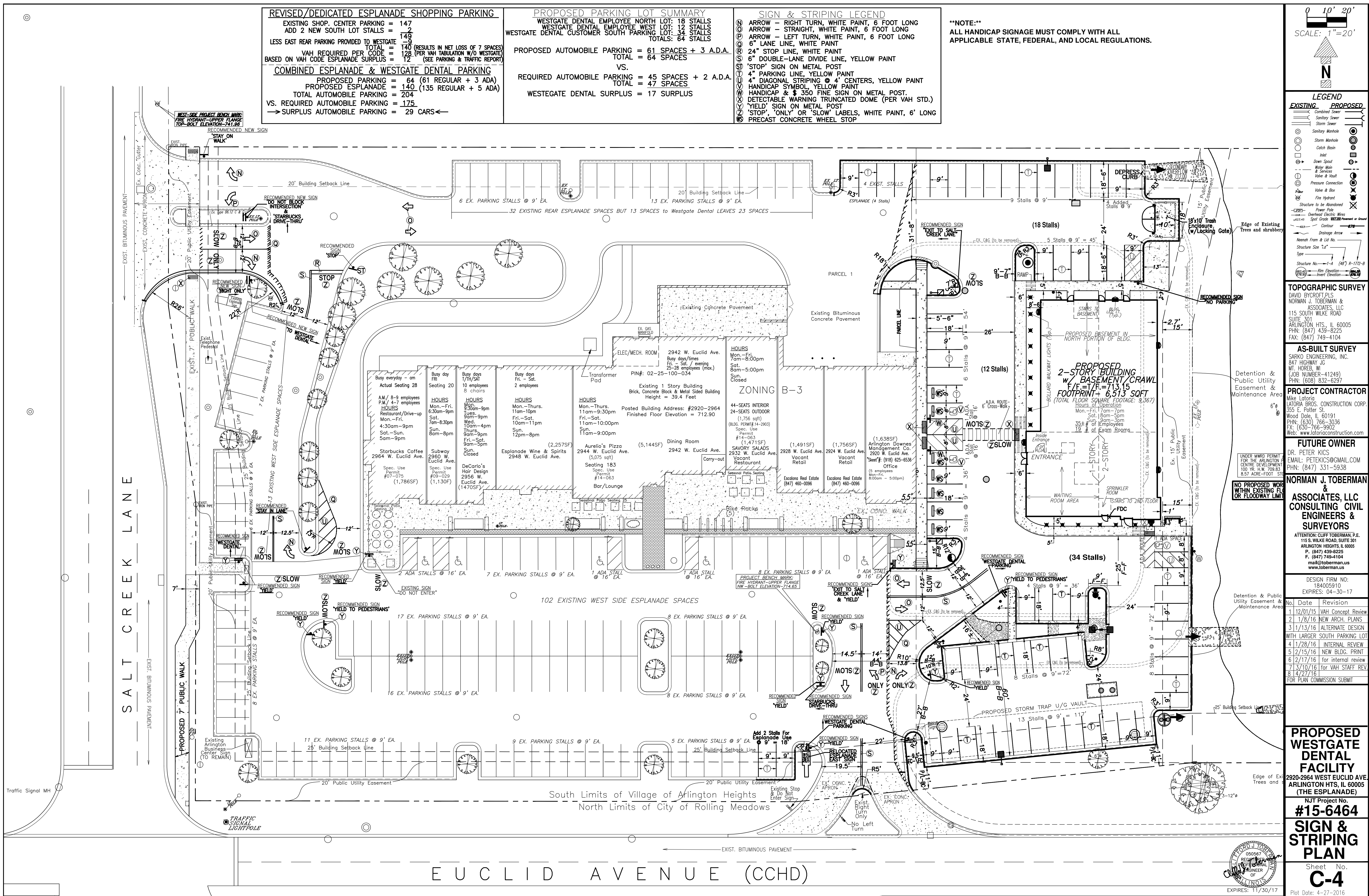
2920-2964 WEST EUCLID AVE.
ARLINGTON HTS., IL 60005
(THE ESPLANADE)
NJ Project No.
#15-6464

**GRADING
& EROSION
CONTROL
PLAN**

Sheet No.
C-6
Plot Date: 5-16-2016 CJT



1\2015 JOBS\15-6464 (WESTGATE DENTAL BUILDING) 2900 W EUCLID AVENUE (ARLINGTON HTS)\15-6464 MASTER (5-19-16 CIT)-FOR VILLAGE SUBMIT.dwg, 5/20/2016 12:07:09 PM

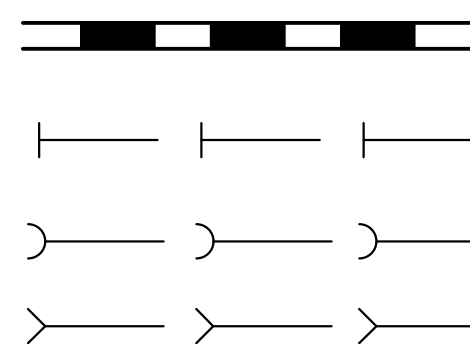


M.W.R.D.G.C. GENERAL NOTES

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

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

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



MWRD INTERCEPTOR
STORM SEWER
SANITARY SEWER
SANITARY FORCE MAIN



SCALE: 1" = 450' ±

PROJECT SITE

LEGEND

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

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

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

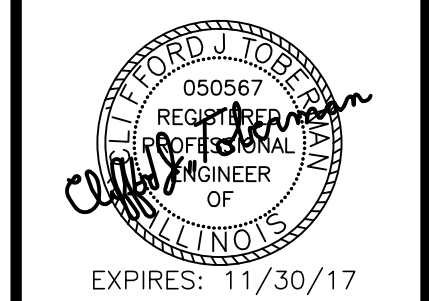
FUTURE OWNER
DR. PETER KICS
EMAIL: PETEKICS@GMAIL.COM
PHN: (847) 331-5938

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

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

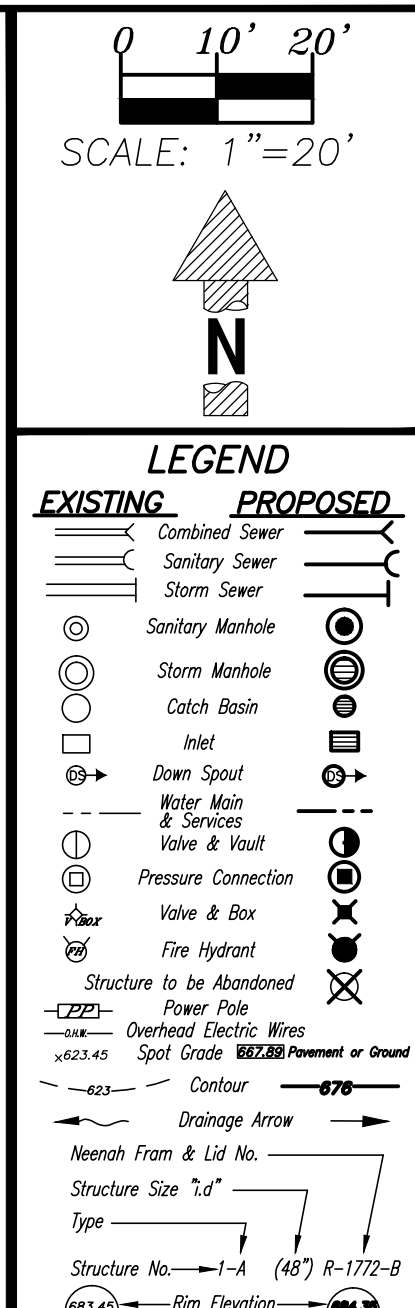
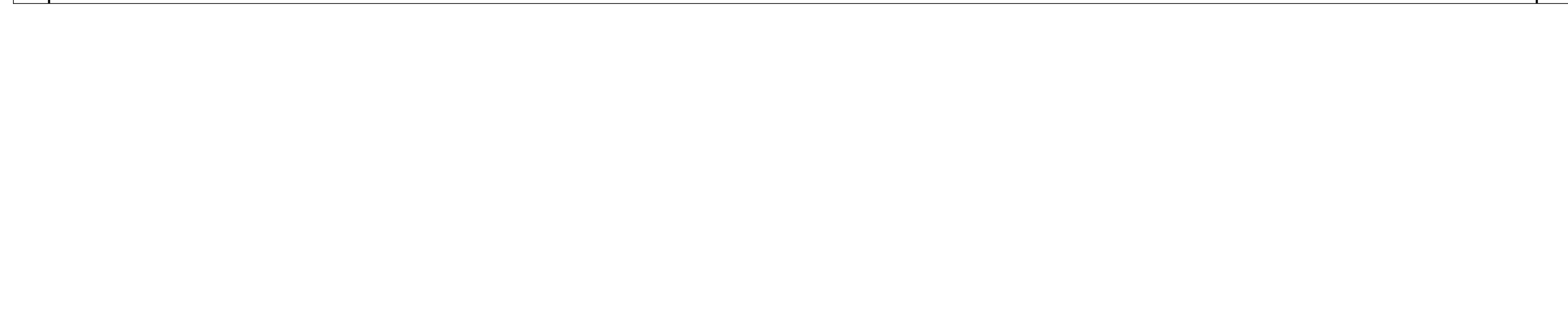
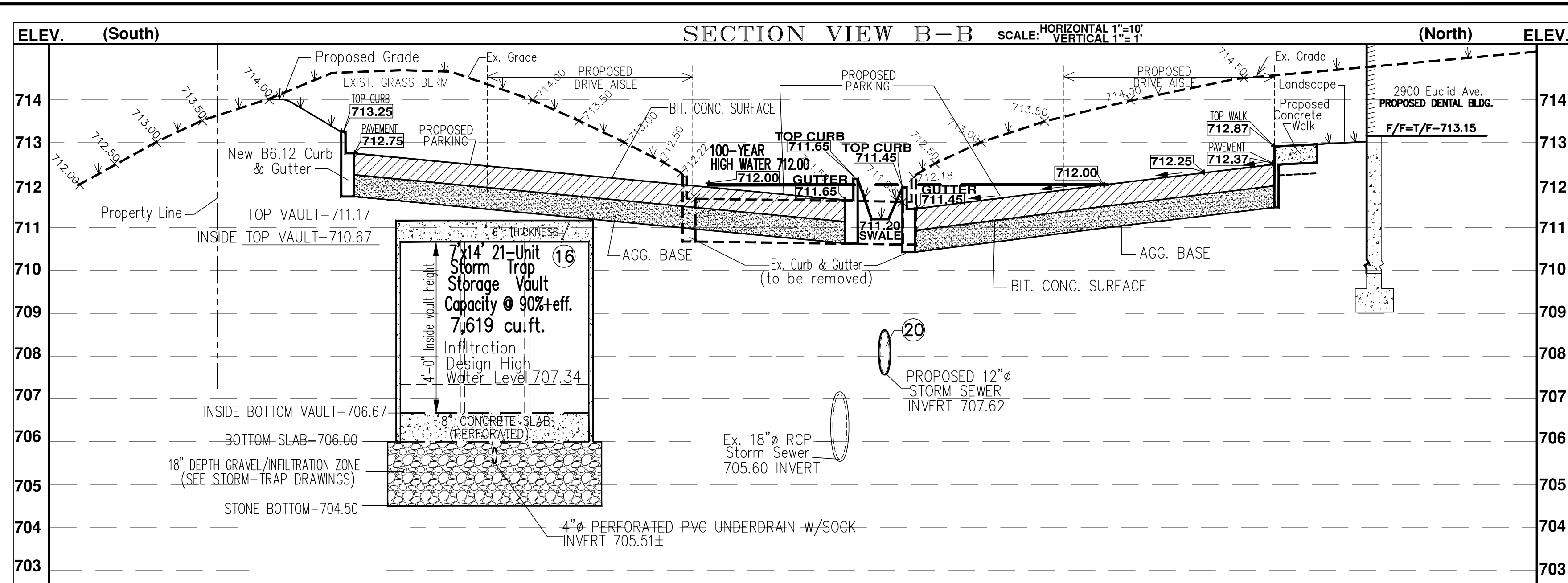


**PROPOSED
DENTAL
FACILITY**
2920-2964 WEST EUCLID AVE.
ARLINGTON HTS., IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

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

Sheet No.
C-8



TOPOGRAPHIC SURVEY
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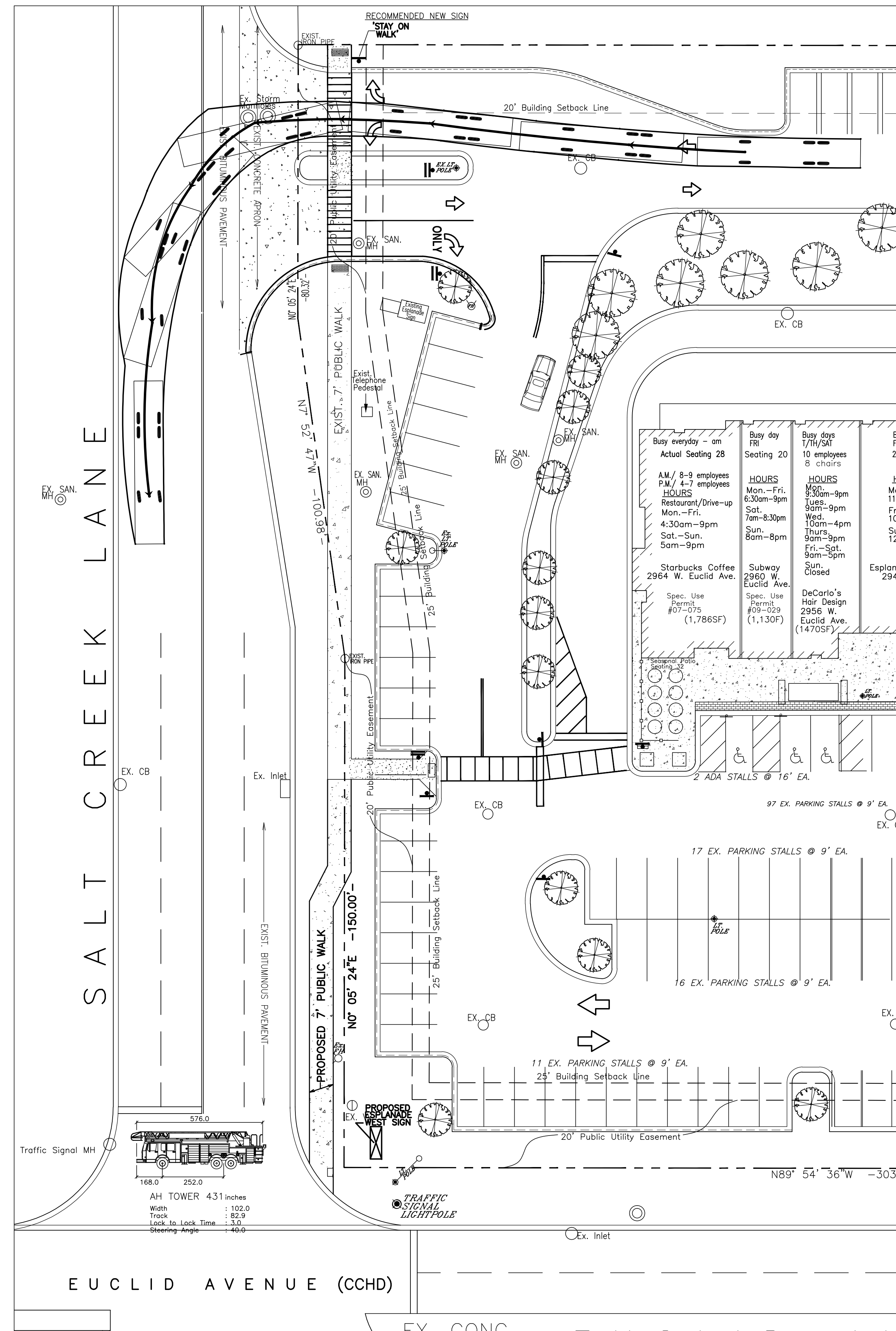
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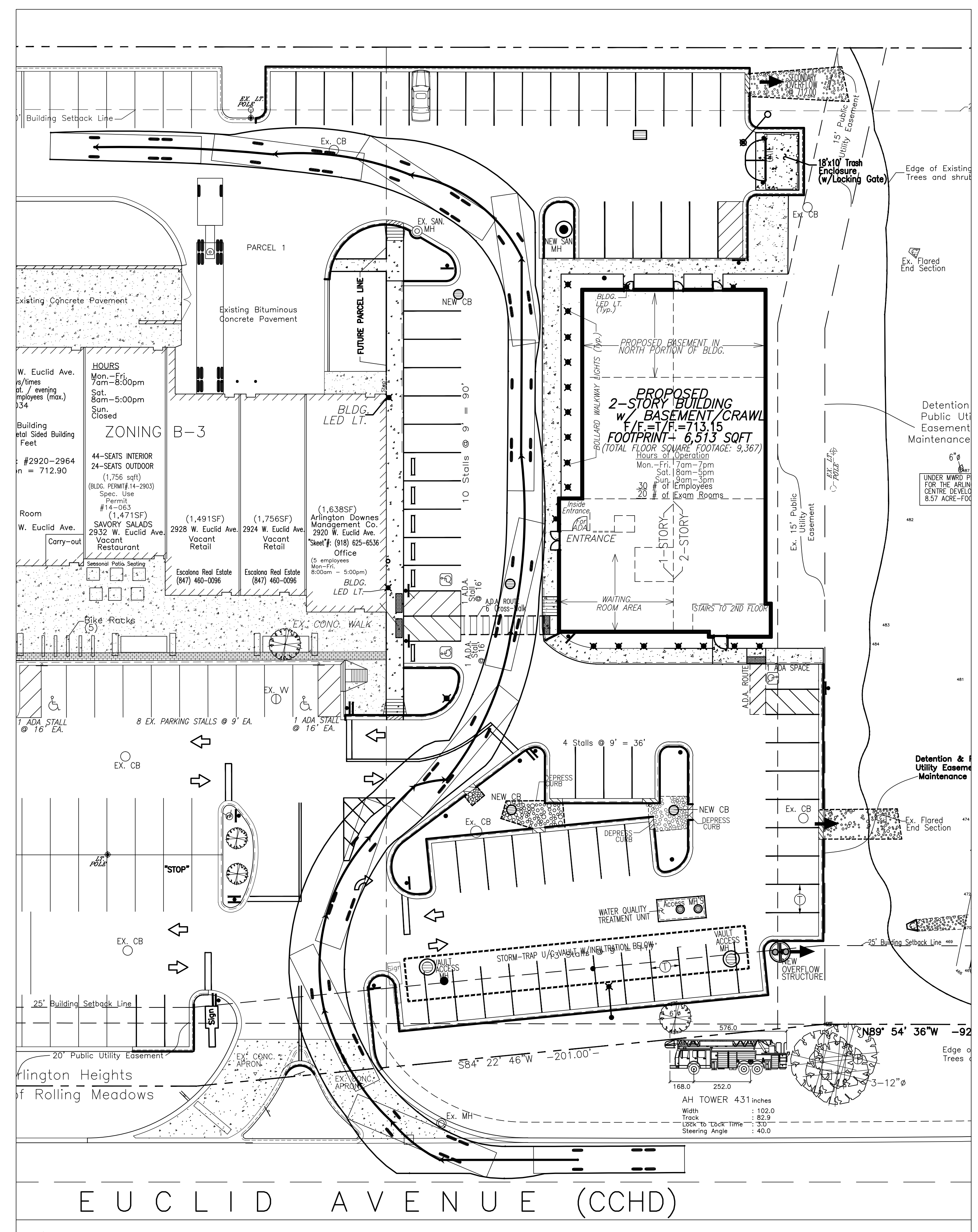
DESIGN FIRM NO: 184005910 EXPIRES: 04-30-19		
No.	Date	Revision
1	12/01/15	VAH Concept Review
7	3/17/16	FOR INTERNAL REVIEW
8	4/27/16	FOR PLAN COMMISSION SUBMIT
9	5/16/16	REVISED PER VAH COMMENTS FOR PLAN COMMISSION SUBMIT



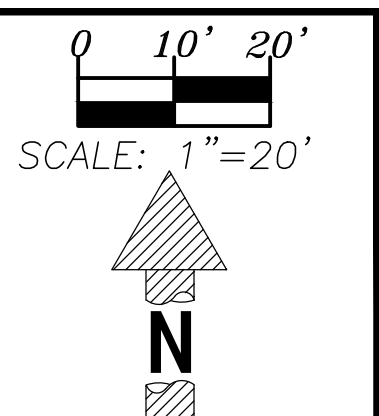
**PROPOSED
DENTAL
FACILITY**
2920-2964 WEST EUCLID AVE.
ARLINGTON HTS., IL 60005
(THE ESPLANADE)
NJT Project No.
#15-6464
**CROSS-
SECTIONS
SHEET**
Sheet No.
C-7
Plot Date: 4-27-16



Fire truck makes a left hand turn onto Salt Creek Lane



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



LEGEND	
EXISTING	PROPOSED
Combined Sewer	Combined Sewer
Sanitary Sewer	Sanitary Sewer
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Down Spout	Down Spout
Wash & Services	Wash & Services
Valve & Vault	Valve & Vault
Pressure Connection	Pressure Connection
Valve & Box	Valve & Box
Fire Hydrant	Fire Hydrant
Structure to be Abandoned	Structure to be Abandoned
Overhead Electric Wires	Overhead Electric Wires
Spot Ground	Spot Ground
Contour	Contour
Drainage Arrow	Drainage Arrow
Manhole from & Lid No.	Manhole from & Lid No.
Structure Size "7.5"	Structure Size "7.5"
Type	Type
Structure No. 1-A	Structure No. 1-A
48"	48"
Rim Elevation	Rim Elevation
683.42	682.88
Pointment or Ground	Pointment or Ground

TOPOGRAPHIC SURVEY
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AS-BUILT SURVEY
MARTKO ENGINEERING, INC.
147 HIGHWAY JG
WAT. HOREB, WI
JOB NUMBER-41249)
PHN: (608) 832-6297

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TORIA BROS. CONSTRUCTION CORP.
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DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

Date	Revision
12/01/15	VAH Concept Review
1/8/16	NEW ARCH. PLANS
1/13/16	ALTERNATE DESIGN
TH LARGER	SOUTH PARKING LOT
1/28/16	INTERNAL REVIEW
2/15/16	NEW BLDG. PRINT
2/17/16	for internal review

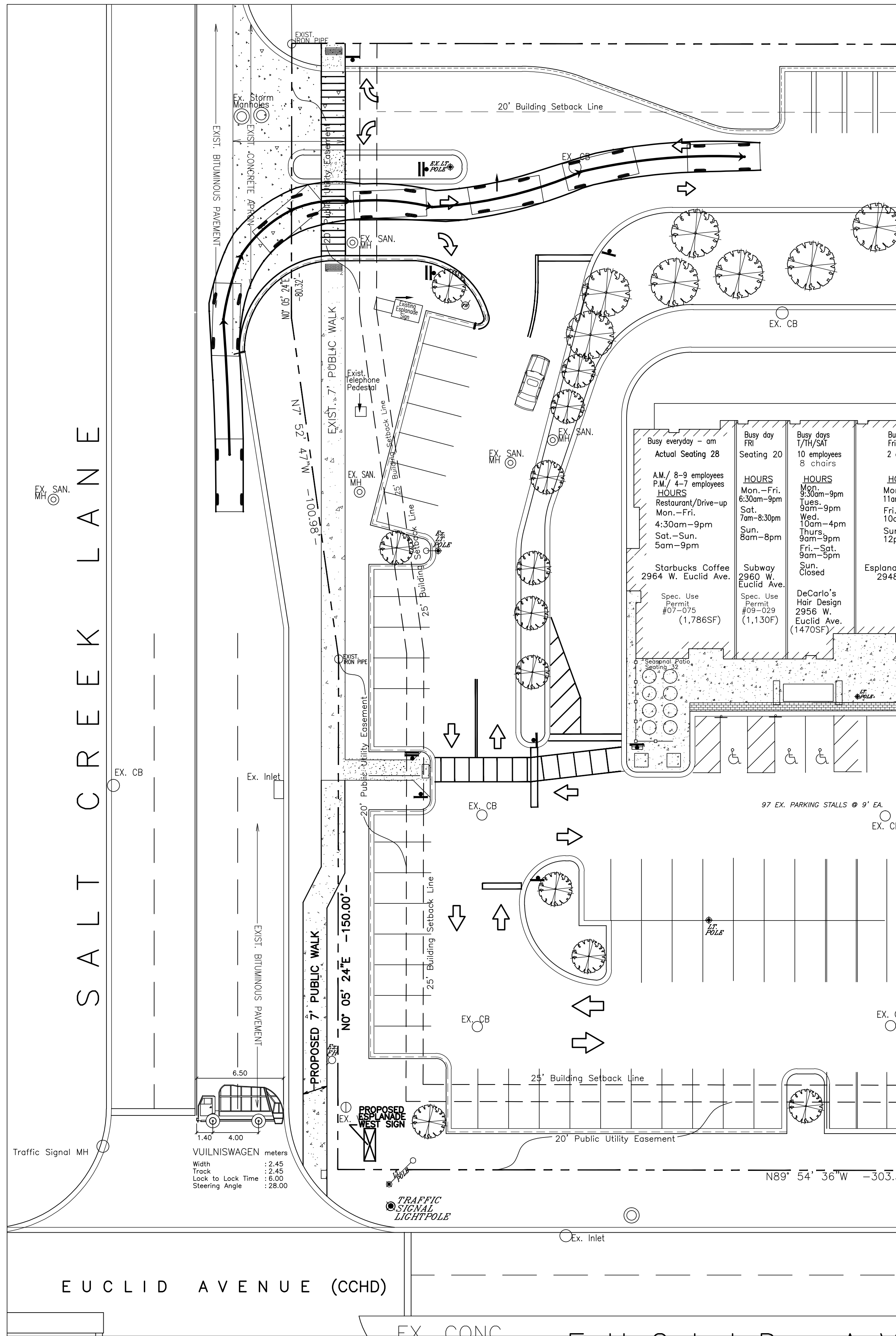
**PROPOSED
WESTGATE
DENTAL
FACILITY**
920-2964 WEST EUCLID AVE.
ARLINGTON HTS, IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464

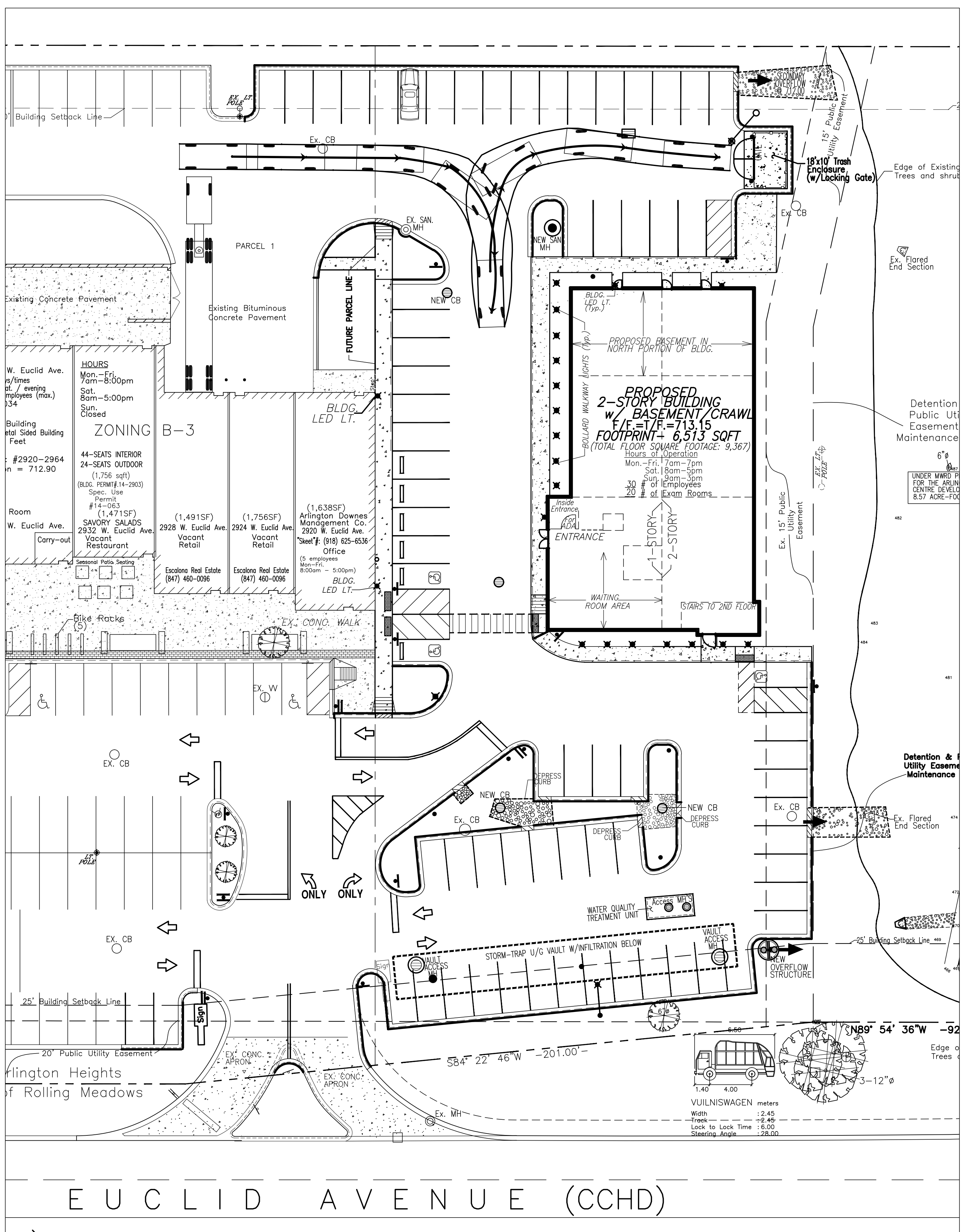
Fire Truck Exhibit

Sheet No.
FE-3

Plot Date: 2-17-2016 cjt



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



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

0 10' 20'

SCALE: 1"=20'

N

LEGEND

EXISTING

PROPOSED

Combined Sewer

Sanitary Sewer

Storm Sewer

Sanitary Manhole

Storm Manhole

Catch Basin

Man

Down Spout

Water Main & Services

Valve & Vault

Pressure Connection

Valve & Box

Fire Hydrant

Structure to be Abandoned

Power Pole

Overhead Electric Wires

Spot Grade

Spot Grade

Contour

Drainage Arrow

Neenah Form & Lid No.

Structure Size "x"

Type

Structure No. 1-A (48") R-172-B

Rim Elevation

Invert Elevation

TOPOGRAPHIC SURVEY

DAVID BYCROFT PLS

NORMAN J. TOBERMAN & ASSOCIATES, LLC

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SUITE 301

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FAX: (847) 749-4104

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SARKO ENGINEERING, INC.

847 HIGHWAY JG

MT. PROPER, WI

(JOB NUMBER-41249)

PHN: (608) 832-6297

PROJECT CONTRACTOR

Mike Latorio

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DESIGN FIRM NO:

184005910

EXPIRES: 04-30-17

No.

Date

Revision

1

12/01/15

VAH Concept Review

2

1/8/16

NEW ARCH. PLANS

3

1/13/16

ALTERNATE DESIGN

WITH LARGER SOUTH PARKING LOT

4

1/28/16

INTERNAL REVIEW

5

2/15/16

NEW BLDG. PRINT

6

2/17/16

for internal review

PROPOSED WESTGATE DENTAL FACILITY

2920-2964 WEST EUCLID AVE.

ARLINGTON HTS., IL 60005

(THE ESPLANADE)

NJT Project No.

#15-6464

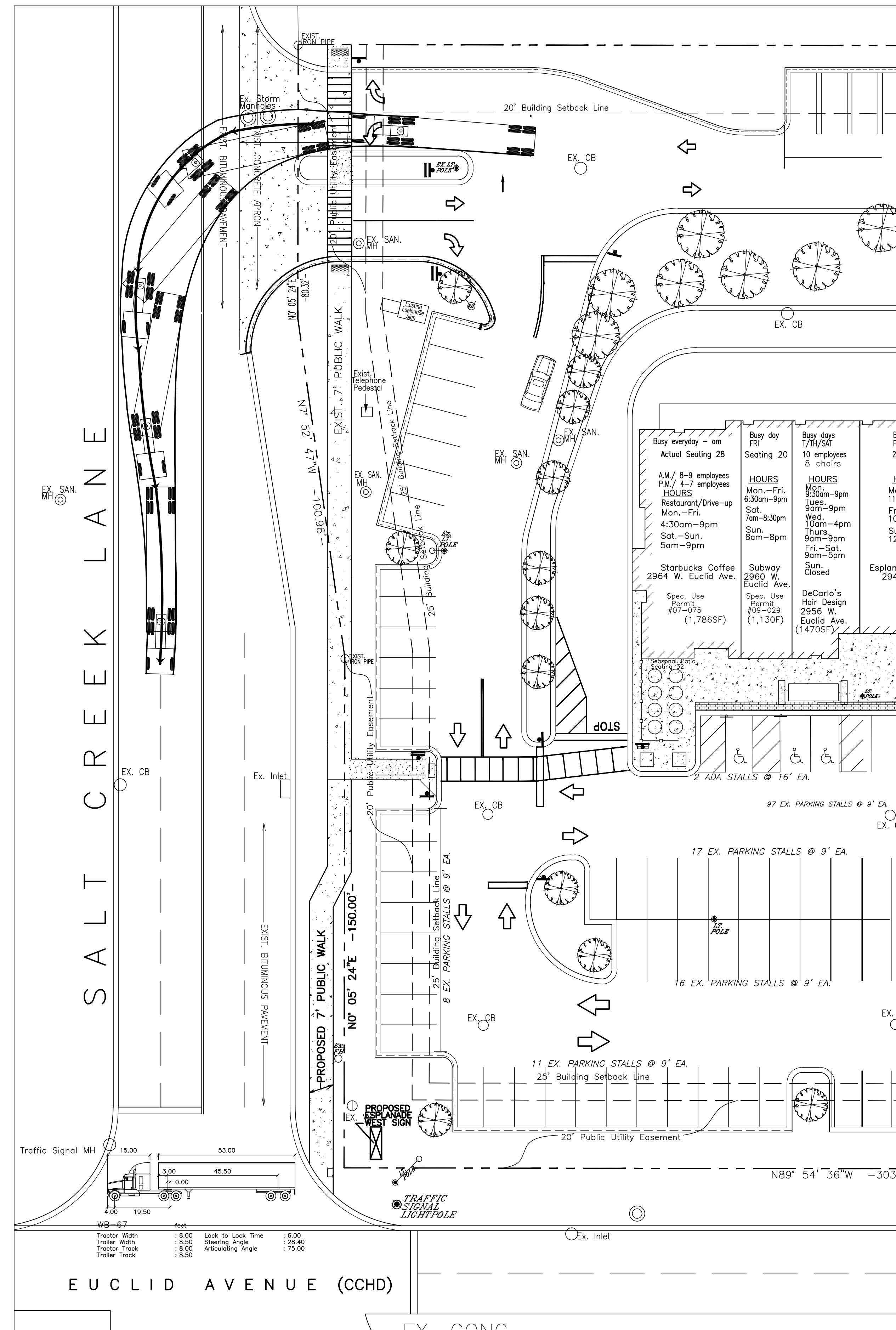
Garbage Truck Exhibit

Sheet No.

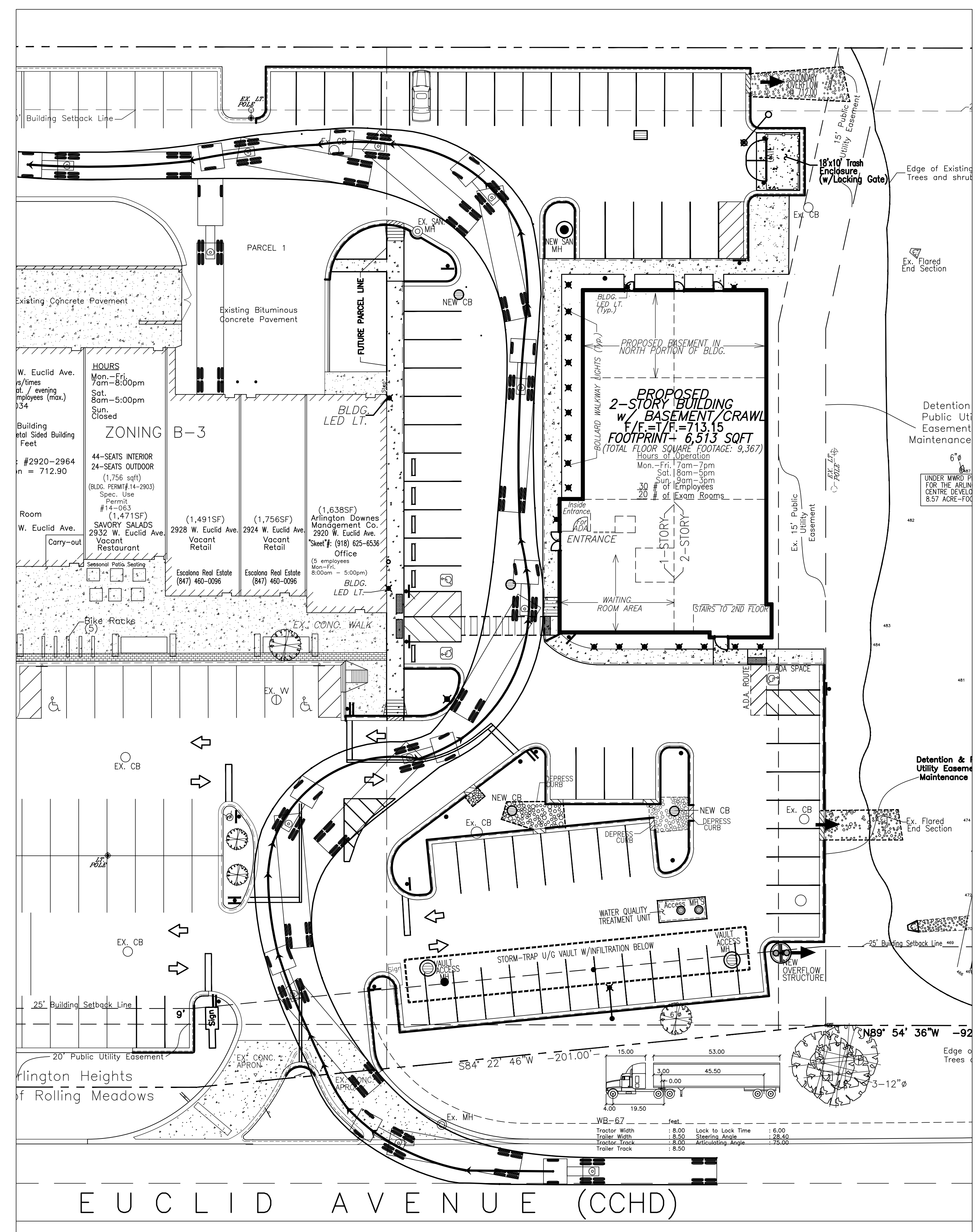
TE-4

Plot Date: 2-17-2016 cjt

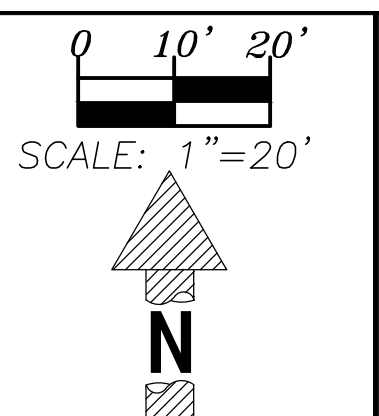
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Exiting the rear of the shopping center, making a left hand turn onto Salk creek Lane



Semi-Truck (WB-62) making a right hand turn onto the shopping center (driving on the west side of the dental facility) making a left hand turn at the rear of the shopping center.



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

TOPOGRAPHIC SURVEY
DAVID BYCROFT, PLS
NORMAN J. TOBERMAN &
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AS-BUILT SURVEY
MARTKO ENGINEERING, INC.
147 HIGHWAY JG
WAT. HOREB, WI
JOB NUMBER-41249
PHN: (608) 832-6297

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**ORMAN J. TOBERMAN
&
ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS**

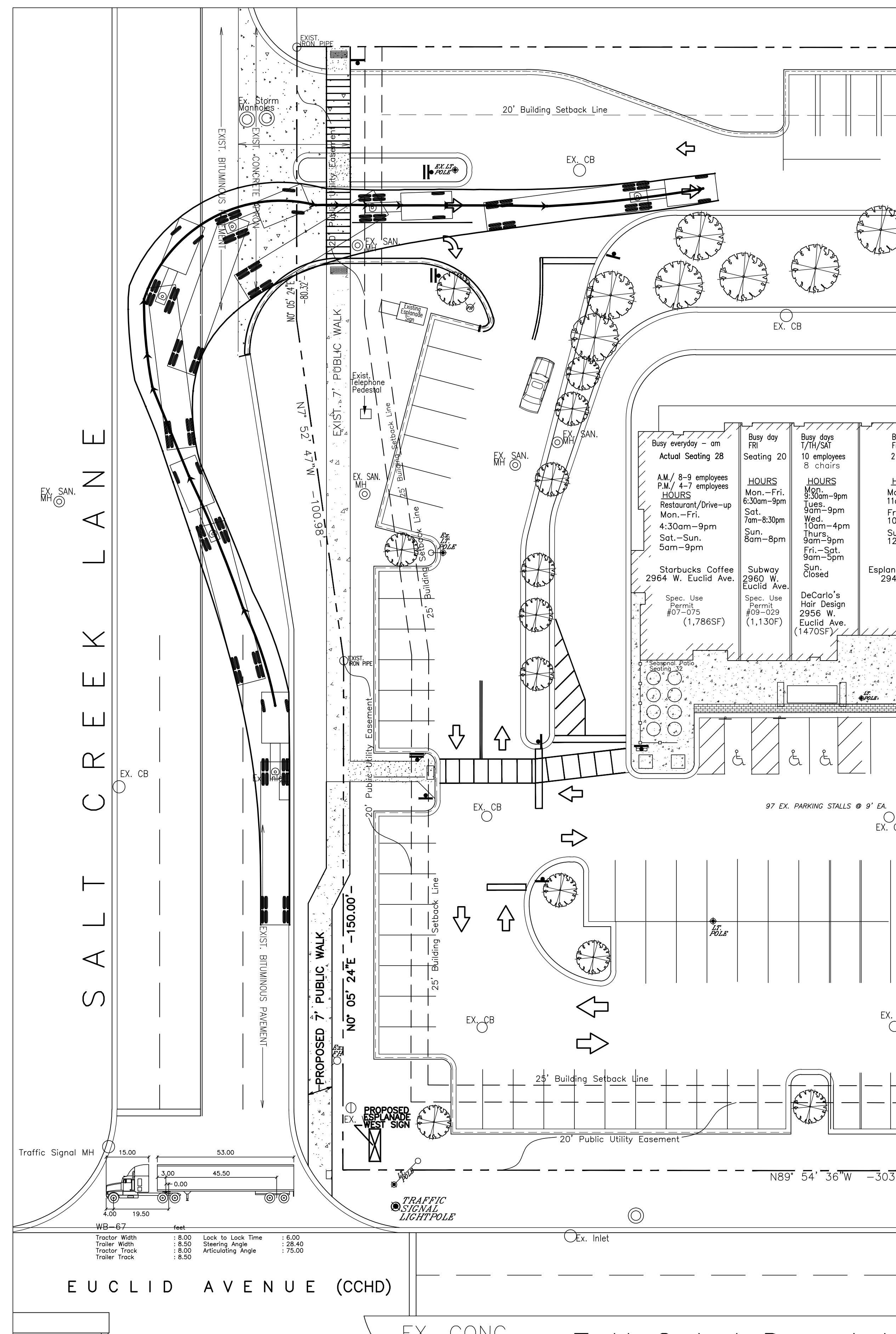
ATTENTION: CLIFF TOBERMAN, P.E.
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DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

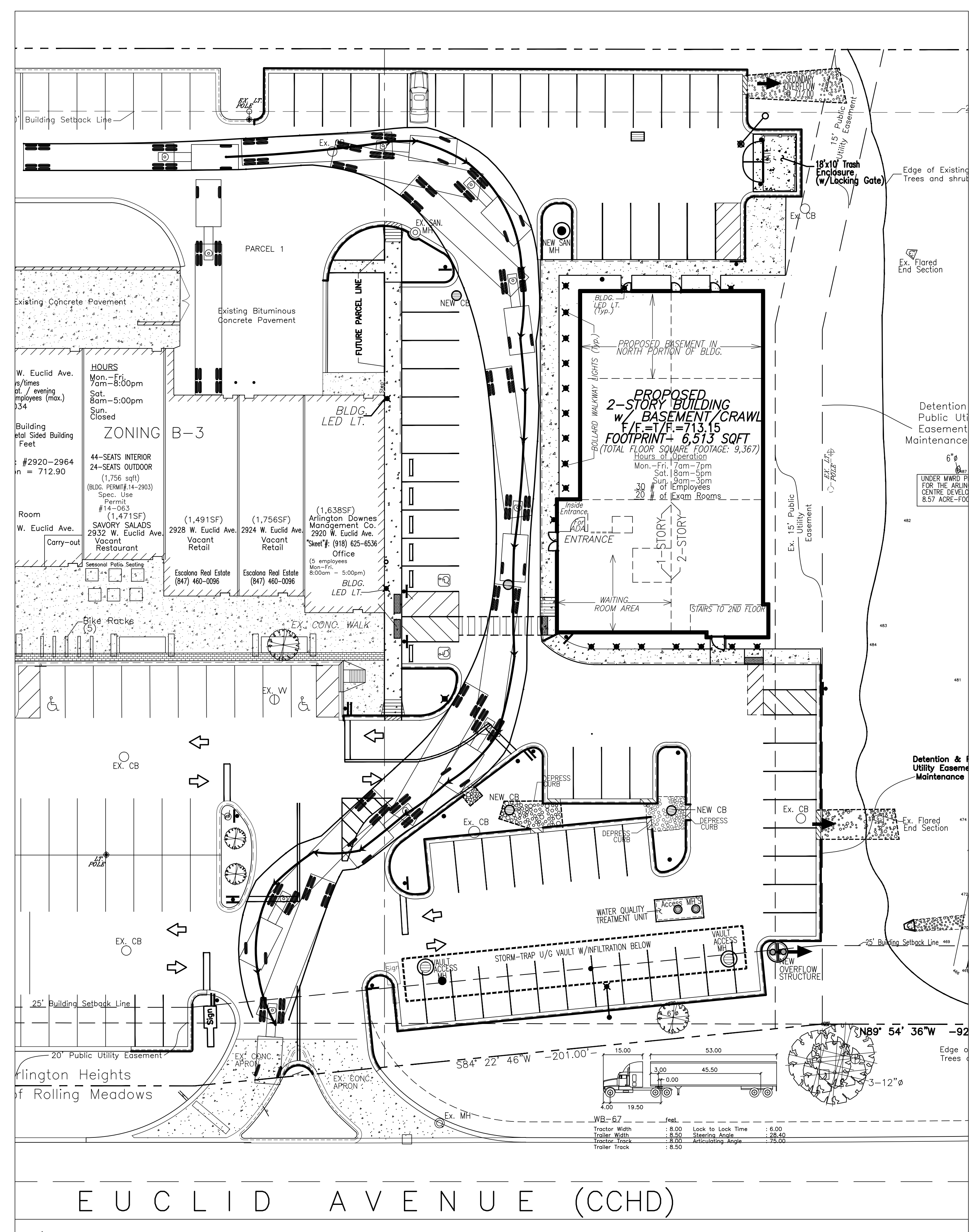
Date	Revision
12/01/15	VAH Concept Review
1/8/16	NEW ARCH. PLANS
1/13/16	ALTERNATE DESIGN
1/13/16	SOUTH PARKING LOT
1/28/16	INTERNAL REVIEW
2/15/16	NEW BLDG. PRINT
2/17/16	for internal review

**PROPOSED
WESTGATE
DENTAL
FACILITY**
920-2964 WEST EUCLID AVE.
ARLINGTON HTS, IL 60005
(THE ESPLANADE)

NJT Project No.
#15-6464
**Semi-
Truck
Exhibit**
Sheet No.
SE-2



Semi-Truck (WB-62) enters from Salt Creek Lane and makes a right hand turn into the rear of the shopping center



Semi-Truck (WB-62) making a right hand turn (driving on the west side of the dental facility) driving through the parking lot and exiting onto Euclid Avenue.

0 10' 20'

SCALE: 1"=20'



LEGEND

683.45	→	Run Elevation	→	683.45
678.90	←	Invert Elevation	←	678.15

TOPOGRAPHIC SURVEY
DAVID BYCROFT, PLS
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AS-BUILT SURVEY

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JOB NUMBER-41249)
HN: (608) 832-6297

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ENGINEERS &
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DESIGN FIRM NO:
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EXPIRES: 04-30-17

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12/01/15	VAH Concept Review
1/8/16	NEW ARCH. PLANS
1/13/16	ALTERNATE DESIGN
TH LARGER	SOUTH PARKING LOT
1/28/16	INTERNAL REVIEW
2/15/16	NEW BLDG. PRINT
2/17/16	for internal review

PROPOSED WESTGATE DENTAL FACILITY

20-2964 WEST EUCLID AVE.
ARLINGTON HTS, IL 60005
(THE ESPLANADE)

NJT Project No. 14-7-0104

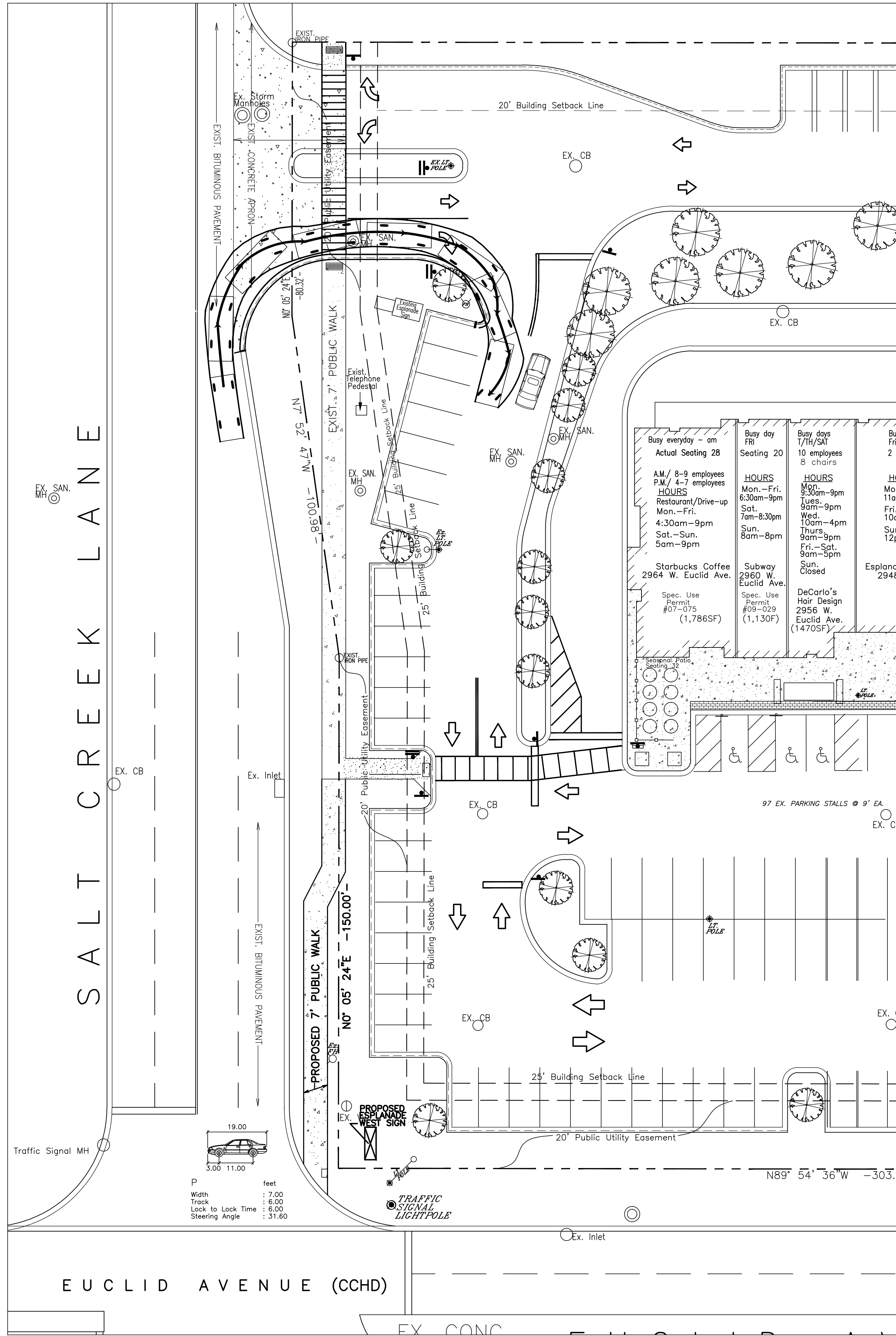
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Semi-Truck Exhibit

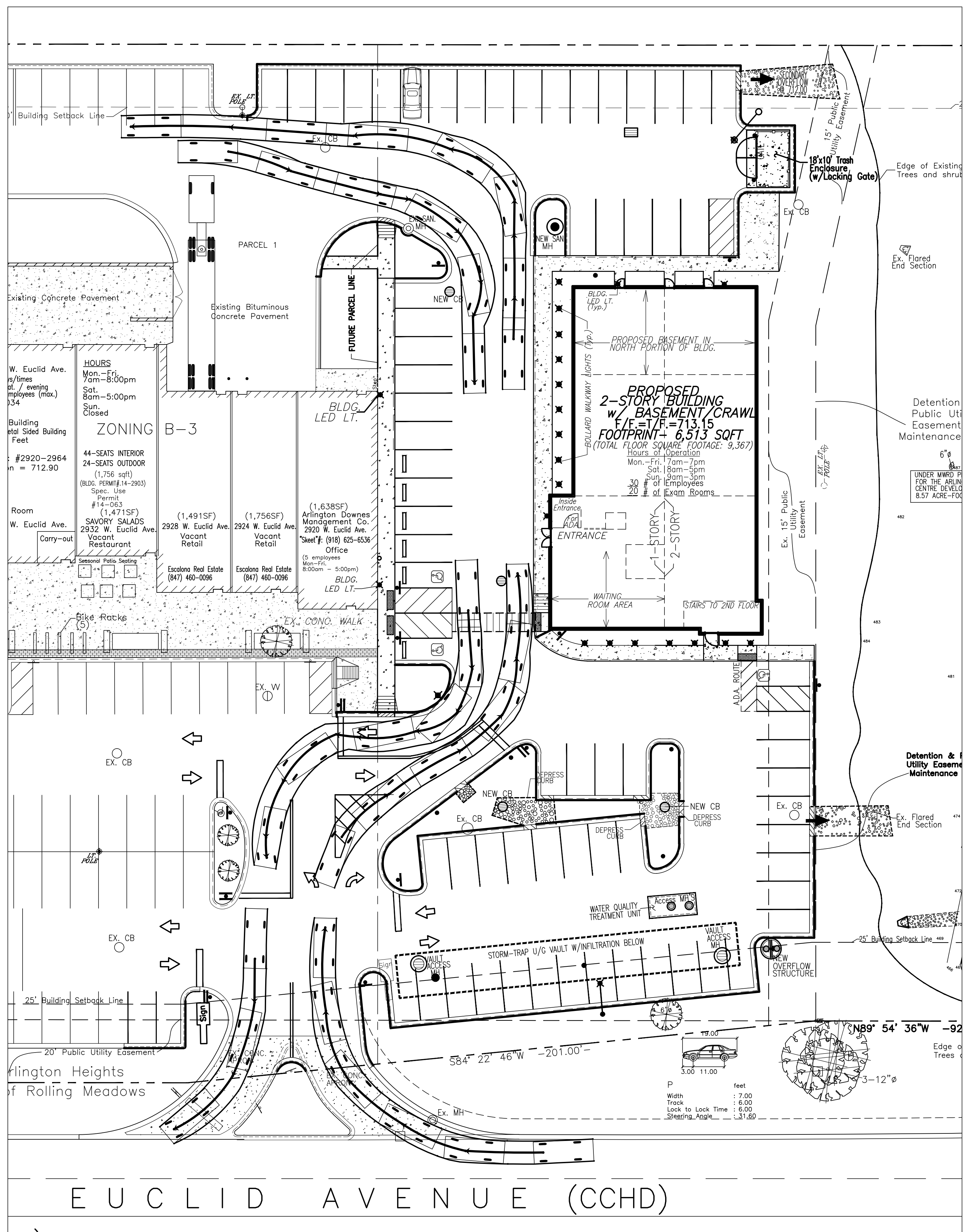
Sheet No.

SE-1

Plot Date: 2-17-2016 cjt



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



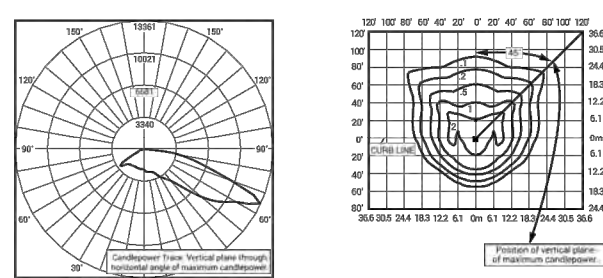
Vehicle makes several movements through out the shopping plaza parking lot

OSQ™ LED Area/Flood Luminaire – Medium

Photometry

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

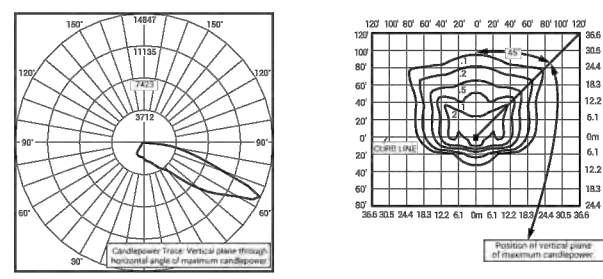
4ME



RESTIT, Test Report #: PL03646-001
OSQ-A™-4ME, 440K/L
Initial Delivered Lumens: 16,293

Type IV Medium Distribution					
Input Power Designator	3000K	BUG Ratings* Per TM 15-11	4000K	BUG Ratings* Per TM 15-11	5700K
A	8,849	82 U0 G2	16,882	82 U0 G2	11,412
J	13,424	83 U0 G3	16,822	83 U0 G3	17,117

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

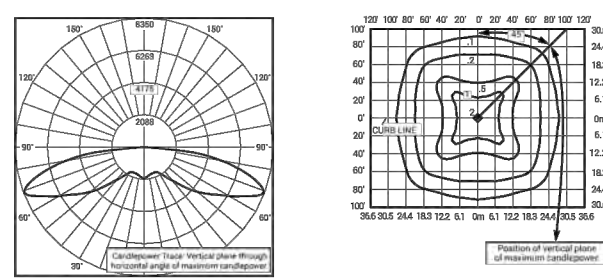


RESTIT, Test Report #: PL03646-002
OSQ-A™-4ME, 440K/L, w/OSQ-RLSMF
Initial Delivered Lumens: 13,687

Type IV Medium w/BSL Distribution					
Input Power Designator	3000K	BUG Ratings* Per TM 15-11	4000K	BUG Ratings* Per TM 15-11	5700K
A	7,844	81 U0 G2	9,334	81 U0 G2	9,747
J	11,466	82 U0 G3	12,886	82 U0 G3	14,621

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

SME

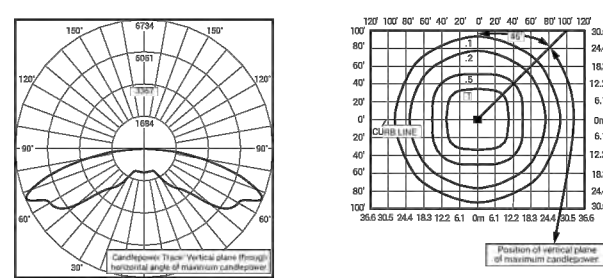


RESTIT, Test Report #: PL03650-001
OSQ-A™-SME, 440K/L
Initial Delivered Lumens: 20,709

Type V Medium Distribution					
Input Power Designator	3000K	BUG Ratings* Per TM 15-11	4000K	BUG Ratings* Per TM 15-11	5700K
A	8,716	83 U0 G3	16,328	84 U0 G3	10,473
J	13,875	84 U0 G4	16,480	84 U0 G4	15,710

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

SSH



RESTIT, Test Report #: PL03650-001
OSQ-A™-SSH, 440K/L
Initial Delivered Lumens: 21,066

Type V Short Distribution					
Input Power Designator	3000K	BUG Ratings* Per TM 15-11	4000K	BUG Ratings* Per TM 15-11	5700K
A	8,806	83 U0 G3	16,544	84 U0 G3	10,701
J	13,359	84 U0 G3	16,817	84 U0 G4	16,852

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



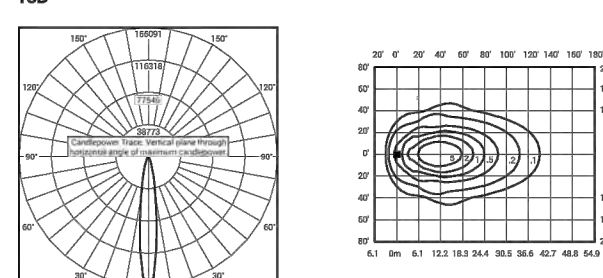
US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

OSQ™ LED Area/Flood Luminaire – Medium

Photometry

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

1SD

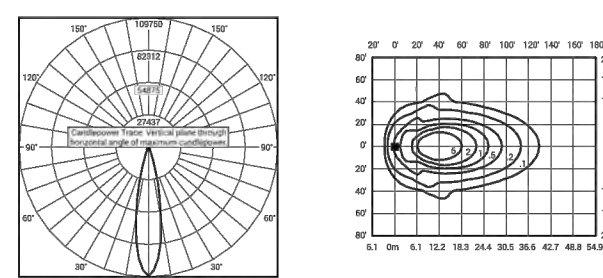


RESTIT, Test Report #: PL03650-001
OSQ-A™-1SD, 440K/L
Initial Delivered Lumens: 22,600

15° Flood Distribution		
Input Power Designator	3000K	4000K
A	9,095	16,769
J	13,843	16,153

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

2SD

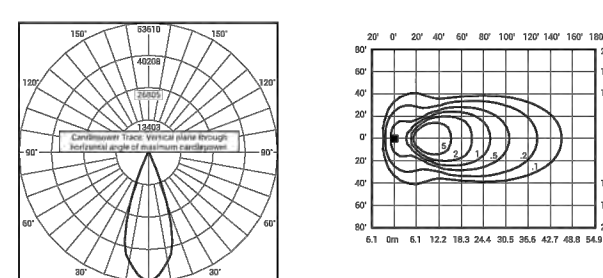


RESTIT, Test Report #: PL03650-002
OSQ-A™-2SD, 440K/L
Initial Delivered Lumens: 22,633

25° Flood Distribution		
Input Power Designator	3000K	4000K
A	9,095	16,769
J	13,843	16,153

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

40D



RESTIT, Test Report #: PL03650-003
OSQ-A™-40D, 440K/L
Initial Delivered Lumens: 22,404

40° Flood Distribution		
Input Power Designator	3000K	4000K
A	9,001	16,667
J	13,801	16,065

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



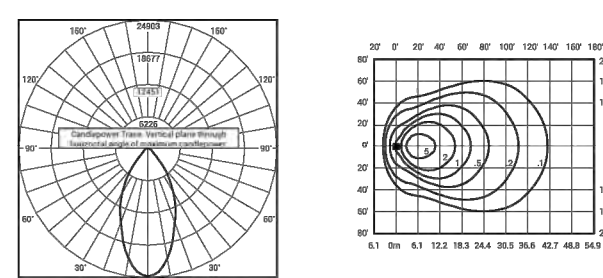
US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

OSQ™ LED Area/Flood Luminaire – Medium

Photometry

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

60D

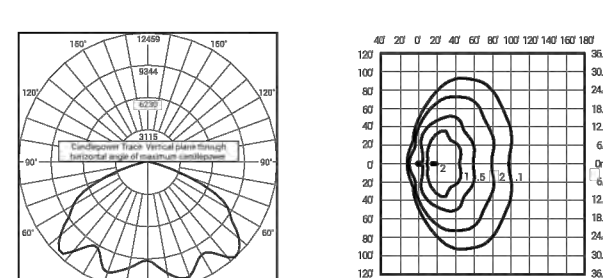


RESTIT, Test Report #: PL03650-004
OSQ-A™-60D, 440K/L
Initial Delivered Lumens: 22,361

60° Flood Distribution		
Input Power Designator	3000K	4000K
A	9,095	16,769
J	13,843	16,153

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

WSN

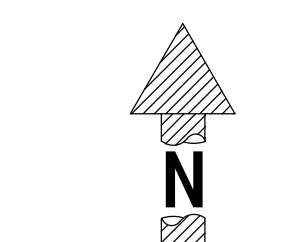
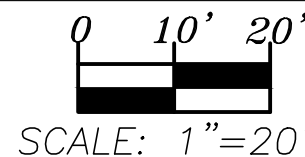


RESTIT, Test Report #: PL04027-001
OSQ-A™-WSN, 440K/L
Initial Delivered Lumens: 16,087

Wide Sign Distribution		
Input Power Designator	3000K	4000K
A	8,914	16,555
J	13,372	16,882

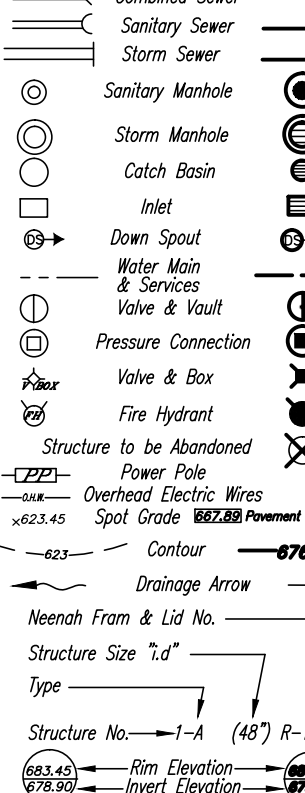
* Initial delivered lumens at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

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



LEGEND

EXISTING PROPOSED



TOPOGRAPHIC SURVEY

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PHN: (847) 331-5938

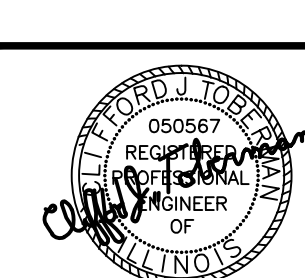
NORMAN J. TOBERMAN & ASSOCIATES, LLC

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njtobermanus@tobermanus.com
www.tobermanus.com

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

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

WITH LARGER SOUTH PARKING LOT



PROPOSED WESTGATE DENTAL FACILITY

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

NJT Project No.

#15-6464

LIGHTING PLAN

Sheet No.

P-3

Plot Date: 3-17-2016 CJT

OSQ™ LED Area/Flood Luminaire – Medium

Luminaire EPA

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

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

Tenon Configuration (0° TR): If used with Cree tenons, please add tenon EPA with Luminaire EPA.

PB-1A*, PT-1, PB-1A3*	PB-3A*, PB-302, 375, PT-200, PB-3A3*	PB-3A*, PB-3A4(N), PT-200	PB-3A*, PT-3(10)	PB-3A*, PB-302, 375	PB-4A*(180)	PB-4A*(90), PB-402, 375, PT-400, PB-4A3*
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0° TR	18° TR	20° TR	30° TR	45° TR	60° TR	70° TR	80° TR
0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38

0.75	1.48	1.49	2.23	2.15	4.22	5.94	2.38
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1.12	1.48	1.86	2.60	2.86	5.31	7.32	3.72
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1.46	1.48	2.30	2.94	3.56	6.34	8.68	4.40
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1.65	1.48	2.30	2.94	3.56	6.34	8.68	4.40
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1.96	1.96	2.69	3.43	4.54	7.83	10.58	5.38
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2.23	2.23	3.87	3.81	5.11	8.94	12.16	6.14
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2.49	2.49	3.23	3.97	5.11	8.43	12.80	6.46
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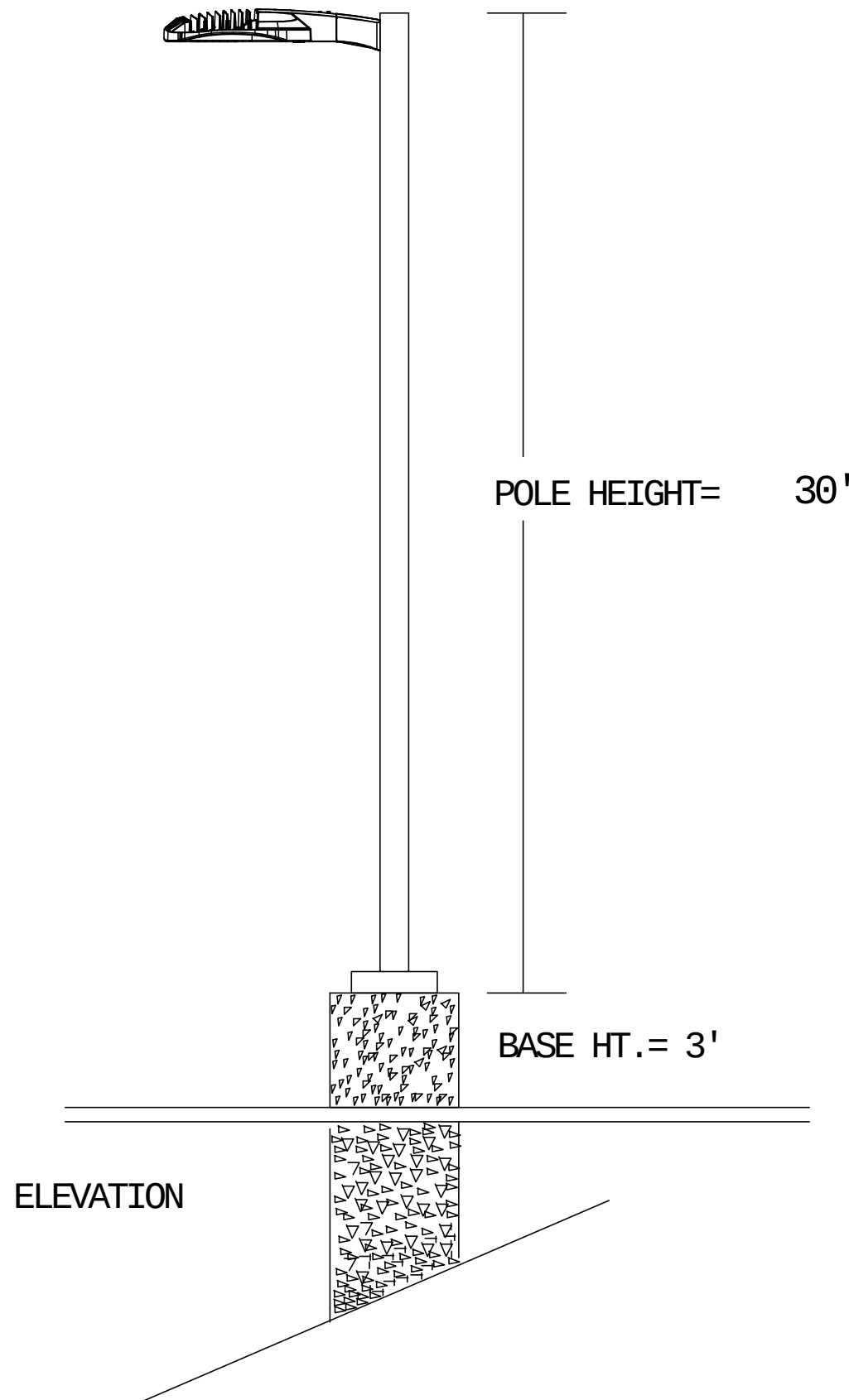
2.58	2.58	3.32	4.06	5.11	8.71	13.16	6.64
------	------	------	------	------	------	-------	------

Tenon Configuration (90° TR): If used with Cree tenons, please add tenon EPA with Luminaire EPA.

PB-1A*, PT-1, PB-1A3*	PB-3A*, PB-302, 375, PT-200, PB-3A3*	PB-3A*	PB-3A*, PT-3(10)	PB-3A*, PB-302, 375	PB-4A*(180)	PB-4A*(90), PB-402, 375
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2.61	2.61	4.44	6.05	6.79	13.28	18.39
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* Tenon pole size 3 (3/4), 4 (1/2), 5 (3/4), 6 (1/2), 7 (1/2), 8 (1/2), 9 (1/2), 10 (1/2), 11 (1/2), 12 (1/2), 13 (1/2), 14 (1/2), 15 (1/2), 16 (1/2), 17 (1/2), 18 (1/2), 19 (1/2), 20 (1/2), 21 (1/2), 22 (1/2), 23 (1/2), 24 (1/2), 25 (1/2), 26 (1/2), 27 (1/2), 28 (1/2), 29 (1/2), 30 (1/2), 31 (1/2), 32 (1/2), 33 (1/2), 34 (1/2), 35 (1/2), 36 (1/2), 37 (1/2), 38 (1/2), 39 (1/2), 40 (1/2), 41 (1/2), 42 (1/2), 43 (1/2), 44 (1/2), 45 (1/2), 46 (1/2), 47 (1/2), 48 (1/2), 49 (1/2), 50 (1/2), 51 (1/2), 52 (1/2), 53 (1/2), 54 (1/2), 55 (1/2), 56 (1/2), 57 (1/2), 58 (1/2), 59 (1/2), 60 (1/2), 61 (1/2), 62 (1/2), 63 (1/2), 64 (1/2), 65 (1/2), 66 (1/2), 67 (1/2), 68 (1/2), 69 (1/2), 70 (1/2), 71 (1/2), 72 (1/2), 73 (1/2), 74 (1/2), 75 (1/2), 76 (1/2), 77 (1/2), 78 (1/2), 79 (1/2), 80 (1/2), 81 (1/2), 82 (1/2), 83 (1/2), 84 (1/2), 85 (1/2), 86 (1/2), 87 (1/2), 88 (1/2), 89 (1/2), 90 (1/2), 91 (1/2), 92 (1/2), 93 (1/2), 94 (1/2), 95 (1/2), 96 (1/2), 97 (1/2), 98 (1/2), 99 (1/2), 100 (1/2), 101 (1/2), 102 (1/2), 103 (1/2), 104 (1/2), 105 (1/2), 106 (1/2), 107 (1/2), 108 (1/2), 109 (1/2), 110 (1/2), 111 (1/2), 112 (1/2), 113 (1/2), 114 (1/2), 115 (1/2), 116 (1/2), 117 (1/2), 118 (1/2), 119 (1/2), 120 (1/2), 121 (1/2), 122 (1/2), 123 (1/2), 124 (1/2), 125 (1/2), 126 (1/2), 127 (1/2), 128 (1/2), 129 (1/2), 130 (1/2), 131 (1/2), 132 (1/2), 133 (1/2), 134 (1/2), 135 (1/2), 136 (1/2), 137 (1/2), 138 (1/2), 139 (1/2), 140 (1/2), 141 (1/2), 142 (1/2), 143 (1/2), 144 (1/2), 145 (1/2), 146 (1/2), 147 (1/2), 148 (1/2), 149 (1/2), 150 (1/2), 151 (1/2), 152 (1/2), 153 (1/2), 154 (1/2), 155 (1/2), 156 (1/2), 157 (1/2), 158 (1/2), 159 (1/2), 160 (1/2), 161 (1/2), 162 (1/2), 163 (1/2), 164 (1/2), 165 (1/2), 166 (1/2), 167 (1/2), 168 (1/2), 169 (1/2), 170 (1/2), 171 (1/2), 172 (1/2), 173 (1/2), 174 (1/2), 175 (1/2), 176 (1/2), 177 (1/2), 178 (1/2), 179 (1/2), 180 (1/2), 181 (1/2), 182 (1/2), 183 (1/2), 184 (1/2), 185 (1/2), 186 (1/2), 187 (1/2), 188 (1/2), 189 (1/2), 190 (1/2), 191 (1/2), 192 (1/2), 193 (1/2), 194 (1/2), 195 (1/2), 196 (1/2), 197 (1/2), 198 (1/2), 199 (1/2), 200 (1/2), 201 (1/2), 202 (1/2), 203 (1/2), 204 (1/2), 205 (1/2), 206 (1/2), 207 (1/2), 208 (1/2), 209 (1/2), 210 (1/2), 211 (1/2), 212 (1/2), 213 (1/2), 214 (1/2), 215 (1/2), 216 (1/2), 217 (1/2), 218 (1/2), 219 (1/2), 220 (1/2), 221 (1/2), 222 (1/2), 223 (1/2), 224 (1/2), 225 (1/2), 226 (1/2), 227 (1/2), 228 (1/2), 229 (1/2), 230 (1/2), 231 (1/2), 232 (1/2), 233 (1/2), 234 (1/2), 235 (1/2), 236 (1/2), 237 (1/2), 238 (1/2), 239 (1/2), 240 (1/2), 241 (1/2), 242 (1/2), 243 (1/2), 244 (1/2), 245 (1/2), 246 (1/2), 247 (1/2), 248 (1/2), 249 (1/2), 250 (1/2), 251 (1/2), 252 (1/2), 253 (1/2), 254 (1/2), 255 (1/2), 256 (1/2), 257 (1/2), 258 (1/2), 259 (1/2), 260 (1/2), 261 (1



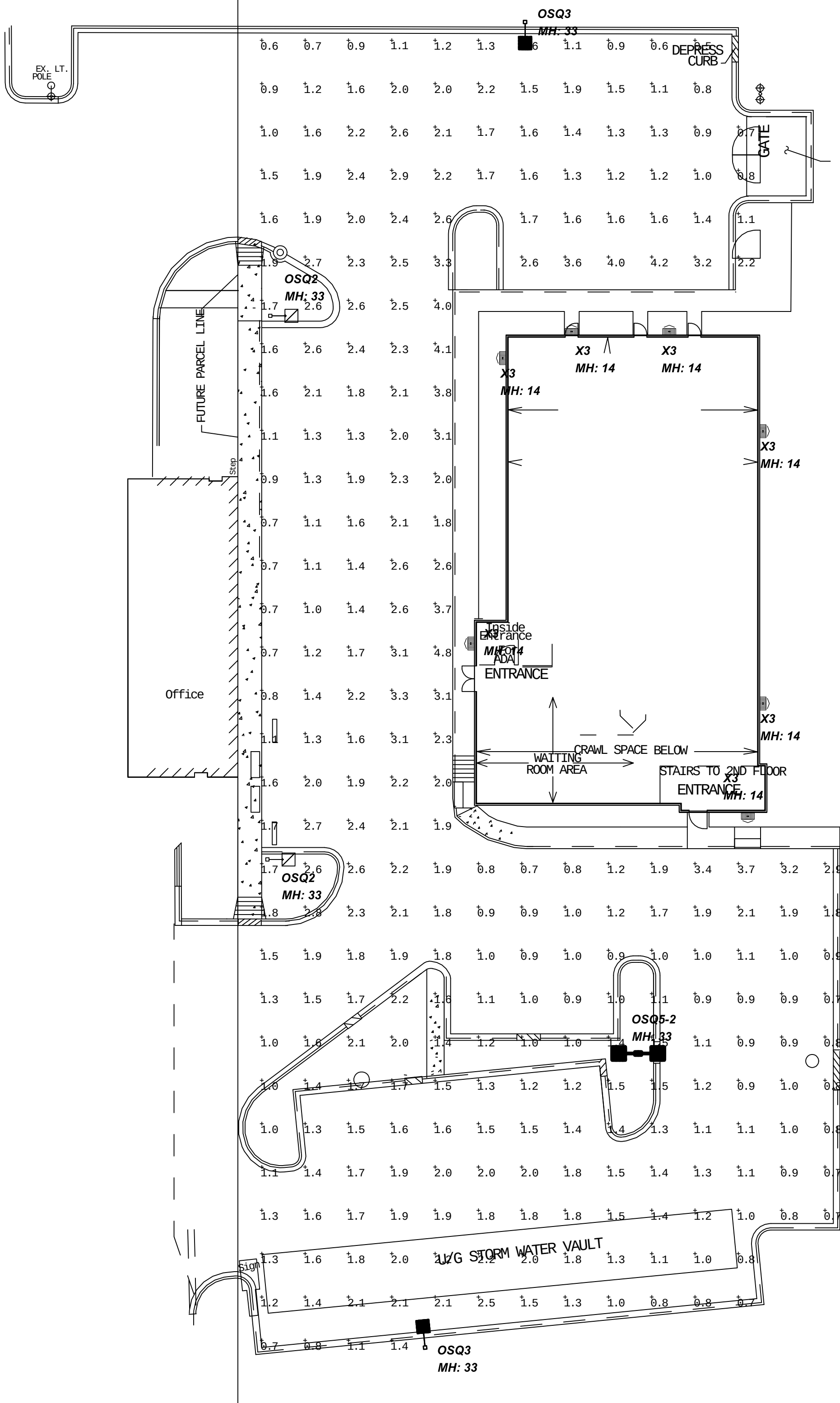
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	7	X3	SINGLE	4109	1.000	294	XSPW-A-0-3-M-C-U-S
	2	OSQ3	SINGLE	11530	0.930	224	OSQ-A-NM-3ME-A-57K-UL-SV
	2	OSQ2	SINGLE	11649	0.930	224	OSQ-A-NM-2ME-A-57K-UL-SV
	1	OSQ5-2	BACK-BACK	10701	0.860	224	OSQ-A-NM-5SH-A-57K-UL-SV

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

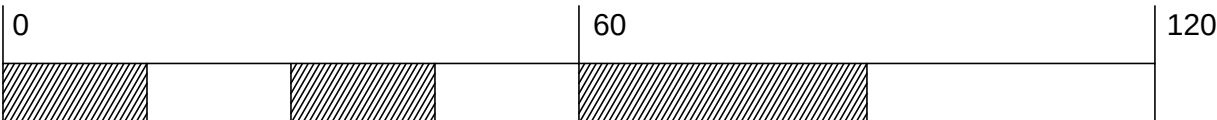
Additional Equipment
(6) OSQ-DASV (OSQ DIRECT ARM MOUNT)

**MOUNTING HEIGHT INCUDES 3' CONCRETE BASE.

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



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



CREE

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

Project Name: Westgate Dental

SR-13031

Date: 4/25/2016

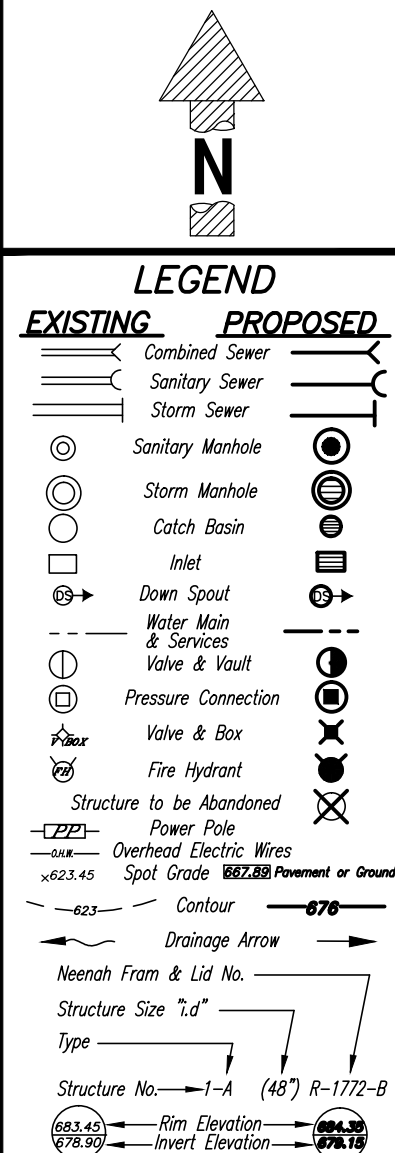
Scale: 1"=30'

Footcandles calculated at grade

Filename: 160314RC1NWKR2.AGI

Layout by: Nicholas Krahn

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



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(JOB NUMBER-41249)
PHN: (608) 832-6297

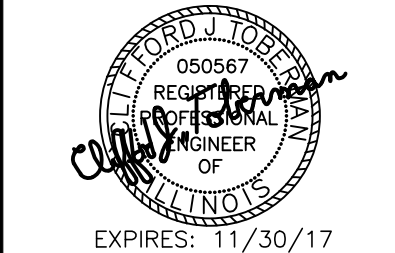
PROJECT CONTRACTOR
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DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

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



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

NJT Project No.
#15-6464

LIGHTING PLAN

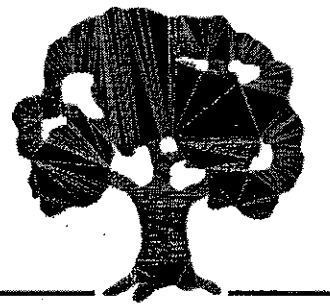
Sheet No.
P-1
Plot Date: 3-17-2016 CJT

PLANT LIST

QUANTITY	COMMON NAME	SIZE
13	12	Skyline Honeylocust
6	6	Riverbirch Heritage
9	9	Sargent Crab Clump
3	3	Serviceberry 'Autumn Brilliance'
18	18	Gro Low Sumac
16	16	Cranberry Cotoneaster
69	34	Black Chokeberry 'Irquois Beauty'
37	39	Hydrangea 'Little Lime'
9	9	Sweetspire 'Little Henry'
29	29	Juniper Andorra
34	34	Spirea 'Goldflame'
40	Flats	Purple Leaf Wintercreeper
64	64	Switch Grass 'Carousel'
60	60	Perennial Grass Prairie Dropseed
6	6	Emerald Luster Maple
33	33	Miss Kim Korean Lilac
		5G 58° 54' 34"E -683.18'

WESTGATE DENTAL

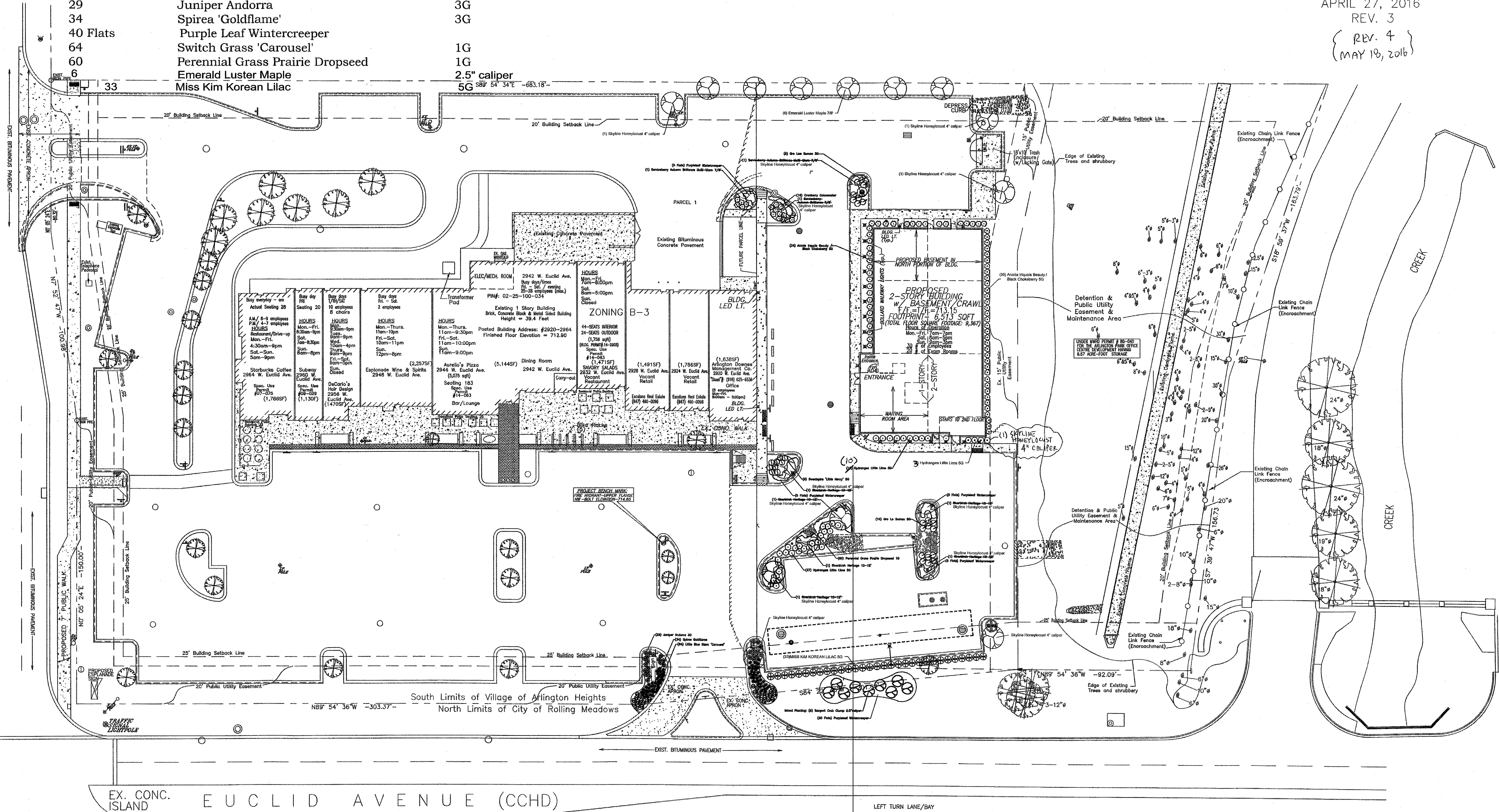
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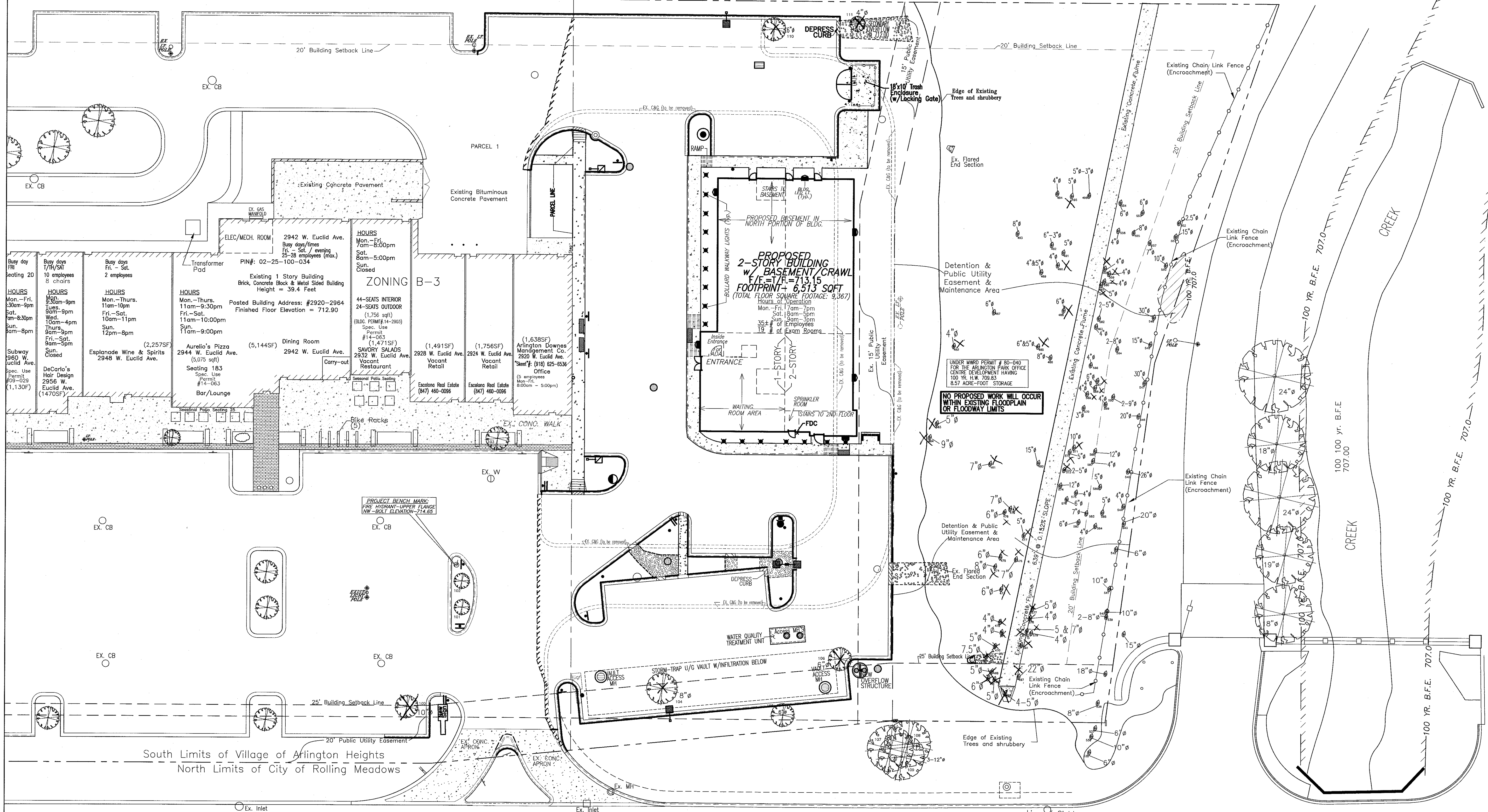
DESIGNED BY:
MARLA SGARBOSSA
RUFF LANDSCAPING
FEBRUARY 19, 2016
-REV. 2-

APRIL 27, 2016
REV. 3

{ REV. 4 }
{ MAY 18, 2016 }



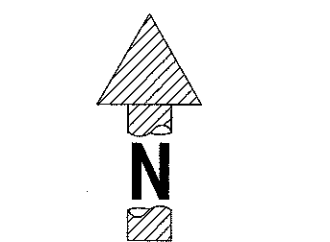
TREE SURVEY TABLE					TREE SURVEY TABLE					TREE SURVEY TABLE					TREE SURVEY TABLE					TREE SURVEY TABLE				
TREE NO.	SPECIES	SIZE	CONDITION	REMOVE	TREE NO.	SPECIES	SIZE	CONDITION	REMOVE	TREE NO.	SPECIES	SIZE	CONDITION	REMOVE	TREE NO.	SPECIES	SIZE	CONDITION	REMOVE	TREE NO.	SPECIES	SIZE	CONDITION	REMOVE
100	ELM	10"	AVERAGE	YES	465	MULBERRY	4'6"	POOR	YES	483	ASH	5"	DEAD	YES	538	ARBOR VITAE	2'8"	POOR	REMOVE	554	AMERICAN ELM	4"	POOR	YES
101	ELM	6"	AVERAGE		466	BUCKTHORN	6"	POOR	YES	484	SIBERIAN ELM	9"	POOR	YES	539	SIBERIAN ELM	2'6"	AVERAGE		557	BRADFORD PEAR	7"	POOR	YES
102	ELM	7"	AVERAGE		467	SIBERIAN ELM	5"	POOR	YES	485	ASH	5'6-6"	DEAD	YES	540	SIBERIAN ELM	10"	AVERAGE		558	ASH	4"	DEAD	YES
103	CRABAPPLE	6"	GOOD		468	ASH	5"	DEAD	YES	486	AMERICAN ELM	8"	POOR		541	MULBERRY	10"	POOR		559	ASH	4"	DEAD	YES
104	ELM	6"	GOOD	YES	469	ASH	7.5"	DEAD	YES	487	AMERICAN ELM	6"	POOR		542	HACKBERRY	6"	POOR		560	ASH	4"	DEAD	YES
105	MAPLE	6"	AVERAGE		470	ASH	5"	DEAD	YES	488	ASH	6"	DEAD	YES	543	SIBERIAN ELM	20"	POOR		561	ASH	5"	DEAD	YES
106	MAPLE	6"	GOOD	YES	471	ASH	5"	DEAD	YES	489	BRADFORD PEAR	4'8.5"	POOR	YES	544	SIBERIAN ELM	6"	DEAD	YES	562	ELM	2'8.5"	DEAD	YES
107	ELM	12"	AVERAGE		472	ASH	4"	DEAD	YES	490	ASH	5"	POOR		545	SIBERIAN ELM	26"	POOR		563	SIBERIAN ELM	4"	POOR	YES
108	ELM	12"	AVERAGE		473	ASH	4"	DEAD	YES	491	BRADFORD PEAR	5"	POOR		546	MULTI-STEM MULBERRY	20"	POOR		564	SIBERIAN ELM	2'6-8"	DEAD	YES
109	ELM	12"	AVERAGE		474	ASH	6"	DEAD	YES	492	BRADFORD PEAR	3'8.6"	POOR		547	MULTI-STEM MULBERRY	30"	POOR		565	SIBERIAN ELM	5"	DEAD	YES
110	MAPLE	6"	GOOD	YES	475	CRAB APPLE	6"	POOR	YES	493	BRADFORD PEAR	8"	POOR		548	MULTI-STEM MULBERRY	15"	POOR		566	SIBERIAN ELM	5"	POOR	YES
111	MAPLE	4"	GOOD	YES	476	ELM	7"	POOR	YES	494	BRADFORD PEAR	4"	POOR		549	MULTI-STEM MULBERRY	30"	POOR		567	SIBERIAN ELM	6"	DEAD	YES
					477	ELM	5"	DEAD	YES	495	ASH	5"	DEAD	YES	550	MULTI-STEM MULBERRY	10"	POOR		568	SIBERIAN ELM	4"	DEAD	YES
					478	ASH	7"	DEAD	YES	496	ASH	3'8.5"	POOR		551	SIBERIAN ELM	15"	POOR		569	SIBERIAN ELM	4"	DEAD	YES
					479	ASH	6"	DEAD	YES	497	SIBERIAN ELM	30"	POOR	YES	552	SIBERIAN ELM	20"	POOR		570	SIBERIAN ELM	7"	POOR	YES
					480	COTTON WOOD	15"	POOR		535	ARBOR VITAE	6"	POOR		553	BRADFORD PEAR	6"	POOR		571	3-STEM ELM	10"	DEAD	YES
					481	CRAB APPLE	7"	POOR	YES	536	ARBOR VITAE	10"	POOR		554	BRADFORD PEAR	6"	POOR		572	ASH	5"	DEAD	YES
					482	SIBERIAN ELM	4"	POOR	YES	537	ARBOR VITAE	6"	POOR		555	BRADFORD PEAR	6"	POOR		573	ASH	2'8.5"	DEAD	YES



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

W. EUCLID AVENUE

Line of Sight
going west on
Euclid Avenue



LEGEND

EXISTING	PROPOSED
Combined Sewer	Combined Sewer
Storm Sewer	Storm Sewer
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Down Spout	Down Spout
Water Main & Services	Water Main & Services
Valve & Well	Valve & Well
Pressure Connection	Pressure Connection
Valve & Box	Valve & Box
Fire Hydrant	Fire Hydrant
Structure to be Abandoned	Structure to be Abandoned
Power Line	Power Line
Overhead Electric Lines	Overhead Electric Lines
Spot Grade	Spot Grade
1-45	1-45
6-23	6-23
Contour	Contour
676	676
Drainage Arrow	Drainage Arrow
Branch From & Ltd No.	Branch From & Ltd No.
Structure Size "d"	Structure Size "d"
Pipe	Pipe
Structure No. ---A	Structure No. ---A
40' R-172-B	40' R-172-B
Non Elevation	Non Elevation
Elevation	Elevation

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

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

OLD TREE PRESERVATION PLAN

PROPOSED ESTGATE DENTAL FACILITY

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

NJT Project No.
#15-6464

TREE PRESERVATION PLAN

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

NORMAN J. TOBERMAN & ASSOCIATES, LLC

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

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

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

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

RECEIVED

MAY 04 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Sincerely,

Cliff Toberman, P.E.

**PARKING &
TRAFFIC STUDY**

for

WESTGATE DENTAL

2900 W. Euclid Avenue
Arlington Heights, IL 60005

in

Esplanade Shopping Center

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

by

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

115 S. Wilke Road, Suite 301

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NJT File#: 15-6464

Date: April 26, 2016

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1. Executive Summary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Existing Esplanade Center

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

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

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

The parking areas and drive aisles for the shopping center (~275-feet long x ~70-feet wide) consist of a 23-stall North Parking Lot, 21-stall South Parking Lot, and 94-stall West Parking Lot, drive aisles throughout. A U-shaped two-way drive at the east end interconnects the South Lot with the North Lot. For access to and from the subject site, at Salt Creek Lane entrance there is a one-lane entrance and two-lane exit with a 500-square feet landscape island in-between the opposing lanes and single-head light pole. The entrance lane diverges into a right-turn directional and straight-ahead directional. The right-turn directional merges onto a two-way drive west drive aisle that is between the west perimeter parking spaces and the Starbucks drive-thru interior lane. A 10-foot landscape island having 8 mid-size trees lies between as shown below.

Esplanade at Arlington Heights 2920 – 2964 W. Euclid Avenue



The Starbucks drive-thru single lane expands to two lanes at the drive-thru window of their coffee shop. There, emerging vehicles make for the south Parking Lot or make a roundabout/u-turn onto the west Esplanade drive aisle to exit north to the Salt Creek Lane exit. A walkway traverses the drive-thru at the Starbucks' storefront, extending from the Starbucks' patio toward Salt Creek Lane, converging with the public walkway.

The rear two-way drive aisle for the North Parking Lot, at the rear of the shopping center, extends from the Salt Creek Lane entrance, past the shopping center, and continues on for ~115-feet before changing direction towards the shopping center front and converging with the Esplanade's South Parking Lot. The Starbucks' drive-thru entrance begins mid-way of the shopping center and is in-between a 31-foot wide landscape island having 5 mature trees and ~20-foot landscape area with walkway along the rear end of the shopping center at the opposite side. The total length of the drive-thru is approximately 255-feet long. A designated truck-loading area is between the drive-thru and east end of the Esplanade center. Four single-head light poles, spaced equally, provide light for the North Parking Lot. The green area along the North Parking Lot is modestly landscaped with evergreens and deciduous trees, plantings and bushes.

The existing South Parking Lot extends the full length of the shopping center and beyond. It is divided up into 4 rows of parking spaces with back-to-back parking between the two two-way drive aisles. The South Parking Lot provides 5 accessible spaces for all parking on site. The green area along the South Parking Lot is modestly landscaped with evergreens and deciduous trees, plantings and bushes, planters in walkways and landscape islands. Six single-head light poles, spaced equally in two rows, provide light for the existing North Parking Lot. For access to and from the South Parking Lot, a right-in-right out entrance off Euclid Ave is provided with a landscape island division between the two lanes.

The existing West Parking Lot extends the full width of the shopping center and beyond. At the entrance onto the subject site off Salt Creek Lane, the first section of the three sections of parking spaces angle away from street at the widest point, while at the other end of first section, the gap between parking spaces and street lessens going towards the shopping store front. The remaining two sections of parking parallel Salt Creek Lane. The green area along the West Parking Lot is modestly landscaped with grass, trees, plantings, and bushes. A fire hydrant exists near the entrance.

The existing East Area with Roundabout/U-shaped two-way drive connects the existing North and South Parking Lots. The drive is 30-feet wide and 255-feet long. Three single-head light poles, spaced equally, provide light for the East Area with Roundabout Drive. The green area within the East Area is landscaped with grass with the ground slope uniformly increasing to ~2.5-feet above the shopping center's finish floor near the center of the East Area.

3. Proposed Westgate Dental

The new dental office building will have a 1st floor area of 6,513 sqft and with 2nd floor space included the total usable space will be approx. 9,367 sqft. Westgate Dental Facility will have approximately 35 employees during peak operation which typically occurs on Thursday and Saturday's. Appointment schedules are heavier in early morning and late afternoon hours. The dental office will be open from 7 AM thru 7 PM Monday thru Friday and 8 AM-5 PM on Saturday and 9 AM to 3 PM on Sundays. Westgate Dental will have 19 treatment rooms on the 1st floor with main entrance for customers adjacent the building's southwest building corner facing west towards the Esplanade's retail center. The customer waiting room and administrative service desk will be adjacent the main entrance area. The treatment rooms will be along the west, north and east building's perimeter.

The ADA parking spaces have been located at the shortest accessible travel routes from adjacent parking to the main entrance and the front southeast building entrance. The Westgate Dental main entrance will have two ADA spaces located in the west parking lot across the main drive aisle in the west parking lot. The west parking lot is adjacent the side of the Esplanade's east building face with proposed vehicle parking along a new concrete walk adjacent the Esplanade. A cross-walk/ADA route will be extended from the ADA spaces across the main west drive aisle to the Westgate Dental entrance. The ADA spaces will be visible to drive aisle traffic that will be moderated by use of yield signs and 'SLOW' pavement labeling. The front/southeast building entrance will provide for immediate emergency dental care access. The building's front/south walk will be ADA accessible and serve the adjacent ADA space located in the northeast corner of the south parking lot.

The building will include a partial basement for storage and building utilities. Three rear entrances will be provided for employee entrance, dental supply deliveries as well as access to the rear refuse area located adjacent the northeast building corner. Most supply deliveries will occur at the rear's center entrance. The rear portion of the building will have basement stairs while 2nd floor stairs will provide access to the second story at the front of the building. Also, the main west drive aisle will be 26' wide and sufficient to accommodate Fire Truck and Semi-Truck Turning movements to and from the rear of the Esplanade center.

4. Parking Study

Parking and driveway access will be shared between the Esplanade center and the new dental office building. A cross access and shared parking agreement will be enacted to enable the retail center patrons/employees and dental office patients/employees to share the site driveways, parking stalls, drive aisles and walkways as necessary. The current Esplanade center has 147 existing parking stalls with two additional stalls being proposed for a total of 149 stalls. However, 9 stalls along the northeast rear parking area will be allocated to Westgate Dental leaving 140 stalls for the Esplanade center. The Village of Arlington Heights code requires 128

parking spaces based on the current approved center uses leaving a surplus of 12 parking stalls for Esplanade's future use.

A parking study was conducted at the Esplanade center over two (2)- three day periods on Thursday, Dec. 17 thru Saturday, Dec. 19 and Thursday, January 14th thru Saturday January 16th. Each day, two observers counted and observed parking space usage at 15 minute intervals throughout the Esplanade center. Parking counts occurred from early morning 7-9 AM, lunch hour from 11:30-1:30 PM, and late afternoon/dinner hours from 3:30-6+PM. Parking lot usage figures are included as part of the parking study and are provided in the appendices.

The existing parking count and analyses showed that there is more than sufficient parking to accommodate the Esplanade center. In the morning, the west portion of the Esplanade's main parking lot was occupied by patrons of Starbucks. In the evening, parking in front of Aurelio's Pizzeria was occupied. Employee parking was predominately in the north/rear and west parking areas. For all days studied there was ample parking to accommodate both customers and employees for the Esplanade center (See attached Parking Exhibits in the Appendices). There were parking spaces available and visible at a distance during the entire study period. Drivers never had to circulate the parking lot excessively in search of parking. Therefore, the study showed no issue with lack of available parking spaces including ADA spaces.

Regarding the Westgate Dental facility, the Village of Arlington Heights Zoning Regulations Code for Office-Dental requires providing 1 space for every two hundred square feet of floor area for employees, patients, and visitors. Therefore, VAH code requires 47 parking spaces (that includes 2 ADA spaces) vs. a provided 65 spaces as described below (18 space surplus). Furthermore, based on a study completed by the ITE for 50 medical facilities it was concluded that 4.5 spaces should be provided per 1,000 gross square feet. With the new dental office building having a 1st floor area of 6,513 sqft and 9,367 sqft of gross usable floor space when 2nd floor space is included a total number of 42 spaces would be required according to this study. Thus, this is similar to the 47 spaces required by the VAH.

Westgate Dental provided parking will be much greater than requirements, with a total of 64 parking spaces to accommodate the dental office employees and their patients. The parking lots will occupy over 50% of the parcel (approx. 26,325 sqft). The proposed parking configuration will be along the south, west and north sides of the building. Three (3) ADA spaces are included per Illinois accessibility requirements. The North/rear Parking Lot will have 19 spaces and be dedicated for employee use parking that includes 9 former Esplanade parking spaces now provided for Westgate Dental use. Parking configuration at the North Lot is configured consistent with the existing parking spaces along the Esplanade's north property line with 6' landscape setback. The South/Front Parking Lot will have 34 spaces (that includes 1 ADA space) dedicated for customer use. The West Parking Lot will have 12 spaces (that includes the 2 ADA spaces described previously) for both employees and customers.

A new stamped concrete walkway similar to the existing Esplanade stamped brick walk extends along the south, west and north sides of the new building ending at the refuse enclosure area. In similar fashion, a new, 5.5' wide concrete walk 150'+ in length is also planned along the east side of the existing Esplanade building to provide ease of access between the front and rear of the Esplanade center. The walk is of sufficient width to allow pedestrian and bicycle traffic while having cars parked against it. In summary, the proposed dental facility parking lots meet both the minimum parking spaces and accessible parking space and configuration requirements with a parking surplus to more than complement any Esplanade center's future parking needs.

5. Traffic Study

This section provides information with regard to evaluation of existing traffic conditions. The scope of this section also includes providing analyses of projected conditions on existing traffic volume, circulation, safety, conflicts, signage, striping as well as drive aisle usage and entrances. Solutions are offered to improve existing and future traffic conditions and efficiencies. Also, automobile and truck turning movements are evaluated. This includes the estimation of directional distribution and overall traffic volumes for Westgate Dental. Resulting traffic impacts are assessed based on these analyses for both the Esplanade Center and Westgate Dental. Westgate Dental will begin operation in 2017 and be open Monday thru Friday from 7AM – 7PM and on Saturday's from 8AM to 5 PM. The peak hours of operation are from 9AM to 11AM and 4PM to 7PM with Monday, Thursday's and Saturday's being most busy. Note the Westgate Dental will keep the existing downtown Arlington Heights open thus there will be a very slow transition to new building use over an expected 3 to 5 year period. Full operation is not expected until 2022, thus traffic generation will occur very gradually which will allow for smooth integration of traffic into the Esplanade Center.

The study evaluated the traffic circulation on-site at the Esplanade center over two (2)-three day periods on Thursday, Dec. 17 thru Saturday, Dec. 19 including Monday, Dec. 21 and Thursday, January 14th thru Saturday January 16th. Each day, traffic data was collected by two observers to count and observe traffic movements in 15 minute intervals as well as parking space usage throughout the Esplanade center. Traffic counts occurred from early morning 7-9 AM, lunch hour from 11:30-1:30 PM, and late afternoon/dinner hours from 3:30-6+PM. Figures and Tables of the study are provided in the appendices. Westgate Dental hours of operation include these periods. Casual observations were made of traffic on Euclid Ave. and Salt Creek Lane and their intersection and for the above studied periods Euclid Ave. and Salt Creek Lane were freely moving with no obstructed traffic. It was also observed and documented that the Salt Creek Lane entrance handles a much greater share of existing traffic than the Euclid Ave. right-in-right out entrance.

Based on the existing traffic data and projected Westgate Dental facility traffic, it is estimated that the new dental facility will increase overall existing site traffic by approx. 10%+/- from addition of Westgate Dental's employees, patients, and visitors to the Esplanade center. Traffic

analyses suggest that this addition of dental patients and employees will not adversely impact the overall flow of traffic. This is due to the much smaller traffic volume generated (40 +/- trips per hour) in comparison to the existing Esplanade peak traffic volume (450 +/- trips per hour). However, it is suggested that some improvements be made to the Esplanade center to improve traffic flow and ensure better safety for all drivers that enter and exit the Esplanade from its two entrances. Those improvements include better signage/stripping and a reconstructed entrance from Salt Creek Lane (See Site Striping & Signage Plan C-4).

The traffic pattern at the Esplanade is primarily impacted by two businesses, Starbucks and to a much lesser extent Aurelio's Pizzeria. It was observed that traffic congestion occurs in the morning near the Esplanade center's Salt Creek Lane entrance and exit due to Starbucks generated traffic. Moreover, the Starbucks drive-thru morning queue occasionally builds into the Salt Creek Lane entrance inbound lane area. However, approximate 60% of the inbound cars went east to the drive-thru lane while 40% took a right and drove south to park in front of the Starbucks. The drive-thru queue was full the entire time (approx. 10-12 cars).

While Starbucks traffic peaks in the morning period as one would expect and easily observed, there is a second but much lesser peak during the lunch time period. Most important, during the lunch and afternoon and evening hours the Starbucks drive-thru queue remains in the separate drive-thru lane, thus not affecting the rear drive aisle. Aurelio's Restaurant peak traffic hour occurs late afternoon for dinner patrons with greater traffic volumes on Friday and Saturday evenings than on Thursday dinner hour. The Subway restaurant peak occurs at lunch time while the hair salon and spirits store traffic increases into the afternoon but is of relative low volume and consistent.

Peak hours for the studied periods varied slightly based on the day of the week but found that weekdays had earlier morning peak periods from 7:30 to 8:30 AM +/- 15 minutes or so. The peak hour for the lunch time period was relatively consistent regardless of the weekday and was between 11:30 AM and 12:30 PM. The late afternoon peak hour was more difficult to determine but usually occurred from 4:45-5:45 PM. Overall, site traffic volume and flow were much lower for the lunch and late afternoon periods than for the morning, further supporting the fact that Starbucks is the main driver of traffic volume at the Esplanade center of 450 +/- morning peak hour trips. The Esplanade Shopping Center is operating at much lower parking and traffic demands for the lunch hour peak hour of 350 +/- trips and late afternoon peak hour of 250 +/- trips. Thus Westgate Dental peak afternoon traffic will operate with ease during the afternoon into early evening.

The collected traffic study data provides for a means to understand the existing traffic conditions and help project future Westgate Dental traffic onto the existing Esplanade center as well the new Westgate Dental site layout. To begin the day, most employees will arrive before 9

AM as Westgate Dental practice becomes busier in staggered fashion. An average one-hour time period is estimated between patient arrival and departure that takes into account the patient check-in, waiting, dental services performed and payment.

During peak operation several years after opening, it is anticipated that the new dental facility will generate approximately 40+/- trips during the morning and afternoon peak hours. This is based on 17 of the 19 operatory rooms being fully occupied (i.e., assumes only 2 operatory rooms unoccupied at any one time and being readied for use). It also assumes the arrival/departure of 6 employees during peak hours. Thus, with 17 patients arriving and departing across a one hour time period approximately 34 patient generated trips would occur. Adding 6 employee trips to the patient trips provides for a total of 40 trips arriving and departing the Westgate Dental facility for the peak hours. This estimation is similar to ITE published trip generation data that shows an average of 2.4 (AM-Weekday) to 4.36 (PM-Weekday) trips per 1,000 sqft of building which equates to 22 to 40 trips for the 9,000 sqft+ Westgate Dental facility. Note that this trip generation represents a small number of trips relative to the peak 400 +/- vehicle trips that occur during the Esplanade center's peak morning hour.

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

Based on existing and proposed customer information provided by Westgate Dental owner as well as the convenient location of the new development adjacent Euclid Ave. and nearby Route 53, it is anticipated that 50% of Westgate Dental patients will arrive from the east and enter the site from Euclid Avenue. Furthermore, 50% of patients will arrive from the west and use the Salt Creek Lane entrance. This assumes an increase of patients from the west as the practice matures than what the practice experiences today.

A patient arriving from the east will enter at Euclid Ave. right-in and would most likely exit at the full entrance at Salt Creek Lane. Likewise, west arriving patients would have to use the Salt Creek Lane entrance. These patients would typically exit at the Euclid Ave. right out since the exit is immediately adjacent Westgate Dental's south customer parking lot. However, they would also have the option of using the Salt Creek Lane exit if desired as many Starbucks customers choose to do today. This allows them to avoid the traffic light at Salt Creek Lane. But since most dental visits are infrequent, this behavior is expected to occur less often than observed for Starbucks customers who are very time conscious and in routine driving patterns.

Regardless, inbound traffic movements will alternate between the two Esplanade center entrances while outbound traffic may slightly favor the Salt Creek Lane exit.

Thus, for the peak morning and afternoon hours, it is estimated that the 40 total trips calculated above would distribute equally between the Euclid Ave. right-in-right out entrance and Salt Creek Lane full entrance. This equates to a very minimal 10 inbound and 10 outbound traffic movements at each of these entrances across an hour. This averages out to one Westgate Dental generated vehicle trip either entering or exiting at each entrance/exit every 6 minutes during the peak hours.

However, the most important consideration is the initial morning arrival of Westgate Dental patrons for their 7-8 AM appointments. In worse case, approx. 10 to 20+/- patients could arrive between 6:45 and 7:45 AM (in close proximity to Starbucks peak morning traffic). In this case, 5-10 arrivals would occur at Euclid Ave.'s right-in-right out entrance and 5-10 arrivals at the Salt Creek Lane entrance (i.e., or one vehicle every 1.5 to 3+/- minutes). The Euclid Ave. entrance easily accommodates additional traffic while Salt Creek Lane entrance is more heavily used by Starbucks at this time. Since the Starbucks drive-thru traffic sporadically queues to Salt Creek Lane in early morning hours (up to a six vehicle queue in the eastbound rear drive aisle), it is recommended that the existing 16' inbound lane be widened to 24' to accommodate a second inbound entrance lane to increase the Salt Creek Lane entrance capacity. This would be accomplished by reconstructing the south curb 8' further south to "free-up" drivers wanting to park at the Starbucks after noticing that the queue to be lengthy. No parking spots would be lost in doing so. This would lessen the backup of vehicles, conflicts and congestion at the main entrance. In most cases, Starbucks patients would avoid such a large queue preferring to divert south to go inside the store instead. With the added lane, Starbucks inbound drive-thru traffic would separately use the existing/north inbound lane while the newly created second "south-lane" would accommodate both Westgate Dental patients and Starbucks "walk-in" traffic.

Equally important, due to existing geometrics at the Starbucks drive-thru outlet, larger vehicles (i.e., SUV's, small trucks etc.) have difficulty maneuvering out of the drive-thru and into the north aisle. This ends up affecting adjacent west drive aisle traffic circulation. It was observed that up to 3-5 conflicts occurred at the Starbucks drive-thru outlet during the peak morning hour when vehicles U-turned to exit the drive-thru and encountered an inbound vehicle in the west drive aisle. This forced both vehicles to either stop or slow considerably. These conflicts dissipated to 1 – 2 conflicts before and immediately after the peak hour. In all cases the conflict was temporary and did not cause vehicle back-ups. Also, on occasion vehicles entering the site at Salt Creek Lane entrance from the north mistakenly entered the site by means of the Esplanade outbound lane at Salt Creek Lane. Furthermore, Euclid Ave. entrance traffic driving along the rear drive aisle to enter the Starbucks drive-thru encountered a parked vehicle

(typically a delivery truck) in the north parking lot drive aisle that forced the driver into the opposing lane to circumvent the parked vehicle.

Although conflicts and congestions re-occurred, drivers were surprisingly mindful and flexible as to the occurring vehicle conflicts and congestions and safely navigated through them. No accidents were observed during the study nor did Starbucks staff make mention of any historical accidents when asked. However, it is evident that existing Starbucks traffic turning movements on-site contribute to most of the morning traffic conflicts and confusion in front of the Starbucks. Thus, adding Westgate Dental morning inbound traffic adjacent the Starbucks drive-thru area has the possibility of aggravating the situation. However, with entrance improvements, improved signage and striping these conflicts are expected to be lessened.

As mentioned above, Traffic Study observations highlighted known vehicle conflict areas during peak hours caused by Starbucks Drive-Thru outbound U-Turn movements. Adding Westgate Dental's inbound traffic would further aggravate this situation during Starbucks peak hours. One suggestion would be to add signage to prohibit/discourage these "U-turns". Then, Starbucks Drive-thru outbound traffic would be directed east preferably along the north front drive aisle. However, this would add congestion and conflict to Starbucks pedestrian traffic at the Starbucks entrance when customers are typically time limited and rushing.

There is an approx. equal split of Starbucks patrons exiting east and west onto Euclid Ave. Thus, if U-turns were prohibited, 50% of the Starbucks drive-thru traffic should be encouraged to proceed east and towards the Esplanade right-out exist at Euclid Ave. Observations showed only a very small percentage of patrons actually did this, instead preferring to U-Turn and exit onto Salt Creek Lane, then right-turn on Euclid (therefore avoiding any possible traffic signal delay on Euclid Ave.). The other 50% going eastbound on Euclid Ave. would have no choice but to cycle back thru the Shopping Center's south parking lot drive aisle and route north to the Salt Creek Lane exit. No doubt the current "U-Turn" behavior would be difficult to change regardless of any new signage imposed on their patrons.

As a result, 'Yield' signs are proposed adjacent the east/west shopping center drive aisles to protect inbound Esplanade center traffic from the Euclid Ave. R-I-R-O entrance. Also, a stop sign is proposed at the Salt Creek Lane entrance western drive aisle for outbound traffic (i.e., similar to most shopping centers with inbound traffic flow remaining unimpeded and protected by cross-traffic movements).

It is proposed to add lane striping at the Starbucks Drive-thru outlet in an attempt to direct outgoing drive-thru vehicles along the bldg. so as to maximize the turning radius for outbound right-turns out that 90% +/- of their customers do today; (the hope is to create a "two-step/two right-turn" outbound process vs. a single "U-Turn"). Regardless, an important objective is to

"slow-traffic" down in this conflict area especially with morning inbound drivers coming from the north/Salt Creek Lane entrance.

It is proposed to add traffic arrows at key conflict areas that should lessen driver confusion that was observed during the traffic study as well as be anticipated with the addition and integration of the Westgate Dental facility into the Esplanade center. Moreover, "SLOW" striping is shown being added to vehicle/vehicle and vehicle/pedestrian conflict areas.

Truck turning templates showed that with the extra width added to the Salt Creek Lane entrance Semi-trucks can now enter here if desired. Significant lane striping was added between the Esplanade and Westgate Dental common drive aisle just past the right-in-right out entrance. This should assist/better define traffic flow across the very wide 44' common drive aisle. A 'Yield' sign is recommended for inbound Westgate Dental (or erroneous Starbucks drive-thru) traffic to slow down vehicles before reaching the Westgate Dental ADA cross-walk. However, a very large semi-truck (larger than those observed) may have difficulty adhering to the defined striped lanes and present a potential conflict to Westgate Dental traffic as they proceed thru this "angled striping"/intersection. Smaller delivery trucks as typically observed during the study would satisfactorily proceed within the defined striping though.

Other Considerations

While outside the scope of the Traffic Study and proposed improvements, if future conditions warranted it, it would be possible to add an additional Starbucks drive-thru "queue" lane thus freeing the rear drive aisle up to cross-traffic in the morning and lunch time periods. Another measure for improving traffic conditions and reducing traffic congestion, particularly near the Salt Creek Lane entrance and exit, would be to re-direct more of the traffic onto Euclid Ave., in hopes of dividing up the traffic. This can be partially accomplished re-directing Starbucks drive-thru outbound customers to only make left turns (i.e., no "U-turns" allowed) with the hope that westbound Euclid Ave. traffic would use the "right-out". Another consideration would be to add a new "outbound only" exit lane onto Salt Creek Lane from the south main Esplanade Shopping Center drive aisle.

Lastly, during the rudiment stages of construction of the proposed Westgate Dental development it is recognized that the improvements will have a disruptive impact to the daily operations of the existing businesses, especially the rear truck deliveries that drive thru the Westgate Dental site today. The Starbucks bound customers entering from Euclid Ave. at the right-in-right out intersection can be easily diverted to the west during construction since their "cut-thru route" will have been eliminated. Also, a widened inbound Salt Creek Lane entrance will allow for truck movements to occur at this entrance vs. the Euclid Ave. entrance during Westgate Dental facility development. Moreover, the west side of Westgate Dental's proposed west parking lot can be constructed initially and temporarily striped to facilitate traffic movement between the rear and front of the Esplanade center while the Westgate Dental building is constructed.

Conclusions

The parking study determined that sufficient parking will be readily available for both Esplanade center and Westgate Dental. The traffic study concluded that several measures should be taken to help improve traffic circulation and reduce traffic congestion. One such measure recommended to improve existing morning congestion at the Esplanade's Salt Creek Lane entrance is to widen the inbound entrance lane from one to two lanes. This would provide separation between Westgate Dental traffic and Starbucks rear drive-thru traffic and associated entrance queuing. The north inner lane would accommodate the Starbucks drive-thru traffic as well as provide access for Westgate Dental vehicles traveling the Esplanade's rear east aisle to the new facility. The outer/south lane would be dedicated to vehicles traveling to the Esplanade's west and south parking lots. This lane would also facilitate Westgate Dental inbound traffic south to the Esplanade's front drive aisles taking them to the new dental facility. Inbound lane striping would be added along with arrow markings for the "straight-thru" entrance lane and for the "right-turn lane". The adjacent existing west parking would remain unaffected. However, the use of the rear drive aisle for Westgate Dental inbound traffic in the morning should be discouraged due to Starbucks traffic congestion and queuing in the eastbound rear drive aisle. However, congestion subsides considerably after the morning rush is over. Westbound rear drive aisle traffic is typically uncongested through-out the day.

It was concluded that additional signage should be added to facilitate the safe movement of traffic thru and between the Esplanade Shopping Center and Westgate Dental. The overall design allows for inbound traffic to be unimpeded while outbound is more traffic controlled at drive exits with added stop and yield signs. Also "direction related signage" was added for inbound Starbucks and Westgate Dental traffic at the Salt Creek Lane drive entrance and at the Euclid Ave. right-in-right out entrance. Also, Westgate Dental would have an exit sign in the far northwest parking lot corner to alert patrons that they can use the rear shopping center drive aisle if desired. Westgate Dental inbound routes would be either the Euclid Ave. or the "new right inbound lane" at the Salt Creek Lane entrance.

Additional measures to be considered to assist traffic flows and reduce congestion include adding a 'Do Not Enter' sign at the Salt Creek Lane entrance to prevent incorrect site entrance from the outgoing lane, have existing retailers avoid scheduling delivery pick/drop-offs during peak hours of operation and suggest to Westgate Dental patients enter the site from Euclid Avenue.

The Arlington Heights Municipal Code requires that Retail – Commercial and Services Uses – provide one space of parking dependent on the amount of square footage calculated for the type of use of space. The Table below summarizes the parking space required on-site for each business and business type based on the floor size requirement.

Westgate Dental, Temporary File 1516

Space	Use	CODE USE	SF	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
3020 Salt Creek	Starbucks Coffee	Restaurant	1,788	935	45	21
2960 Euclid	Subway	Restaurant	1,130	386	45	9
2956 Euclid	Har Salon	Beauty	1,046	1,046	250	4
2948 Euclid	Wine Shop	Retail	2,974	2,974	300	10
2944 Euclid	Aurelio's Pizza	Restaurant	5,075	2,354	45	52
2932 Euclid	Savory Salads	Restaurant	1,756	770	45	17
2928 Euclid	Vacant	Retail	1,495	1,495	300	5
2924 Euclid	Vacant	Retail	1,476	1,476	300	5
2920 Euclid	ADR Office	Office	1,638	1,638	300	5
	Westgate Dental	Medical Office	6,921	6,921	200	35
	Total Required		25,299			163
	Total Provided					194
	Surplus / (Deficit)					31

Average Daily Traffic

(12-17-2015) THURSDAY'S RESULTS OF AVERAGE DAILY TRAFFIC:

PEAK LUNCH	12:00AM – 1:00PM	~142 IN	~120 OUT	
PEAK AFTERNOON	3:45PM-4:45PM	~ 90 IN	~ 85 OUT	

(12-18-2015) FRIDAY'S RESULTS OF AVERAGE DAILY TRAFFIC:

PEAK MORNING	7:15AM-8:15AM	~190 IN	~160 OUT	
PEAK LUNCH	12:00AM – 1:00PM	~112 IN	~112 OUT	
PEAK AFTERNOON	3:45PM – 4:45PM	~105 IN	~105 OUT	

(12-19-2015) SATURDAY'S RESULTS OF AVERAGE DAILY TRAFFIC:

PEAK MORNING	8:15AM – 9:15AM	~105 IN	~100 OUT	
PEAK LUNCH	11:15AM – 12:15PM	~100 IN	~ 62 OUT	
PEAK AFTERNOON	3:30 AM – 4:30PM	~ 59 IN	~ 35 OUT	

(12-21-2015) MONDAY'S RESULTS OF AVERAGE DAILY TRAFFIC:

PEAK MORNING (RAINY MORNING/ NO SCHOOL)	8:15AM – 9:15AM	~135 IN	~130 OUT	

Average Directional Distribution Entry/Exit at Salt Creek Lane

(12-17-2015) THURSDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK LUNCH	12:00AM – 1:00PM	~65 IN	~62 OUT	
PEAK AFTERNOON	3:45PM-4:45PM	~39 IN	~42 OUT	

(12-18-2015) FRIDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING	7:15AM-8:15AM	~95 IN	~75 OUT	
PEAK LUNCH	12:00AM – 1:00PM	~54 IN	~53 OUT	
PEAK AFTERNOON	3:45PM – 4:45PM	~40 IN	~41 OUT	

Average Directional Distribution Entry/Exit at Euclid Avenue

(12-17-2015) THURSDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK LUNCH	12:00AM – 1:00PM	~18 IN	~12 OUT	
PEAK AFTERNOON	3:45PM-4:45PM	~34 IN	~40 OUT	

(12-18-2015) FRIDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING	7:15AM-8:15AM	~24 IN	~18 OUT	
PEAK LUNCH	12:00AM – 1:00PM	~18 IN	~14 OUT	
PEAK AFTERNOON	3:45PM – 4:45PM	~16 IN	~7 OUT	

(12-19-2015) SATURDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING	8:15AM – 9:15AM	~44 IN	~40 OUT	
PEAK LUNCH	11:15AM – 12:15PM	~24 IN	~15 OUT	
PEAK AFTERNOON	3:30 AM – 4:30PM	~9 IN	~24 OUT	

(12-21-2015) MONDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING (RAINY MORNING/ NO SCHOOL)	8:15AM – 9:15AM	~?? IN	~?? OUT	

(12-17-2015) THURSDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK LUNCH	12:00AM – 1:00PM	~18 IN	~12 OUT	
PEAK AFTERNOON	3:45PM-4:45PM	~34 IN	~40 OUT	

(12-18-2015) FRIDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING	7:15AM-8:15AM	~24 IN	~18 OUT	
PEAK LUNCH	12:00AM – 1:00PM	~18 IN	~14 OUT	
PEAK AFTERNOON	3:45PM – 4:45PM	~16 IN	~7 OUT	

(12-19-2015) SATURDAY'S RESULTS DIRECTIONAL DISTRIBUTION:

PEAK MORNING	8:15AM – 9:15AM	~44 IN	~40 OUT	
PEAK LUNCH	11:15AM – 12:15PM	~24 IN	~15 OUT	
PEAK AFTERNOON	3:30 AM – 4:30PM	~9 IN	~24 OUT	

MEMORANDUM

TO: Sam Hubbard, Development Planner
FROM: Deb Pierce, Plan Reviewer, Building Services
DATE: 4/14/2016
RE: 2900-2990 W. Euclid Ave – PUD for Dental Office Building
P.C. #: 16 - 008 – Round #1

I have reviewed the Round 1 submission of the PUD for a Dental Office Building at the above mentioned location and offer the following comments:

1. This building is being reviewed as a B Use Group per the 2009 International Building Code.
2. Provide preliminary details on the types and quantities of medical gases to be stored on site.
3. The medical gas shall be stored in a room constructed of a minimum 1-hour fire barrier and horizontal assembly, based on construction type.
4. Requirements for the medical gas shall follow NFPA 99 - 2005
5. Provide the proposed construction type of the building.
6. Add at least one Area of Rescue to Stairwell A.
7. Proper Area of Rescue communication system shall be provided.

The above comments are preliminary in nature and a more thorough review will be performed upon permit submittal.

RECEIVED
APR 14 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Lay, Donald

To: Hubbard, Sam
Subject: PC #16-008 Westgate Dental 2900-2990 W. Euclid

Sam

- ①: After reviewing the documents submitted as Round 1 for the subject project generally I have no concern other than the plan of the basement which appears to indicate that egress to "Stairwell B" travel through a private office. In my opinion this would not be permitted.

I will send the hard copy of this back with the plans.

Sincerely

Don

Don Lay, M.B.A, C.F.I.
Fire Safety Supervisor
Village Of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 6005
Phone: 847-368-5594
Cell: 847-899-5001
Fax: 847-368-5975
www.vah.com



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PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: KICS PROPERTIES, LLC _____

Owner: STONESTREET ESPLANADE, LLC _____

Contact Person: RYAN SWINGRUBER _____

Address: 760 W. MAIN STREET SUITE 140 _____

Phone #: (224) 770-4600 _____

Fax #: (224) 770-4609 _____

E-Mail: RSwingruber@stoneleighcos.com _____

P.I.N.# 45-5341324

Location: 3020 SALT CREEK LANE _____

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: ☒ For: New Building _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 45,132 SF or 1.0361 ACRES _____

of Units Total: ONE _____

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

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

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


 Director

4-21-16

Date

AS NOTED on

MEMO 4-19-16

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: April 19, 2016
Subject: 2900-2990 W Euclid, P.C. #16-008, Round 1

With regard to the proposed construction, I have the following comments:

1. Water Service Note #30; the proposed connection to existing water main must be within a vault.
2. An approved backflow device(s) will be required for this construction. Size(s) will be determined when architectural plans have been submitted and reviewed.
3. A fire hydrant will most likely need to be installed in front of the proposed office.
4. All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.
5. The proposed construction is covered with a master meter located at Salt Creek; however if the owner requires a sub-meter, it will be provided as part of the construction permit process after the architectural plans have been submitted and approved.
6. A maintenance plan for storm trap shall be submitted with plans.
7. Detail of restrictors is required.
8. Size and shape of curbed island (north of storm trap) will encourage cut through traffic.

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

C: file
LF

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APR 22 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #16-008
Westgate Dental
2900-2990 W. Euclid Ave.
PUD for Dental Office Building
Round 1

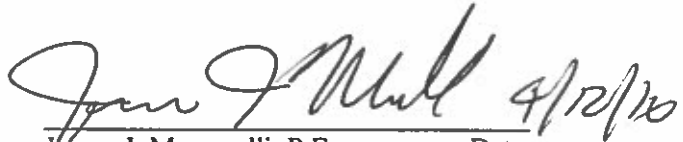
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DEVELOPMENT DEPARTMENT

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

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

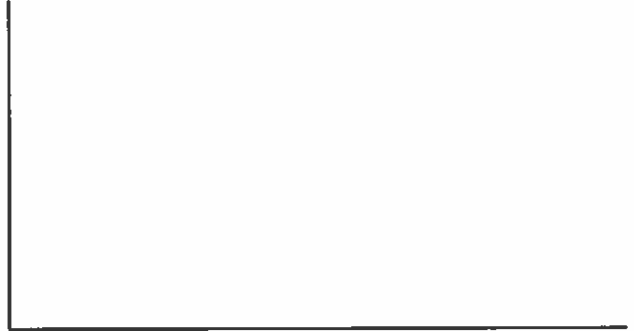
14. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. There is apparently no existing Onsite Utility Maintenance Agreement for the existing Esplanade utility systems. If the lot is under one owner, provide the Village with one overall OUMA for the entire site. If the lot has multiple owners, provide an OUMA for each owner. A sample OUMA is attached. Please contact the Engineering Department for an editable Word document version.
15. Since the Esplanade Center is still one lot, and the utilities for the subject project are connected to the existing private utility systems installed when the Esplanade project was developed, any existing CCR's dealing with the maintenance responsibilities of the utility systems must be updated to include the proposed development.
16. The detention system as designed has the restrictor too deep. With a HWL=712.00 and a 2" restrictor at invert elev=703.70, the head is 8.3 feet. Even specifying a projecting edge restrictor, the release rate is 0.25 cfs, which is 33% more than the allowable release rate of 0.187 cfs. Re-design the detention system so as not to exceed the allowable release rate. Suggestion: shallower StormTrap units?

17. Provide calculations for sizing the overflow weir. Restrictors between 2" and 4" must be in a trap in a catch basin.
18. Delineate the floodplain and floodway limits and elevations on the grading plan and utility plan, where applicable. Will any of the proposed work be in the floodway or floodplain? If not, clearly indicate that on the plans.
19. The plan on Sheet P-1 is incomplete. The relocated twin arm light pole on the south island and the two existing wall mounted fixtures on the east wall of the Arlington Downs retail space are not accounted for on the photometric plan. The photometric plan does not seem to coincide with the lighting fixtures shown on the other plan sheets. Provide catalog cuts for all pole and building mounted light fixtures.
20. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
21. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.


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

Attachment:

Fire Apparatus Tower 131 Specifications (1 page)
Sample Onsite Utility Maintenance Agreement (4 pages)



ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (address) _____, Arlington Heights, Illinois, 6000____, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

*** Insert legal description, or attach as Exhibit A ***

PIN Numbers:

WHEREAS, _____ (print name) _____, ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with **sanitary sewers, storm sewers and stormwater management facilities, domestic water mains;** and

WHEREAS, the **sanitary sewers, storm sewers and stormwater management facilities, and domestic water mains** servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and stormwater management facilities, or domestic water mains on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) _____ dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the **sanitary sewers or domestic water mains** in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned **storm sewers and stormwater management facilities** in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

4. It is further AGREED that the RESPONSIBLE ENTITY shall save the VILLAGE harmless from any and all claims for damages resulting from the VILLAGE interrupting service to the property due to the failure of the RESPONSIBLE ENTITY to perpetually maintain the systems as described above and any other claims or damages arising out of this Agreement and the ownership of the facilities described herein.

5. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

6. This Agreement shall be recorded in Cook County, Illinois.

This Agreement is entered into the _____ day of _____, 20____.

For: _____

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of

_____, an (LLC? Corporation?), for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public

ARLINGTON HEIGHTS POLICE DEPARTMENT

RECEIVED

Community Services Bureau

APR 15 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEPARTMENT PLAN REVIEW SUMMARY

Westgate Dental
2900-2990 W. Euclid Ave.
PUD

Round 1 Review Comments

04/14/2016

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. There does not appear to be adequate lighting on the exterior of the building, especially the east side adjacent to the retention area. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development may create traffic problems due to Starbuck's patrons potentially using Westgate Dental's parking lot as a cut through. There should be traffic control signage in the parking lot to discourage cut through traffic- although signage will not be police enforceable. There is the potential need for modifications to the entrance and egress of the plaza parking lot due to potential increase of traffic flow.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.
- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.
- The interior should have a video surveillance system installed. If no drugs are stored on site, it is recommended that signage indicating such be posted.

Brandi Romag #272
Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature

Arlington Heights Police Department
Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for
forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

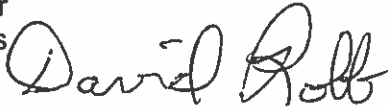
☐ Yes

Phone number:

Alarm Company Name

Plan Review

Project: Westgate Dental
2900-2990 W. Euclid Avenue
PUD for Construction of Dental Office Building
P.C. # 16-008
Round 1

From: David Robb, Disability Services Coordinator
Department of Building and Health Services
(847) 368-5793 

To: Sam Hubbard, Planning & Community Development

Date: April 11, 2016

Re: Illinois Accessibility Code (IAC)
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet C4 – Accessible Parking Spaces Location

1. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance, per IAC Section 400.310(c)(2).

Sheet A1.0 – Waiting Room

2. At the "Greeter" Counter adjoining the "Waiting Room" a portion of the counter shall be accessible, per IAC Section 400.320(h).

Sheet A1.3 – Private Restroom

3. IAC Section 400.310(n)(10) states: private use toilet rooms shall be adaptable. An adaptable space is one that can be readily converted with minimal structural changes to make it accessible.
4. Shower units shall comply with IAC Section 400.310(o)(B).

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 45-5341324
Petitioner: KICS PROPERTIES, LLC	Location: 3020 SALT CREEK LANE
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: STONESTREET ESPLANADE, LLC	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ ✓ For: New Building
_____	Special Use: _____ For: _____
Contact Person: RYAN SWINGRUBER	Land Use Variation: _____ For: _____
Address: 760 W. MAIN STREET SUITE 140	_____
_____	Land Use: _____ Current: _____
Phone #: (224) 770-4600	Proposed: _____
Fax #: (224) 770-4609	Site Gross Area: 45,132 SF or 1.0361 ACRES
E-Mail: RSwingruber@stoneleighcos.com	# of Units Total: ONE
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. _____ X VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. _____ X SUBDIVISION REQUIRED?
6. _____ X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

SEE ADDITIONAL COMMENTS ATTACHED.

Swingruber

4.14.16

Date

Planning & Community Development Dept. Review

April 14, 2016



REVIEW ROUND 1

Project: Westgate Dental – Ryan Swingruber
2900-2990 W. Euclid Avenue

Case Number: PC 16-008

General Notes:

7. Please indicate if any mechanical units (generators, AC units, etc.) will be located on the ground (i.e. not on the roof).
8. The second floor of the building appears to be a call center. Please clarify the use and purpose of the second floor.
9. The Declaration of Easements, Covenants, and Restrictions has not been recorded. It shall be required that this document is recorded prior to building permit approval.

Site/Landscape Issues:

10. There are several existing trees located on Parcel II and shown on Sheet C-2 that are proposed for removal. However, these trees are not shown on the Tree Preservation Plan. Please revise the Tree Preservation Plan so that tree numbers are not blocked by the "X" that goes through the tree indicating it will be removed. Additionally, please revise the table to include a column indicating whether that tree will be removed or preserved. There are trees that will be preserved that are not shown within the table (such as the tree at the south end of the site by the parking area, which appears to be preserved but is not labeled with a number and included on the Tree Survey table).
11. Please provide details for the dumpster enclosure (height, materials, etc.) to ensure compatibility with existing building.
12. All illumination must conform to the requirements within section 11.2-12.5. The Photometric Plan should be revised to clearly indicate all luminaire fixtures. Currently there are circles and call outs around fixtures that are not labeled. It is unclear if these fixtures were accounted for in the foot candle readings.
13. Please confirm the purpose of the existing 15' Public Utility Easement that runs along the east side of the building and clarify if any utilities are located within this easement.

Parking/Traffic:

14. The petitioner has not yet provided a traffic study that evaluates impacts of the new circulation system, in particular the Starbucks drive through, as the eastern drive aisle is being eliminated and would now run through the parking area between the existing center and the new office building. The study should

take into account future tenants and vacant spaces, and future demand for the medical office.

15. The petitioner has not yet provided a parking survey that shows parking counts at the lunch and dinner time periods over a three day time period (including a Saturday). This survey is needed to demonstrate that the site has sufficient parking for the existing and future uses within the entire development. Additionally, it appears that only 204 spaces are located on the site but Sheet C-4 indicates that 205 spaces are provided.
16. Handicap signage must comply with all applicable state, federal, and local regulations.
17. Please recount all parking spaces. Staff can only account for 204 spaces, Sheet C-4 indicates that 205 spaces will be provided.

Design Commission:

18. A Design Commission (DC) application has not yet been received for this project. Please submit a DC application as soon as possible as the DC portion of the approval process must be completed prior to appearance before the Plan Commission.
19. Signage will be reviewed during the Design Commission process.

Prepared by:



Westgate Dental
2900 – 2990 W. Euclid Avenue
PC 16-008
April 15, 2016

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Landscape Issues

- 1) Provide foundation plantings on the east elevation of the building and provide landscaping on the front elevation east of the entrance.
- 2) Explore options for an east/west pedestrian connection/crosswalk. The crosswalk should include specialty pavement similar to what has been incorporated at the Esplanade.
- 3) It is recommended that specialty pavement such as brick pavers or stamped concrete be provided within the front walkway similar to the Esplanade.
- 4) The ends of all parking rows must include a 4" caliper shade tree(Chapter 28, section 6.15). Substitute the proposed Riverbirch with a salt tolerant/drought tolerant shade tree. In addition some of the islands along Euclid and in the rear of the building are missing the code required trees.
- 5) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen the parking/ paved areas that are adjacent to the public way. Provide 3' high shrubs along Euclid in order to screen the parking area.
- 6) Provide a detail of the screen for the trash enclosure. In addition to fencing, it is recommended that landscaping be provided adjacent to the enclosure.
- 7) Provide trees along the north property line between the parking area and the property line.
- 8) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.
- 9) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.

Tree Preservation

- 10) The tree preservation plan and the demolition plan are inconsistent.

MEMORANDUM

TO: Sam Hubbard, Development Planner
FROM: Deb Pierce, Plan Reviewer, Building Services
DATE: 4/14/2016
RE: 2900-2990 W. Euclid Ave – PUD for Dental Office Building
P.C. #: 16 - 008 – Round #1

I have reviewed the Round 1 submission of the PUD for a Dental Office Building at the above mentioned location and offer the following comments:

1. This building is being reviewed as a B Use Group per the 2009 International Building Code. Acknowledged
2. Provide preliminary details on the types and quantities of medical gases to be stored on site. Attached
3. The medical gas shall be stored in a room constructed of a minimum 1-hour fire barrier and horizontal assembly, based on construction type. Wall types in design satisfy this requirement
4. Requirements for the medical gas shall follow NFPA 99 - 2005
Acknowledged
5. Provide the proposed construction type of the building. The proposed construction type is VB
6. Add at least one Area of Rescue to Stairwell A. Stairwell design satisfies this requirement
7. Proper Area of Rescue communication system shall be provided.
Acknowledged

The above comments are preliminary in nature and a more thorough review will be performed upon permit submittal.

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APR 14 2016
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DEVELOPMENT DEPARTMENT

Lay, Donald

To: Hubbard, Sam
Subject: PC #16-008 Westgate Dental 2900-2990 W. Euclid

Sam

- ①: After reviewing the documents submitted as Round 1 for the subject project generally I have no concern other than the plan of the basement which appears to indicate that egress to "Stairwell B" travel through a private office. In my opinion this would not be permitted.

I will send the hard copy of this back with the plans.

Sincerely

Don

Don Lay, M.B.A, C.F.I.
Fire Safety Supervisor
Village Of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 6005
Phone: 847-368-5594
Cell: 847-899-5001
Fax: 847-368-5975
www.vah.com



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MAR 31 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

This message, including attachments, is confidential and may be privileged. If you are not an intended recipient of this email you are hereby notified that any disclosure, distribution or copying of, or the taking of any action in reliance upon, any information contained in this email is strictly prohibited. If you are not an intended recipient, please notify the sender immediately by return email, then delete and destroy the original message, any attachments and all copies. You should not copy, forward and/or disclose this message, in whole or in part, without permission of the sender. Thank you for your cooperation.

Our understanding is that it will be acceptable to pass through the Private Office as long as the doors can't be locked. We imagine that it was assumed Private Office meant the door would be lockable as most private offices are. This door will not be lockable as to pass Code and it will allow free access to the stairs.

NORMAN J. TOBERMAN & ASSOCIATES, LLC

Civil Engineers & Surveyors

115 S. Wilke Road, Suite #301 • Arlington Heights, IL 60005

Phone-1: (847) 439-8225 • Phone-2: (847) 749-1340 • Fax: (847) 749-4104

Email: mail@toberman.us • Web: www.toberman.us Design Firm No. 184005910 (Exp. 04/30/17)

Chris Papierniak
Assistant Director
Village of Arlington Heights Public Works
222 N Ridge Ave, Arlington Heights, IL 60005
P: (847) 368-5800

April 27, 2016

Sam Hubbard
Development Planner
Village of Arlington Heights Planning & Community Development
33 S Arlington Heights Rd, Arlington Heights, IL 60005
P: (847) 368-5200

RE: 2900-2990 W Euclid, P.C. #16-008, Round 1 (Received April 22, 2016)

The following are responses to comments made by Chris Papierniak of the Village of Arlington Heights for the above project. Revisions have been made to the attached drawings. The following address specific review comments:

1. The proposed water connection shall be installed in a vault.
2. It is understood that backflow device will be required and that the size shall be determined upon architectural review.
3. A fire hydrant shall be installed in the island to the south of the proposed dental facility.
4. It is understood that all methods of construction and materials must conform to the Village of Arlington Heights Engineering Department's standards and specs in the published manual.
5. It is understood that a sub-meter, if required, will be provided as part of the construction permit process upon architecture plan approval.
6. Detailed plans of the proposed StormTrap are provided.
7. A detail of the proposed restrictor is provided
8. A detailed traffic study has been performed. The concern about cut through traffic has been addressed as follows:

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

If you have any questions or require additional information, then please feel free to call or e-mail me.

Sincerely, *Cliff J. Toberman* Cliff J. Toberman, P.E. cliff@toberman.us NJT No.: 15-6464

NORMAN J. TOBERMAN & ASSOCIATES, LLC

Civil Engineers & Surveyors

115 S. Wilke Road, Suite #301 • Arlington Heights, IL 60005

Phone-1: (847) 439-8225 • Phone-2: (847) 749-1340 • Fax: (847) 749-4104

Email: mail@toberman.us • Web: www.toberman.us Design Firm No. 184005910 (Exp. 04/30/17)

Sam Hubbard

April 27, 2016

Development Planner

Village of Arlington Heights Planning & Community Development

33 S Arlington Heights Rd, Arlington Heights, IL 60005

P: (847) 368-5200

RE: 2900-2990 W Euclid, P.C. #16-008, Round 1 (Received April 13, 2016)

The following are responses to comments made by the Plan Commission of the Village of Arlington Heights for the above project. Revisions have been made to the attached drawings. The following address specific review comments:

11. It is understood that the Plan Commission is neither an endorsement nor an approval and that plan review comments associated with the building, engineering, and other permits shall be provided.
12. An engineer's estimate of construction cost is provided.
13. The engineering plans are georeferenced using State Plane Coordinate System – Illinois East.
14. It is understood that the detention facility will require private maintenance and is not the Village of Arlington Heights's responsibility. It is also understood that an Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval.
15. A copy of the updated CCRs has been provided as part of this submittal.
16. The proposed StormTrap facility is now 4' deep with a 2" restrictor at the outlet.
17. Calculations for the overflow weir are provided.
18. The existing floodplain and floodway limits are provided per M.W.R.D. Permit #1980-0040.
19. Photometric plans are now complete including Sheet P-1 and Sheet P-2 (details and specs).
20. The Fire Truck Turning Exhibit (Sheet FE-3) uses tower truck #431.
21. Bicycle racks shall be installed near the southeast side of the proposed dental facility.

If you have any questions or require additional information, then please feel free to call or e-mail me.

Sincerely,

Cliff J. Toberman

Cliff J. Toberman, P.E.

cliff@toberman.us

NJT No.: 15-6464



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 16-008

Project Name Westgate Dental

Project Location 2900 - 2990 W. Euclid

Planning Department Contact Sam Hubbard

General Comments

1. Fire department requests an auto turn diagram.
2. Building to be sprinkled. [ACKNOWLEDGED]
3. Locate the fire department connection (FDC) at the main front door.
[ACKNOWLEDGED; PLANS WILL ADDRESS ACCORDINGLY]
4. Locate a fire hydrant within 100' of the FDC.
5. Locate a Knox Box at the main front door. [ACKNOWLEDGED; PLANS WILL ADDRESS ACCORDINGLY]
6. Install a fully operational announcator panel or alarm panel at the front door.
[ACKNOWLEDGED; PLANS WILL ADDRESS ACCORDINGLY]
7. Reference 2009 International Fire Code - sections 503 and Appendix D for fire lane expectations.
8. Sprinkler room most accessible on south side of building, need an exterior entrance.
[SEE ATTACHED]

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

Date April 11, 2016 Reviewed By: LT. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

RECEIVED

Community Services Bureau

APR 15 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DEPARTMENT PLAN REVIEW SUMMARY

Westgate Dental
2900-2990 W. Euclid Ave.
PUD

Round 1 Review Comments

04/14/2016

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. There does not appear to be adequate lighting on the exterior of the building, especially the east side adjacent to the retention area. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

Acknowledged.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development may create traffic problems due to Starbuck's patrons potentially using Westgate Dental's parking lot as a cut through. There should be traffic control signage in the parking lot to discourage cut through traffic- although signage will not be police enforceable. There is the potential need for modifications to the entrance and egress of the plaza parking lot due to potential increase of traffic flow. Acknowledged.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

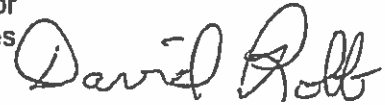
- The interior should have a video surveillance system installed. If no drugs are stored on site, it is recommended that signage indicating such be posted.

There will be no drugs or drug locker stored on site.

Plan Review

Project: Westgate Dental
2900-2990 W. Euclid Avenue
PUD for Construction of Dental Office Building
P.C. # 16-008
Round 1

From: David Robb, Disability Services Coordinator
Department of Building and Health Services
(847) 368-5793



To Sam Hubbard, Planning & Community Development

Date: April 11, 2016

Re: Illinois Accessibility Code (IAC)
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet C4 – Accessible Parking Spaces Location

1. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance, per IAC Section 400.310(c)(2). Acknowledged. Please see plans for revisions

Sheet A1.0 – Waiting Room

2. At the "Greeter" Counter adjoining the "Waiting Room" a portion of the counter shall be accessible, per IAC Section 400.320(h).

Acknowledged. Please see plans for revisions

Sheet A1.3 – Private Restroom

3. IAC Section 400.310(n)(10) states: private use toilet rooms shall be adaptable. An adaptable space is one that can be readily converted with minimal structural changes to make it accessible. Restroom is accessible by removal of the shower.
4. Shower units shall comply with IAC Section 400.310(o)(B).

Our understanding is that this code only applies to public and employee restrooms. This restroom is for private use only by one individual and will be keycard accessible only.

NORMAN J. TOBERMAN & ASSOCIATES, LLC

Civil Engineers & Surveyors

115 S. Wilke Road, Suite #301 • Arlington Heights, IL 60005

Phone-1: (847) 439-8225 • Phone-2: (847) 749-1340 • Fax: (847) 749-4104

Email: mail@toberman.us • Web: www.toberman.us Design Firm No. 184005910 (Exp. 04/30/17)

Sam Hubbard
Development Planner

April 27, 2016

Village of Arlington Heights Planning & Community Development
33 S Arlington Heights Rd, Arlington Heights, IL 60005
P: (847) 368-5200

RE: 2900-2990 W Euclid, P.C. #16-008, Round 1 (Received April 14, 2016)

The following are responses to comments made by the Planning & Community Development Department Commission of the Village of Arlington Heights for the above project. Revisions have been made to the attached drawings. The following address specific review comments:

General Notes:

7. There will be no mechanical units located on the ground.
8. The purpose of this office space is secretarial, an area to answer phone calls away from the front desk. This area is for staff only and the name of this room will be changed to "Office 201"
9. Acknowledged. Executed copy attached. This has been sent for recording.

Site/Landscape Issues:

10. The Demolition & Existing Topography Plan (Sheet C-2) and Tree Preservation Plan (T-1) are consistent.
11. [For Architect].
12. The photometric plans are updated to conform with requirements from section 11.2-12.5, and all luminaire fixtures are clearly indicated.
13. [For Architect].

Parking/Traffic:

14. A detailed traffic study is included.
15. A detailed parking study is included.
16. The handicap signage and striping comply with ADA standards.
17. There will be a total of 204 parking spaces.

Design Commission:

18. A Design Commission (DC) application shall be included.
19. It is understood that signage will be reviewed during the DC process.

If you have any questions or require additional information, then please feel free to call or e-mail me.

Sincerely,

Cliff J. Toberman

Cliff J. Toberman, P.E.
cliff@toberman.us
NJT No.: 15-6464

NORMAN J. TOBERMAN & ASSOCIATES, LLC

Civil Engineers & Surveyors

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Sam Hubbard

April 27, 2016

Development Planner

Village of Arlington Heights Planning & Community Development

33 S Arlington Heights Rd, Arlington Heights, IL 60005

P: (847) 368-5200

RE: 2900-2990 W Euclid, P.C. #16-008, Round 1 (Received April 13, 2016)

The following are responses to landscape comments made by the Planning Dept. of the Village of Arlington Heights for the above project. Revisions have been made to the attached Landscape drawing. The following address specific Landscape Issue review comments:

1. Foundation plantings are shown on the east and southeast side of the proposed building elevation.
- 2-3. All proposed concrete walk will stamped concrete that matches as close as practical to the Esplanade. Consideration will be given to incorporated the stamped concrete or use of brick for the cross-walk.
4. The end of parking rows now have 4" caliper shade trees and Skyline Honey locust trees have been specified as a salt tolerant shade tree.
5. Miss Kim Korean Lilac shrubs have been added along the south parking lot fronting Euclid Ave.
6. A detail of the refuse area screening has been provided on the Detail sheet.
7. Emerald Luster Maple trees have been added along the north curb line.
8. It is understood that screening will be necessary for any utility meters or mechanical units.
9. It is understood that a landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit as well as \$ 4 tree fee for each lineal foot of frontage.
10. The Tree Preservation and Demolition Plan are now consistent.

Sincerely,

Cliff J. Toberman

Cliff J. Toberman, P.E.

cliff@toberman.us

NJT No.: 15-6464

EXHIBIT A

Declaration of Easements,
Covenants and Restrictions

Prepared by and
after recording, return to:

Michael D. Firsel, Esq.
Firsel Ross
2801 Lakeside Drive
Suite 207
Bannockburn, Illinois 60015

DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS

THIS DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS ("Declaration") is made this 22nd day of February, 2016, by **STONESTREET ESPLANADE LLC**, an Illinois limited liability company (hereafter called "**Declarant**").

WITNESSETH:

WHEREAS, Declarant owns the property legally described on Exhibit A, attached hereto and made a part hereof, and as divided into Lot 1, Lot 2 and Lot 3 (collectively called "**Lots**" and individually called "**Lot**") as legally described on Exhibit A-1, attached hereto and made a part hereof, and as depicted on the site plan attached hereto as Exhibit B (hereinafter called "**Entire Property**"). That portion of the Entire Property owned by an Owner (as hereinafter defined) is called a "**Parcel**" or "**Parcels**";

WHEREAS, Declarant intends for Lot 1 and Lot 2 to be developed as one or more commercial and retail properties;

WHEREAS, Lot 3 serves as a storm water detention and utility easement area for the benefit of the Entire Property; and

WHEREAS, Declarant desires to establish and subject the Entire Property to the rights and easements described herein benefiting the Entire Property.

NOW, THEREFORE, in consideration of the premises, the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Definitions

(a) **Owner**. The term "**Owner**" or "**Owners**" shall mean Declarant and any and all successors or assigns of Declarant as the owner or owners of the fee simple title to all or any portion of the Entire Property, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such Entire Property or any portion thereof.

(b) **Permittees.** The term "Permittees" shall mean the tenant(s) or occupant(s) of a Parcel, and the respective employees, agents, contractors, customers, guests, invitees and licensees of (i) the Owner of such Parcel, and/or (ii) such tenant(s) or occupant(s).

2. **Grant of Easements.**

(a) **Reciprocal Cross-Access and Parking.** The Declarant hereby declares that Lot 1 and Lot 2, and all Owners and Permittees of Lot 1 and Lot 2 from time to time (including all lots and subdivided lots therein by separation of ownership, ground lease or otherwise) shall be benefited by a non-exclusive perpetual easement appurtenant to and for the benefit of Lot 1, Lot 2 and Lot 3, which easement is hereby granted and reserved, over and across the paved driveways and parking areas ("Parking and Drives") located, from time to time, on Lot 1 and on Lot 2 for (x) for parking of vehicles within the parking areas located from time to time on the Parking and Drives, (y) for ingress and egress over the driveways located from time to time on the Parking and Drives, in order to permit vehicular and pedestrian ingress and egress, over the driveways from time to time located on the Parking and Drives, and (z) for vehicular and pedestrian ingress and egress, over the driveways located from time to time on the Parking and Drives, for access to and from adjacent rights-of-way. The parking easement shall be for customer parking in connection only with the businesses operated from time to time on Lot 1 and Lot 2. The access point between Lot 1 and Lot 2 and the curb cuts to adjacent streets and roads shall not be altered, modified, relocated, blocked or removed without the express written consent of all Owners. Such easement shall not be construed to constitute a public dedication of any portion of the Entire Property. In the event an Owner creates a lot, or subdivided lot on its Parcel, the lot or subdivided lot shall be deemed a Lot and shall benefit from and be burdened by the easements granted herein.

(b) **Utilities.** Declarant hereby declares that Lot 1, Lot 2 and Lot 3 and all Owners and Permittees of the Lots (including all lots and subdivided lots by separation of ownership, ground lease or otherwise) shall be benefited by a perpetual non-exclusive easement appurtenant to and for the benefit of the Lots which easement is hereby granted and reserved to transmit through, use and maintain any utility lines, including but not limited to water supply lines, sanitary sewer, lift station, storm sewer, storm water detention in the storm sewer, electrical, gas, telephone, cellular telephone and cable television located under and across those portions of the Entire Property not within permissible building areas. All such systems, structures, mains, sewers, conduits, lines and other public utilities shall be installed and maintained below the ground level or surface of the Entire Property (except for such parts thereof that cannot and are not intended to be placed below the surface, such as lift stations, transformers and control panels). Each Owner, at its sole cost and expense, shall maintain and repair (or cause to be maintained and repaired) the utility lines located on the Parcel owned by that Owner (or located on a Parcel owned by another Owner) that solely serve the Parcel owned by that Owner. In the event an Owner (the "Repairing Owner") determines it to be necessary to enter onto another Owner's Lot to maintain, repair or replace a utility line which exclusively serves the Lot owned by the Repairing Owner, the Repairing Owner shall give the other Owner of the Lot on which the utility line serving the Lot of the Repairing Owner is located, ten (10) days prior written notice of such event and submit for the other Owner's prior approval a plan for

such maintenance, repair or replacement (except in the case of an emergency, in which case notice and the plan shall be delivered as soon as reasonably possible), which approval shall not be unreasonably withheld, delayed or conditioned. The Repairing Owner shall complete any such activities, at its sole cost and expense, in a prompt manner, in accordance with plans and specifications approved by the governmental authority having jurisdiction and the appropriate utility provider, in a good workmanlike manner, free and clear of liens and shall provide alternate access between the Lots and the Entire Property and any other acts reasonably necessary in order to minimize any interference with the operation of the other Owner's Lot and the Entire Property. In the event an Owner creates a lot or subdivided lot on its Parcel, the lot or subdivided lot shall be deemed a Lot and shall benefit from and be burdened by the easements granted herein.

(c) **Development Sign.** Declarant hereby declares that Lot 1 and Lot 2 ("Sign Lots") and all Owners of the Sign Lots shall be benefited by a perpetual non-exclusive easement appurtenant to and for the benefit of the Sign Lots for the purpose of installing an identification sign panel on the monument sign ("Development Sign") located along Salt Creek Lane as shown on **Exhibit B** constructed for the benefit of Lot 1 and Lot 2. Declarant further reserves an underground electrical easement over a portion of the Entire Property (but excluding areas located below any and all improvements constructed on any portion of the Entire Property) for the purpose of providing electrical service to the Development Sign including the electrical feed to the Development Sign, and the sign boxes. The Owner of each Sign Lot, at its sole cost and expense, shall maintain, repair, replace, and keep in good condition and repair its identification sign panel located on the Development Sign.

3. **Reservations of Rights.** Each Owner shall have the right to use the driveways and parking areas located on its Parcel for any purposes which are not inconsistent with the use of the easements granted herein. Additionally, each Owner reserves the right to temporarily close off or temporarily reroute any portion of the paved driveways located on its Parcel and re-route the utility lines in whole or part located on its Parcel, for such period or periods of time as may be necessary in connection with (i) any necessary repairs to paved driveways and utility lines and/or (ii) the necessary construction, installation, maintenance or repair of improvements to the respective Owner's Parcels and/or (iii) redevelopment of the respective Owner's Parcel. In the event an Owner determines it to be necessary to temporarily re-route or temporarily close in whole or part the paved driveways or reroute the utility lines located on its Parcel, the Owner shall give the other Owners ten (10) days prior written notice of such event and submit for the other Owners approval a plan for such re-routing or closure (except in the case of an emergency, in which case notice and the plan shall be delivered as soon as reasonably possible), which approval shall not be unreasonably withheld, delayed or conditioned. In the event of a temporary closure pursuant to the foregoing, the Owner performing the repair or maintenance agrees that it will, at all times, diligently pursue the completion of such work as soon as reasonably possible and in a manner that limits interference with the operation of the rest of the Entire Property to the extent reasonably possible. The utility service to any Parcel cannot in any manner be disturbed, or diminished, nor can any change or relocation in any manner reduce the capacity, usefulness or function of the utility service and the temporarily re-routed paved driveway must always provide direct access from each Parcel to and from the adjacent right of ways. The re-routing Owner shall complete any such activities, at its sole cost and expense, in a prompt manner, in

accordance with plans and specifications approved by the governmental authority having jurisdiction, in a good workmanlike manner, free and clear of liens and shall provide alternate access and utilities between the Parcel and the Entire Property during such closure, so as to minimize any interference with the operation of each Owner's Parcel.

4. **Maintenance.**

(a) **Lot 1 and Lot 2.** Each Owner of a Parcel covenants at all times to maintain, repair, replace, light, clean, promptly remove snow and ice, operate, insure, pay the taxes and keep available the Parking and Drives (including adjacent sidewalks, curbs, landscaping, signage and lighting) and keep the same in a good and safe condition adequate for their intended uses, in compliance with all applicable laws, ordinances, regulations and requirements. Each Owner, at its sole cost and expense, covenants to keep and maintain the building(s) located from time to time on its respective Parcel in good order, condition and repair. The minimum standard of maintenance for the Parking and Drives and buildings will be the standard of maintenance in other first class retail developments of comparable size within the Chicago metropolitan area. Once constructed, in the event of any damage to or destruction of a building on any Parcel, the Owner of such Parcel shall, at its sole cost and expense, with due diligence, either (a) remove the damaged building (or that portion thereof that such Owner has elected not to repair, restore or rebuild), clean and landscape and/or pave the Lot; or (b) cause the building so damaged or destroyed to be repaired, restored, replaced or rebuilt. Such Owner shall complete such work and have the building ready for occupancy as soon as reasonably possible, but in no event longer than twenty-four (24) months after the date of such loss or casualty, subject to delays caused by the inability to obtain permits or other force majeure delays.

(b) **Lot 3 and Development Sign.** The Owner of Lot 1 shall maintain Lot 3 and the storm water detention facilities which comprise Lot 3, in good order, condition and repair and shall take such measures as are necessary to control grass and weeds. In addition, the Owner of Lot 1 shall maintain the Development Sign (but not the tenants' identification panels thereon).

(c) **Shared Costs Reimbursement.** All costs and expenses incurred by the Lot 1 Owner in satisfying: (i) the maintenance of Lot 3 and the storm water detention facilities, as above provided; (ii) the insuring of Lot 3 as provided in Section 4 below, and (iii) the cost of maintaining the Development Sign, as provided above ("Shared Costs") will be shared and paid for by the Owners of Lot 1 and Lot 2 thereof as follows:

(i) Lot 1 pro rata share (the "Lot 1 Share"): The total of the Shared Costs multiplied by a fraction, the numerator of which is equal to the gross square foot floor area of all buildings on Lot 1 and the denominator of which is equal to the gross square foot floor area of all buildings on Lot 1 and Lot 2.

(ii) Lot 2 pro rata share (the "Lot 2 Share"): The total of the Shared Costs multiplied by a fraction, the numerator of which is equal to the gross square foot floor area of all buildings on Lot 2 and the denominator of which is equal to the gross square foot floor area of all buildings on Lot 1 and Lot 2.

(iii) Each Owner's pro rata share of the Shared Costs for each calendar year shall be estimated annually by Lot 1 Owner. Lot 2 Owner shall pay the Lot 1 Owner one-twelfth (1/12th) of the Lot 2 Share on a monthly basis on the first day of each calendar month. No later than ninety (90) days after the end of each calendar year, Lot 1 Owner shall prepare and deliver to Lot 2 Owner a statement ("**Shared Cost Annual Statement**") showing each Owner's actual pro rata share of the Shared Costs for the previous calendar year. Within thirty (30) days after its receipt of the Shared Cost Annual Statement, Lot 2 Owner shall pay to the Lot 1 Owner, or Lot 1 Owner shall pay to Lot 2 Owner, the difference between the Lot 2 Owner's actual pro rata share of Shared Costs for the preceding calendar year and the amounts paid by the Lot 2 Owner during such calendar year. Lot 1 Owner may apply any excess payment paid by Lot 2 Owner as a credit against future payments.

(iv) If during any calendar year the Lot 2 Owner fails to timely pay its monthly share of the Lot 2 Share twice, then the Lot 1 Owner may, at its option, upon five (5) days' written notice to Lot 2 Owner, accelerate the Lot 2 Owner's remaining Lot 2 share for the current calendar year, and the entire remaining amount of the annual Lot 2 Share shall then become immediately due and payable. Payments received by the Lot 1 Owner after the 5th day of any date due shall incur a monthly late charge of five percent (5%) of any unpaid amount due, until paid.

5. Uses.

(a) Prohibited Uses. No use shall be permitted on the Entire Property, which is inconsistent with the operation of a high quality commercial development. Without limiting the generality of the foregoing, the following uses shall not be permitted:

- (i) Any operation primarily used as a storage or warehouse operation;
- (ii) Any "second hand" store, "surplus" store or "flea market", provided that this shall not be deemed to prohibit a bona fide antique store;
- (iii) Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation;
- (iv) Any dry-cleaning plant (except drop-off businesses with off-site cleaning facilities shall not be prohibited);
- (v) Any automotive body shop, maintenance or repair facility or car wash;
- (vi) Any veterinarian, animal boarding, breeding or raising facility;
- (vii) Any mortuary or funeral home; or
- (viii) Any adult book or adult video store or any other establishment selling or exhibiting explicit sexual materials or drug-related paraphernalia.

(b) Environmental. No Owner shall keep, stock, use or permit the use or sale of Hazardous Materials in, on or from its Parcel, except (a) inventory held for sale to the public by a retail business which is packaged and labeled in conformity with all Environmental Laws and constitutes an incidental part of such retail business; and (b) substances customarily and incidentally used, in compliance with applicable Environmental Laws in the normal course of retail, office, and restaurant; and (c) substances which are commonly used in connection with the maintenance of real property and are used in accordance with all applicable Environmental Laws. Each Owner shall indemnify, protect, defend and hold harmless the other Owners for, from and against all claims, suits, actions, demands, costs, damages and losses of any kind, including but not limited to costs of investigation, litigation and remedial response, arising out of any Hazardous Material located, used or discharged on or from its Parcel in violation of this Section.

(c) Exclusives. Subject to the terms of this Declaration, Lot 1 and Lot 2 may be used for any lawful purpose so long as such use is (i) in conformity with all governmental zoning and other land use restrictions, and (ii) all permits, and other land use entitlements are obtained by a Lot Owner from all governmental agencies and authorities have jurisdiction over the Entire Property. The foregoing notwithstanding, no use shall be permitted on any Lot which is in violation of the "Exclusive Uses" set forth on Exhibit C attached hereto and made a part hereof.

(d) Employee Parking. All employees of the Owners and the tenant(s) or occupant(s) of a Parcel, shall be required to park in the "Employee Parking Areas" located (i) at the rear (north) portion of the Entire Property, or (ii) on the west side of the drive aisle between the building on Lot 1 and the building on Lot 2, all as set forth and designated on Exhibit B. Unless no parking spaces are available in the Employee Parking Areas, no employee of the Owners and the tenant(s) or occupant(s) of a Parcel shall utilize any other area of the Entire Property for parking.

6. Insurance.

(a) Liability Insurance. Each Owner shall, at all times, at its sole cost and expense, maintain, or cause to be maintained, Commercial General Liability Insurance, which includes premises/operations, contractual liability, personal/advertising injury, broad-form property damage, independent contractors, underground explosion and collapse, and products/completed operations coverages, against claims for personal injury or death and property damage occasioned by an incident occurring upon, in or about that Parcel constituting a portion of the Entire Property owned by such Owner. Subject to Section 3 above, Lot 1 Owner shall maintain all insurance required under this Section with respect to Lot 3. Such insurance in each case shall have a minimum limit of not less than \$2,000,000 per occurrence, which limits may be obtained through a combination of primary and umbrella or Excess Policies. Such insurance carried by each Owner shall (a) name as additional insureds thereunder all other Owners, (to the extent the Owner is given the name of the other Owners) or any portion thereof, and their respective agents, employees, shareholders, officers, directors and members, (b) provide that it is non-cancelable without at least thirty (30) days prior written notice to the insured and additional insureds, and (c) be written as an "occurrence" policy and not as a "claims made" policy. The insurance shall be issued by an insurer having an A.M. Best rating of not less

than "A-". Each Owner of any Parcel constituting a part of the Entire Property and the Operator shall furnish the additional insureds with certificates evidencing such insurance.

(b) **Self-Insurance.** Notwithstanding anything to the contrary contained in this Section, each Owner (or the tenant maintaining the insurance) shall have the right to comply with and satisfy its insurance obligations under this Subsection by means of self-insurance of the insurance required if and so long as said Owner (or tenant) maintains a net worth, computed in accordance with generally accepted accounting principles, consistently applied of at least One Hundred Million and No/100 Dollars (\$100,000,000.00), as shown in said Owner's (or tenant's) last published financial statement or, in the case of a privately held corporation, as certified by an officer of said corporation. In the event the net worth of a self-insuring Owner drops below the corresponding net worth requirement set forth above, said Owner (or tenant) shall promptly procure the insurance coverages required in this Subsection, and shall maintain such coverages until its net worth again meets the corresponding net worth requirement set forth in this Subsection.

7. **Indemnities.** Each Owner of any Parcel comprising a portion of the Entire Property shall defend, indemnify and save harmless each other Owner, its parent, subsidiary and affiliated companies, their respective directors, officers, shareholders, partners, members, agents, employees, tenants, licensees and contractors, from and against any damage, cost, expense, liability or claim thereof (including reasonable attorney fees) provided that such damage, cost, expense, liability or claim is attributable to bodily injury, sickness, disease or death, or to injury to, or destruction or tangible damage to, property arising out of any negligent or wrongful act or omission to act by the indemnifying Owner, its agents, employees, tenants, licensees or contractors, except to the extent that such claims arise out of the negligence or willful misconduct of the indemnified party.

8. **Covenants Running With Land.** Except as otherwise specifically provided herein, the rights and interests granted and the covenants, agreements, obligations and liabilities contained in this Declaration shall be rights, interests, covenants, agreements, obligations and liabilities running with the land and shall inure to the benefit of, and be binding upon, the Owners and their respective successors and assigns, owning all or any portion of a Parcel and all persons or entities claiming under them. No Owner shall, unless otherwise provided in this Declaration, have any obligation or liability under this Declaration for any claim or matter accruing or resulting from conditions created subsequent to transfer by such Owner of fee title to its portion of the Entire Property. This Declaration shall continue in full force and effect for fifty (50) years from and after the date of this Declaration as set forth above, and shall thereafter automatically be extended and renewed for successive periods of ten (10) years, unless an Owner gives the other Owners written notice not less than one (1) year prior to the expiration of the initial fifty (50) year term or any ten (10) year renewal thereof, as is applicable, that such Owner elects that this Declaration not be extended and renewed beyond the then current initial term or renewal period. Notwithstanding the foregoing, any such election not to renew shall not cause the termination of or otherwise impact those easements granted herein which are perpetual and those provisions relating to the maintenance, repair, replacement and operation of the improvements provided herein and the reimbursement of the costs associated therewith and any other easements provided in this Declaration, which easements and provisions are specified as

being perpetual or as continuing beyond the term of this Declaration and shall continue in force and effect. The termination of this Declaration shall not limit or affect any remedy at law or in equity that an Owner may have against any other Owner or any remedy at law or in equity that the Village may have against any and all Owners with respect to any liability arising under the terms and conditions of this Declaration.

9. **Amendment.** The provisions of this Declaration may be modified or amended, in whole or in part, only with the consent of all of the Owners whose Parcels are adversely affected by the amendment or modification, by declaration in writing, executed and acknowledged by all said parties, duly recorded in Cook County, Illinois. It is expressly understood and agreed that no modification or amendment, in whole or in part, shall require any consent or approval on the part of any occupant, Permittee, licensee or tenant of the Entire Property, other than a fee owner and its first mortgagee, if any, pursuant to a recorded mortgage. Notwithstanding the foregoing, this Declaration shall not be modified, amended or repealed with respect to any rights of the Village hereunder without the prior written consent of the Village.

10. **No Third Owner Beneficiary.** Except as otherwise specified herein, the provisions of this Declaration are for the exclusive benefit of the Owners of the Entire Property, their successors and assigns, and not for the benefit of any third person or entity, nor shall this Declaration be deemed to have conferred any rights, express or implied, upon any third person or entity.

11. **Notices.** Any notice, request, demand, approval or consent given or required to be given under this Declaration shall be in writing and sent by certified mail or by national overnight courier service which provides written confirmation of delivery, and shall be deemed to have been given three (3) days after the date upon which the notice is deposited for mailing in a United States Post Office or mail receptacle with proper postage affixed in the case of certified mail, and one (1) business day after the date upon which the notice is deposited with a national overnight courier service for guaranteed next business day delivery with all fees and charges prepaid, and mailed/sent to the Owner to be notified at the addresses set forth below, or at the last changed address given by such Owner as herein provided:

If to Declarant: Stonestreet Esplanade LLC
740 W. Main Street
Suite 140
Barrington, IL 60610

with a copy to: Firsel Ross
2801 Lakeside Drive, Suite 207
Bannockburn, IL 60015
Attn: Michael D. Firsel

Any Owner may, at any time, change its notice address and/or add additional Owners for purposes of delivery of notices by mailing, as provided above, at least ten (10) days before the

effective date of such change, a notice stating the change and setting forth the new address. If any such notice requires any action or response by the recipient or involves any consent or approval solicited from the recipient, such fact shall be clearly stated in such notice.

12. **Captions.** The captions of the sections and sub-sections of this Declaration are for convenience only and shall not be considered nor referred to in resolving questions of interpretation and construction.

13. **Governing Laws.** This Declaration shall be construed in accordance with the laws of the State of Illinois and any applicable federal laws and regulations.

14. **No Partnership.** Neither anything in this Declaration contained nor any acts of the Owners shall be deemed or construed by the Owners, or any of them, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture, or of association between any of the Owners or any parties to this Declaration.

15. **Not a Public Dedication.** Except as otherwise specified herein, nothing herein contained shall be deemed to be a gift or dedication of any portion of the Entire Property to the general public or for the general public or for any public purpose whatsoever.

16. **Severability.** If any term, provision or condition contained in this Declaration shall, to any extent, be invalid or unenforceable, the remainder of this Declaration (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision and condition of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

17. **Waiver of Default.** No waiver of any default by any Owner to this Declaration shall be implied from any omission by any other Owner to take any action in respect of such default if such default continues or is repeated. No express waiver of any default shall affect any default or cover any period of time other than the default and period of time specified in such express waiver. One or more waivers of any default in the performance of any term, provision or covenant contained in this Declaration shall not be deemed to be a waiver of any subsequent default in the performance of the same term, provision or covenant or any other term, provision or covenant contained in this Declaration. The consent or approval by any Owner to or of any act or request by any other Owner requiring consent or approval shall not be deemed to waive or render unnecessary the consent to or approval of any subsequent similar acts or requests. The rights and remedies given to any Owner shall be deemed to be cumulative and no one of such rights and remedies shall be exclusive of any of the others, or of any other right or remedy at law or in equity which any such Owner might otherwise have by virtue of a default under this Declaration, and the exercise of one such right or remedy by any such Owner shall not impair such Owner's standing to exercise any other right or remedy.

18. **Exhibits.** All exhibits referred to herein and attached hereto shall be deemed part of this Declaration.

19. **Counterparts.** This Declaration may be executed in counterparts, each of which shall be deemed an original.

20. **Approvals.** Wherever an approval is required under this Declaration, the approval will not be unreasonably withheld, or delayed, unless otherwise provided under this Declaration.

21. **Remedies and Liabilities.** Each Owner shall be entitled to exercise any and all other remedies available at law or in equity, including the right to seek to restrain by injunction any violation or threatened violation by any other Owner of any of the terms, covenants or conditions of this Declaration and by degree to compel performance of any such terms, covenants and conditions. Except as specifically provided below, there shall be absolutely no corporate or personal liability of persons, firms, corporations, limited liability companies or entities who constitute an Owner hereto, including, but not limited to officers, directors, managers, employees or agents of an Owner hereto with respect to any of the terms, covenants, conditions, and provisions of this Declaration. In the event of default by a non-performing Owner, the Owner who seeks recovery from a non-performing Owner hereto shall look solely to the interest of such non-performing Owner, its successors and assigns, in the Entire Property for the satisfaction of each and every remedy of the non-performing Owner; provided, however, that the foregoing shall not in any way impair, limit or prejudice the other rights of any Owner.

22. **Priority; Mortgagee Protection.** This Declaration and the rights, easements, covenants and agreements contained herein shall remain prior and superior to any mortgage lien. Notwithstanding the foregoing or any other provision of this Declaration, any lien resulting from any default in or failure to comply with this Declaration or the exercise of any remedy provided for in this Declaration shall be subject and subordinate to any mortgage in favor of a commercial lender (a "Lender Mortgage") with respect to the applicable Parcel in effect at the time notice of lien is recorded, and any purchaser at any foreclosure sale (as well as any transferee by deed in lieu of foreclosure) under such Lender Mortgage shall take title free and clear of any such lien, but otherwise subject to all of the rights, easements, covenants and agreements herein contained. No mortgage lender shall have any liability under this Declaration solely by virtue of its having a mortgage lien on any Parcel. A mortgage lender under a Lender Mortgage shall have the right, but no duty or obligation, to cure or correct a breach of this Declaration by the Owner whose Parcel secures such Lender Mortgage within any applicable cure period provided for such breach to such Owner.

23. **Attorneys' Fees.** In the event an Owner (including any ground leases) institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing Owner after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

24. **Binding Effect.** The terms of this Declaration and all easements granted hereunder shall constitute covenants running with the land and shall inure to the benefit of and be binding upon the signatories hereto and their respective successors and assigns who become Owners hereunder. If any Parcel is hereafter divided into two (2) or more separate Parcels by

separation of ownership, ground lease or otherwise, then all of the resulting Parcels shall enjoy and be subject to the benefits and burdens of the easements granted or reserved hereunder.

25. **Estoppel Certificates.** Each Owner and the Operator within fifteen (15) days of its receipt of a written request from an Owner(s), shall from time to time provide the requesting Owner a certificate binding upon such Owner (and Operator) stating: (a) to the best of such Owner's (or Operator's) knowledge, whether any Owner to this Declaration is in default or violation of this Declaration and if so identifying such default or violation; and (b) identifying any amendments to the Declaration as of the date of such certificate.

26. **Force Majeure.** For purposes of this Declaration, force majeure delays shall be delays caused by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, adverse weather conditions, riots, insurrection, or other non-economic reasons beyond the reasonable control of the Owner. In no event will any party be excused from making any payment required under this Declaration on account of force majeure delays.

27. **Taxes.** The Owner of each Parcel within the Entire Property (and the Lot 1 Owner with respect to Lot 3) shall pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities all real property taxes and assessments which are levied against such Owner's Parcel.

28. **Bankruptcy.** In the event of any bankruptcy affecting any Owner or occupant of any Parcel, the parties agree that this Declaration shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not subject to rejection, in whole or in part, by the bankrupt person or entity.

[Signatures appear on the following page]

Signature Page to
Declaration of Easements,
Covenants and Restrictions

EXHIBIT A

Legal Description

LOT 9 (EXCEPT THE NORTH 40 FEET THEREOF) IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, IN COOK COUNTY, ILLINOIS.

Common Street Address: 2920-2964 W. Euclid Avenue, Arlington Heights, Illinois 60005

Permanent Index No. 02-25-100-034-0000

EXHIBIT A-1

Legal Description Of Lot 1, Lot 2 And Lot 3

LOT 1:

Part of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County Illinois being more particularly described as follows:

Beginning at the Southwest corner of said Lot 9; thence North 00 degrees 05 minutes 24 seconds East, 150.00 feet; thence North 07 degrees 52 minutes 47 seconds West, 100.98 feet; thence North 00 degrees 05 minutes 24 seconds East, 80.32 feet; thence South 89 degrees 54 minutes 34 seconds East, 377.85 feet; thence South 00 degrees 05 minutes 2 seconds West, 324.27 feet; thence South 84 degrees 22 minutes 46 seconds West, 60.78 feet; thence North 89 degrees 54 minutes 36 seconds West, 303.37 feet to the point of beginning.

Containing 121,829 square feet or 2.7968 acres

LOT 2:

Part of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County Illinois being more particularly described as follows:

Commencing at the Southwest corner of said Lot 9; thence North 00 degrees 05 minutes 24 seconds East, 150.00 feet; thence North 07 degrees 52 minutes 47 seconds West, 100.98 feet; thence North 00 degrees 05 minutes 24 seconds East, 80.32 feet; thence South 89 degrees 54 minutes 34 seconds East, 377.85 feet to the point of beginning; thence South 89 degrees 54 minutes 34 seconds East, 158.78 feet; thence South 12 degrees 14 minutes 12 seconds West, 91.51 feet; thence South 00 degrees 05 minutes 24 seconds West, 220.86 feet; thence South 84 degrees 22 minutes 46 seconds West, 140.2 feet; thence North 00 degrees 05 minutes 24 seconds East, 324.27 feet to the point of beginning.

Containing 45,132 square feet or 1.0361 acres

LOT 3:

Part of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County Illinois being more particularly described as follows:

Commencing at the Southwest corner of said Lot 9; thence North 00 degrees 05 minutes 24 seconds East, 150.00 feet; thence North 07 degrees 52 minutes 47 seconds West, 100.98 feet; thence North 00 degrees 05 minutes 24 seconds East, 80.32 feet; thence South 89 degrees 54 minutes 34 seconds East, 536.63 feet to the point of beginning; thence South 89 degrees 54 minutes 34 seconds East, 146.55 feet; thence South 18 degrees 59 minutes 37 seconds West, 163.79 feet; thence South 07 degrees 39 minutes 4 seconds West, 156.73 feet; thence North 89 degrees 54 minutes 36 seconds West, 92.09 feet; thence North 00 degrees 05 minutes 24 seconds East, 220.86 feet; thence North 12 degrees 14 minutes 12 seconds East, 91.51 feet to the point of beginning.

Containing 36,633 square feet or 0.8410 acres.

EXHIBIT B

Site Plan

EXHIBIT C

Exclusive Uses

Starbuck's Exclusive:

Tenant shall not use or allow any other person or entity to use any portion of the Premises for the sale of: (a) whole or freshly ground coffee beans; (b) espresso, espresso-based drinks or coffee-based drinks; (c) tea or tea-based drinks; (d) gourmet, brand-identified brewed coffee; or (e) blended beverages including, without limitation, those containing any of the following: ice, coffee, espresso, tea, milk, cream, juice and/or fruit.

Notwithstanding anything herein to the contrary, the sale of blended beverages by tenant whose primary use is either (i) the sale of juice and/or fruit drinks (such as "Jamba Juice" or similar tenant) or (ii) the sale of ice cream (such as "Cold Stone Creamery" or similar tenant) shall not be deemed to be in violation of the Starbuck's exclusive, provided that tenant does not sell blended beverages that contain coffee, espresso and/or tea.

Full service sit down restaurants with a wait staff and table service serving a complete dinner menu may sell, in conjunction with the sale of a meal, brewed coffee or tea, and hot espresso drinks for on-premises consumption only.

Notwithstanding the foregoing sentence, other fast food or quick service tenants may sell brewed coffee or brewed tea that is not gourmet or brand-identified.

Subway Exclusive:

Tenant agrees not to sell, lease, let, use or permit to be used, any property owned or controlled by it within the Building now or at any time during the initial term of this Lease or any renewal thereof to any entity which sells or serves submarine sandwiches.

Esplanade Wine and Liquor:

So long as no Default by Tenant then exists under the Lease, and Tenant is continuously operating its business in the Premises for the Permitted Use, (I) Landlord shall not lease any premises in the Building to any tenant whose primary business is a store specializing in the sale of packaged liquor and wine for off-premises consumption and containing less than 3,000 square feet of gross leasable area and (II) neither Landlord nor any affiliate of Landlord shall permit any other tenant leasing space from Landlord or an affiliate of Landlord in property which is located in the Building or at the Arlington Downs Development to operate as its primary business is a store specializing in the sale of packaged liquor and wine for off-premises consumption and containing less than 3,000 square feet of gross leasable area (collectively, the "Exclusive Use").

Notwithstanding anything contained herein to the contrary, the Exclusive Use shall not apply to (i) any tenant whose lease permits the assignment thereof or the subletting of the premises demised thereby without the Landlord's express written approval, (ii) any lease for space which predates this Lease, or (iii) any tenant which devotes less than ten percent (10%) of its gross leasable area or derives less than ten percent (10%) of its gross sales from goods and services within the Exclusive Use, or (iv) any tenant who sells liquor and wine for on premises consumption, or (v) any kind or type of restaurant selling liquor and or wine for consumption on the premises, or (vi) the existence of a liquor department in

a store such as Walgreens or CVS. This Rider shall not limit in any way the operation of any occupant occupying more than 3,000 square feet of Floor Area

DeCarlo's Hair Designs:

For long as no Default by Tenant has occurred under this Lease, and Tenant is open and operating its business, Landlord shall not permit the use of any portion of the Property (other than the Premises) for Tenant's Permitted Use (Hair Salon), including the sale of hair care related products.

Aurelio's Pizza:

So long as (i) no Default (as defined in Section 21) by Tenant then exists under the Lease that remains after applicable cure period, and (ii) Tenant is continuously operating its business in the Premises for the Permitted Use, then during the Term, Landlord shall not lease space in the Building to another restaurant operation which has as its primary purpose the sale of cooked, prepared and ready to eat pizza, and so-called "Italian" style dishes for on and/or off Premises consumption ("**Exclusive Use**") without the prior written consent of Tenant.

Notwithstanding anything contained herein to the contrary, the Exclusive Use shall not apply to (i) any lease for space in the Building which predates this Lease, or (ii) any tenant of the Building which derives less than fifteen percent (15%) of its gross sales from the sale of pizza and so-called "Italian" style dishes. The existing Subway restaurant in the Building is specifically consented to by Tenant and shall not be subject to the Exclusive Use and Landlord may extend the term of the Subway Lease or enter into a new Lease for space in the Property to be operated as a Subway restaurant without Tenant's consent and without violating the Exclusive Use. In addition, if a Subway restaurant is no longer operated in the Building, then Landlord may lease premises in the Building, for use as a business which operates as a "sandwich shop", without Tenant's consent and without violating the Exclusive Use.

EXHIBIT B

Detention Calculations and Overflow Weir Calculations

WESTGATE DENTAL STORM WATER
DETENTION CALCULATIONS AND
OVERFLOW WEIR CALCULATIONS

Norman J. Toberman & Assoc.

Cliff Toberman, P.E.

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

115 S. S. Wilke Road, Suite 301
Arlington Heights IL, 60005
Phone: (847) 439-8225 Fax: 439-8221

BULLETIN 70 DETENTION CALCULATIONS (PROPOSED)

Engineer: Clifford J. Toberman, P.E.

Date: 04/27/16

Project: PROPOSED WESTGATE DENTAL FACILITY

Location: 2900 W. Euclid Ave., Arlington Hts. (Esplanade Shopping Center Parcel 2)

Project # 15-6464

Lot Area(sqft)= 45,263	Basin Drainage Area (sqft) = 45,263	<u>Pervious</u> 21%	<u>Impervious</u> 79%
(Acres) = 1.039	(Acres) = 1.039	9,454	35,809
	Coeff. of Runoff = 0.86	0.217	0.822
		0.50	0.95

Allow. Rel. Rate =	0.18 (CFS/ACRE) or (in/hr-acre)		
Allow. Site Rel. Rate =	0.187 (CFS)	Req. Infiltration, cft:	2,984
Required Detention=	0.356 (acre-ft)		
	15,494 (ft ³)		

TIME(hr)	I-100 year (in./hr)	Cn-Adj. Runoff (in/hr)	Stored (Runoff less Release Rate)	Volume (AC-in)/1-acre
0.08	10.92	9.35	9.17	0.733
0.17	10.02	8.58	8.40	1.428
0.25	8.20	7.02	6.84	1.710
0.5	5.60	4.79	4.61	2.307
1	3.56	3.05	2.87	2.867
2.0	2.23	1.91	1.73	3.458
3.0	1.62	1.39	1.21	3.620
4.0	1.39	1.19	1.01	4.039
5.0	1.17	1.00	0.82	4.108
6.0	0.95	0.81	0.63	3.799
8.0	0.81	0.69	0.51	4.107
10.0	0.68	0.58	0.40	4.021
12.0	0.55	0.47	0.29	3.490
14.0	0.50	0.43	0.25	3.472
16.0	0.44	0.38	0.20	3.146
18.0	0.39	0.33	0.15	2.769
24.0	0.32	0.27	0.09	2.254

	49.35				
	(acre-IN / 1-acre)	(ft / in)		(site acres)	
Required Volume =	4.108 / 12 *	1.00'	1.039	=	0.3557 (acre-ft) 15,494 (cft)

PROPOSED CONDITIONS REQUIRED DETENTION STORAGE: 15,494 cft

LESS EXISTING CONDITIONS REQUIRED DETENTION STORAGE: 2.129 cft

REQUIRED DETENTION: 13,365 cft



NORMAN J. TOBERMAN & ASSOCIATES, LL
CONSULTING CIVIL ENGINEERS

115 S. Wilke Road, Suite 301
Arlington Heights IL, 60005
Phone: (847) 439-8226 Fax: 749-4104

DETENTION SUMMARY

Engineer: Clifford J. Toberman, P.E.

Date: 4/27/2016

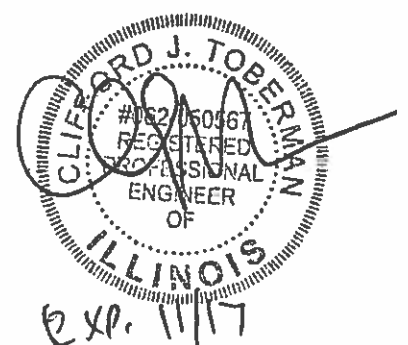
Project: Proposed Westgate Dental Addition to

Project # 15-8464

Location: 2900 W. Euclid Ave. - Esplanade Shopping Center Property

<u>60" Dia. Overflow Structure (#1)</u>				163 cu.ft.
Water Depth to High Water, ft	8.3	SIZE, inches	60	
LOWER INVERT	703.7			
HIGH WATER	712.00			
AREA, sqft	19.83			
<u>STORM TRAP W/G VAULT (#16)</u>				7,619 cu.ft.
Water Depth to High Water, ft	4.00	AREA, sqft	2082.0	
LOWER INVERT	708.67	AREA/UNIT	125.20624	
UPPER INVERT	711.17	# UNITS	18.488827	21
HIGH WATER	712	VOLUME/UNIT	500.82497	10517
Area Under Vault	2321			
Aggregate Depth Below Vault, inches		6 Void Ratio	0.35	0.5
		12 Void Ratio	0.35	1.0
				418 cu.ft.
				836 cu.ft.
<u>4.75' x 8.75' Storm Water Quality Structure (#18)</u>				189 cu.ft.
Water Depth to High Water, ft	4.5	SIZE, inches	42	
LOWER INVERT	707.5			
HIGH WATER	712.00			
AREA, sqft	42.00			
<u>48" Dia. Catch Basin (#4)</u>				55 cu.ft.
Water Depth to High Water, ft	4.4	SIZE, inches	48	
LOWER INVERT	707.6			
HIGH WATER	712.00			
AREA, sqft	12.56			
<u>48" Dia. Catch Basin (#5)</u>				54 cu.ft.
Water Depth to High Water, ft	4.30	SIZE, inches	48	
LOWER INVERT	707.70			
HIGH WATER	712.00			
AREA, sqft	12.56			
<u>48" Dia. Catch Basin (#6)</u>				52 cu.ft.
Water Depth to High Water, ft	4.17	SIZE, inches	48	
LOWER INVERT	707.83			
HIGH WATER	712.00			
AREA, sqft	12.56			
<u>48" Dia. Catch Basin (#7)</u>				52 cu.ft.
Water Depth to High Water, ft	4.17	SIZE, inches	48	
LOWER INVERT	707.83			
HIGH WATER	712.00			
AREA, sqft	12.56			
<u>24" Dia. Catch Basin (#8)</u>				12 cu.ft.
Water Depth to High Water, ft	3.88	SIZE, inches	24	
LOWER INVERT	708.32			
HIGH WATER	712.00			
AREA, sqft	3.14			
<u>12" sewer pipe (#14, #17, #19, #20, #22, & #24)</u>				195 cu.ft.
LENGTH, FT	248	SIZE, inches	12	
LOWER INVERT	707.5			
UPPER INVERT	708.03			
HIGH WATER	712			
AREA, sqft	0.79			
<u>8" sewer pipe (#25)</u>				25 cu.ft.
LENGTH, FT	73	SIZE, inches	8	
LOWER INVERT	708.03			
UPPER INVERT	708.32			
HIGH WATER	712			
AREA, sqft	0.35			

Sub-Total	9,670 cu.ft.
Add Existing Shopping Center Credit	3,223 cu.ft.
Parking Lot Storage	2,649 cu.ft.
Total:	15,542 cu.ft.
Detention Required	15,494 cu.ft.
Excess Detention Provided	48 cu.ft.



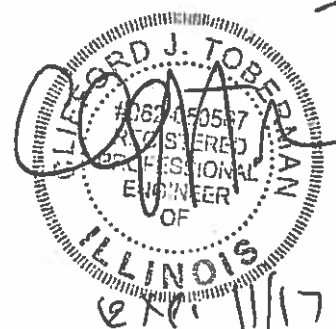
**NORMAN J. TOBERMAN & ASSOCIATES
CONSULTING ENGINEERS**

4/27/2016 14:35

**DETENTION VOLUMES FOR PROJECT # 15-6464
NEW DENTAL BUILDING, ARLINGTON HEIGHTS IL**

PROPOSED DETENTION VOLUMES (BY CONTOURS)						CUMULATIVE
	CONTOUR	CONTOUR AREA	AVG'D AREA	HEIGHT (FT)	VOLUME (FT3)	VOLUME (FT3)
RIM	711.00	0				
			403	0.20	2	2
	711.2	403				
			602	0.20	120	122
	711.4	800				
			1094	0.10	109	232
	711.5	1388				
			2557	0.25	639	871
	711.75	3725				
			7113	0.25	1,778	2,649
HIGH-WATER	712	10501				

— PARKING LOT STORAGE —



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

115 S. Wilke Road, Suite 301
 Arlington Heights IL, 60005
 Phone: (847)439-8225 Fax: 439-8221

Engineer: Clifford J. Toberman, P.E.

Date: 4/27/2016

STUDY: 100-Year Storm Restrictor Sizing

PROJECT: PROPOSED WESTGATE DENTAL BLDG./FACILITY
LOCATION: 2900 W. EUCLID AVE., ARLINGTON HTS., IL
NJT PROJ.#: 15-6464

Restrictor Design Equation:

$$\text{Area, sqft} = \{ \text{Acreage} * \text{Release rate, cfs/acre} \} / \{ (\text{Discharge coef.}) * \text{SQRT}((2 * 32.2) * \text{Head, ft}) \}$$

Equation Parameters

Acreage 1.039 acres
 Allowable Release rate 0.718 cfs/acre
 Site Specific Release Rate 0.19 cfs

High Water Elevation 712.00 feet
 Pipe Invert 705.37 feet
 Adjust for Pipe Cent. 0.92 inches
 Head 6.55 feet

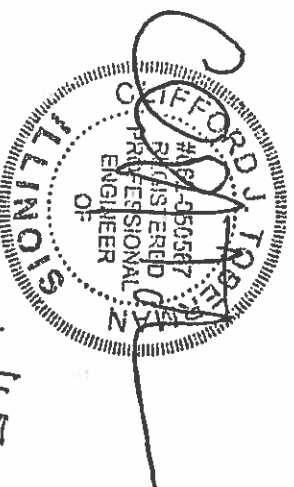
(Note 709.67 is bank overflow for Ex. East Detention Basin, High water 709.83 High Water Elev.)
 (Note 100-year BFE is 707.00 for Ex. East Detention Basin/Salt Creek "Backwaters")

$$\text{RESTRICTOR Size, Sharp Edge} = 0.19 / \{ 0.61 * \text{SQRT}((2 * 32.2) * 6.55) \}$$

USE MINIMUM 2.00 in. diameter restrictor - PROJECTING EDG Cd= 0.50

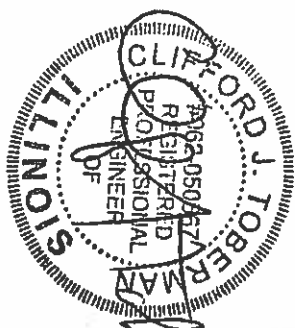
Results:	TYPES OF RESTRICTORS			
	(using mortar)	(Edge flush w/basin)	(Plate w/opening)	(Projecting pipe)
	Rounded Edge	Square Edge	Sharp Edge	Projecting Edge
Discharge Coef. (Cd)	(.90-.98) 0.90	(.79-.82) 0.81	(.58-.64) 0.61	0.50 0.50
Area (sqft)	1.5	1.6	2.1	2.6
Pipe Diameter (in)	1.36	1.44	1.65	1.83

2.00" WITH TAILWATER CONDITION @ 100 YR. B.F.E. 707.00
 1/4"x1/4" MESH WILL REDUCE OPENING TO EFFECTIVE 1.83"



EXR. 11/17

NORMAN J. TOBERMAN & ASSOC., LLC
CIVIL ENGINEERS & SURVEYORS
115 S. Wilke Ave., Suite 301, Arlington Hts., IL 60005 (847) 439-8225
DATE: 4/27/2016
NJT PROJ.#: 15-6464
ENGINEER: CLIFF TOBERMAN, P.E. E-mail cliff@toberman.us



2 x 0.1117

INTERNAL WEIR IN OVERFLOW STRUCTURE "PRIMARY OVERFLOW" CONVEYANCE CALCULATIONS
USE: WIERS-CIPOLLETTI WEIR DISCHARGE FORMULA

Cd = 2.5 grass vs. 3.0 concrete

PRIMARY OVERFLOW IS AT PAVEMENT AT NORTHEAST CORNER

Discharge Coefficient, Cd =	3.0	Cd Coeff * L * H**3/2
Length of Weir (ft), L =	5.0	... Top Of Wall Grades at North end of Vault
Weir Base Elevation =	712.00	
Height of Water Over Weir =	712.15	...approx. 0.2" depth...
Height of Water (ft), H =	0.15	
Discharge (ft ³ /sec), Q =	0.87	cfs

vs.

Allowable Discharge (ft³/sec) = 0.85 cfs

PER POND PACK CLOGGED RESTRICTOR
(see ATTACHED)

Type.... Master Network Summary

Name.... Watershed

File.... C:\HAESTAD MODELS\westgate dental use this (4-17-16)-clogged res.ppw

Page 2.01

Clogged Reservoir

MASTER DESIGN STORM SUMMARY

Network Storm Collection: COOK COUNTY

Return Event	Total Depth in	Rainfall Type	RNF ID
100	7.5800	Synthetic Curve	0-10 3rdQ 50%

ICPM CALCULATION TOLERANCES

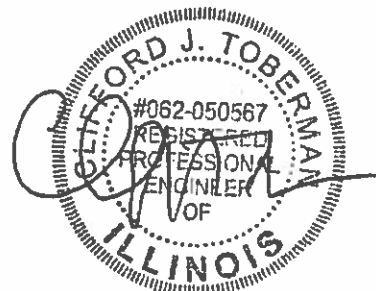
Target Convergence=	.000 cfs +/-
Max. Iterations =	35 loops
ICPM Time Step =	.0500 hrs
Output Time Step =	.0500 hrs
ICPM Ending Time =	24.0000 hrs

MASTER NETWORK SUMMARY SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol cu.ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage cu.ft
*OUTLET BASIN	T-E	100	14333	R	14.8500	.85	709.07	
SITE1.039A CN96	AREA	100	26785		14.8000	.85		
STORAGE	POND	100	26701	R	14.8000	.85		
STORAGE	OUT POND	100	14333	R	14.8500	.85	712.08	12375

WELK OVERFLOW



Exp. 11/17

S/N: 66e3af67-89ff-4654-a545-8d248a7e03d8\:

Bentley PondPack (10.01.04.00)

2:24 PM

Bentley Systems, Inc.

4/27/2016

EXHIBIT C

Emergency Contact Form

Arlington Heights Police Department
Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Print Form (To Mail)

Name (Firm or Residence)

Peter A. Kics, DDS, LTD

Address/City

2900 W. Euclid Ave (TBD) new construction

Telephone Number

847-577-7171 (TBD)

Date Information Obtained

5/3/2016

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Peter Kics

Address/City

1234 N. Rosewood Ct Palatine, IL 60067

Telephone Number

847-202-1538

Cell Number

847-331-5938

Contact #2

Name

Teja Kics

Address/City

1234 N. Rosewood St Palatine, IL 60067

Telephone Number

847-202-1538

Cell Number

847-331-7361

Alarm System

☐ No

☒ Yes

Phone number:

TAD

Alarm Company Name

TAD

MEMORANDUM

TO: Sam Hubbard, Development Planner

FROM: Deb Pierce, Plan Reviewer, Building Services

DATE: 5/13/2016

RE: 2900-2990 W. Euclid Ave – PUD for Dental Office Building

P.C. #: 16 - 008 – Round #2

I have reviewed the Round 2 submission of the PUD for a Dental Office Building at the above mentioned location and offer the following comments:

1. Plans submitted for permit review shall indicate the area of rescue in Stairwell A.
2. Manufacturer's cut sheets for the Area of Rescue communication system shall be provided at permit submittal.
3. MSDS sheets for all medical gas shall be provided at permit submittal along with the quantities of each.

The above comments are preliminary in nature and a more thorough review will be performed upon permit submittal.



**Village of Arlington Heights
Building Services Department
Fire Safety Division**

Interoffice Memorandum

To: Sam Hubbard, Development Planner
From: Don Lay, Fire Safety Supervisor
Subject: Westgate Dental, PC#16-008
Date: May 6, 2016

RECEIVED
MAY 09 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sam:

The revised plan indicates that egress is to travel through a private office on the second floor. This was addressed in my first review.

Section 1014.2 of the International Fire Code states the following: Egress from a room or space shall not pass through adjoining or intervening rooms or areas, **except where such adjoining rooms or areas and the area served are accessory to one or the other**, are not a Group H occupancy and **provide a discernible path of egress travel to an exit and an exit access shall not pass through a room that can be locked to prevent egress.**

The comments provided in response to my initial concern of this states "Our understanding is that it will be acceptable to pass through the Private Office as long as the doors can't be locked...the door will not be lockable as to pass Code and it will allow free access to the stairs".

I have two concerns:

1) the code requires a "discernible" path of egress be provided for travel to an exit and 2) what assurance is there that locks will not be added to the doors?

Should this condition not changed I would require that the plans for permit clearly indicate the "discernible" path traveling through the doors which would include proper egress signs above the door and that if the doors will have locks a push bar lock release be installed on the door to permit egress through the "private office".

Village of Arlington Heights
Public Works Department

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: May 10, 2016

Subject: 2900-2990 W. Euclid, P.C. #16-008 Round 2

ok
JP

With regard to the proposed construction, I have the following comments:

- 1) The proposed water main/storm sewer conflict must state that the storm sewer is water main class material or in encasement.

C. file

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MAY 13 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #16-008
Westgate Dental
2900-2990 W. Euclid Ave.
PUD for Dental Office Building
Round 2

22. The responses made by the petitioner to comments #11-13, 15, 17, 20, & 21 are acceptable.
23. The response made by the petitioner to comment #14 is noted. However, the submittal did not include an Onsite Utility Maintenance Agreement (OUMA) to be reviewed. Per your written understanding, the OUMA must be provided prior to engineering approval.
24. The response made by the petitioner to comment #16 is not acceptable. Even raising invert elevation to 705.37, the release rate with a projecting edge restrictor is 0.22 cfs, which is 17.5% more than the allowable release rate of 0.187 cfs. Re-design the detention system so as not to exceed the allowable release rate. Why is there an underdrain beneath the slab?
25. The StormTrap plan was dropped off for review: The base slab does not have the perforations shown on the plans. The manufacturer's plan must match the engineer's plan.
26. The response made by the petitioner to comment #18 is not acceptable. According to the detention calculations dated 4/27/16, the 100-year BFE for Salt Creek is 707.00. The proposed invert is 705.37, which is below the Base Flood Elevation. Yet, on page C-5 of the plans, there is a bold note stating: "No proposed work will occur within existing floodplain or floodway limits." This does not appear to be the case.
27. The response made by the petitioner to comment #19 is noted. Although it doesn't appear the light levels from the bollard fixtures are calculated in the parking lot illumination levels, the general parking lot photometric plan is acceptable. Provide the fixture cut sheets for the bollards during permit review.


James J. Massarelli, P.E. 5/11/16
Director of Engineering Date



Arlington Heights Fire Department Plan Review Sheet

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MAY 10 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 16-008

Project Name

Westgate Dental

Project Location

2900 - 2990 W. Euclid

Planning Department Contact Sam Hubbard

General Comments

Round 2

1. Locate a fire hydrant within 100' of the FDC.

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

Date May 10, 2016

Reviewed By: _____

LT. Andrew Larson

Arlington Heights Fire Department

Plan Review

Project: Westgate Dental
2900-2990 W. Euclid Avenue
PUD for Construction of Dental Office Building
P.C. # 16-008
Round 2

From: David Robb, Disability Services Coordinator *David Robb*
Department of Building and Health Services
(847) 368-5793

To: Sam Hubbard, Planning & Community Development

Date: May 10, 2016

Re: Illinois Accessibility Code (IAC)
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet A1.2 – Private Restroom Petitioner's Comments in quotes and italics

"Restroom is accessible by removal of the shower."

"Our understanding is that this code applies to public and employee restrooms. This restroom is for private use only by one individual and will be keycard accessible only."

1. Staff Response: The configuration of the private restroom with built in shower lacks adequate wheelchair maneuvering space to access the shower unit and the toilet.
2. The shower unit itself is inaccessible per IAC 400.310(o)(B) and 400.Illustration B Figures 35(a) or (b).

Section 400, Illustration B, Figures 35-37

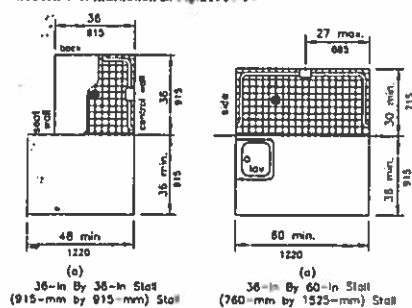


Fig. 35
Shower Size and Clearances

3. IAC Section 400.310(n)(10) specifically addresses private use toilet rooms and requires them to be adaptable. There is no exception.

RECEIVED
MAY 12 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

April 14, 2016



REVIEW ROUND 1

Project: Westgate Dental – Ryan Swingruber
2900-2990 W. Euclid Avenue

Case Number: PC 16-008

General Notes:

7. Please indicate if any mechanical units (generators, AC units, etc.) will be located on the ground (i.e. not on the roof).
Applicant Response: There will be no mechanical units located on the ground.
Staff Response: Response acceptable. Thank you.
8. The second floor of the building appears to be a call center. Please clarify the use and purpose of the second floor.
Applicant Response: The purpose of this office space is secretarial, an area to answer call away from the front desk. This area is for staff only and the name of this room will be changed to "Office 201".
Staff Response: Response acceptable. Thank you.
9. The Declaration of Easements, Covenants, and Restrictions has not been recorded. It shall be required that this document is recorded prior to building permit approval.
Applicant Response: Acknowledged. Executed copy attached. This has been sent for recording.
Staff Response: Please provide a recorded copy once this document has been recorded. The recorded copy will be required prior to building permit issuance.

Site/Landscape Issues:

10. There are several existing trees located on Parcel II and shown on Sheet C-2 that are proposed for removal. However, these trees are not shown on the Tree Preservation Plan. Please revise the Tree Preservation Plan so that tree numbers are not blocked by the "X" that goes through the tree indicating it will be removed. Additionally, please revise the table to include a column indicating whether that tree will be removed or preserved. There are trees that will be preserved that are not shown within the table (such as the tree at the south end of the site by the parking area, which appears to be preserved but is not labeled with a number and included on the Tree Survey table).
Applicant Response: The Demolition & Existing Topography Plan (sheet C-2) and Tree Preservation Plan (T-1) are consistent.
Staff Response: Plans are now acceptable. Thank you for revising the Tree Preservation plan to ensure consistency with the Demolition Plan.
11. Please provide details for the dumpster enclosure (height, materials, etc.) to ensure compatibility with existing building.
Applicant Response: The detail for the dumpster enclosure is shown in the Civil Detail Sheet C-9.
Staff Response: Response acceptable. Thank you.

12. All illumination must conform to the requirements within section 11.2-12.5. The Photometric Plan should be revised to clearly indicate all luminaire fixtures. Currently there are circles and call outs around fixtures that are not labeled. It is unclear if these fixtures were accounted for in the foot candle readings.

Applicant Response: The photometric plans are updated to conform with requirements from section 11.2-12.5, and all luminaire fixtures are clearly indicated.

Staff Response: Response acceptable. Thank you.

13. Please confirm the purpose of the existing 15' Public Utility Easement that runs along the east side of the building and clarify if any utilities are located within this easement.

Applicant Response: The utility easement goes back to the original development years ago and to the best of the owner's knowledge no utilities have been identified in the easement area. It should be pointed out that the new building will not be in the easement area.

Staff Response: Response acceptable. Thank you.

Parking/Traffic:

14. The petitioner has not yet provided a traffic study that evaluates impacts of the new circulation system, in particular the Starbucks drive through, as the eastern drive aisle is being eliminated and would now run through the parking area between the existing center and the new office building. The study should take into account future tenants and vacant spaces, and future demand for the medical office.

Applicant Response: A detailed traffic study is included.

Staff Response: Staff has reviewed the traffic study and finds the study acceptable.

15. The petitioner has not yet provided a parking survey that shows parking counts at the lunch and dinner time periods over a three day time period (including a Saturday). This survey is needed to demonstrate that the site has sufficient parking for the existing and future uses within the entire development. Additionally, it appears that only 204 spaces are located on the site but Sheet C-4 indicates that 205 spaces are provided.

Applicant Response: A detailed parking study is included. There will be a total of 204 parking spaces.

Staff Response: The parking study stated that the parking lot was surveyed on three days per week for two weeks (for a total of 6 days); however, only 5 days of parking counts have been provided. Please provide the missing parking counts (for January 16th).

16. Handicap signage must comply with all applicable state, federal, and local regulations.

Applicant Response: The handicap signage and striping comply with ADA standards.

Staff Response: Noted. Please ensure that the handicap parking complies with not only federal ADA standards, but also any applicable state and local standards.

17. Please recount all parking spaces. Staff can only account for 204 spaces, Sheet C-4 indicates that 205 spaces will be provided.

Applicant Response: There will be a total of 204 parking spaces.

Staff Response: Response acceptable. Thank you.

Design Commission:

18. A Design Commission (DC) application has not yet been received for this project. Please submit a DC application as soon as possible as the DC portion of the approval process must be completed prior to appearance before the Plan Commission.

Applicant Response: A Design Commission (DC) application shall be included.

Staff Response: Response acceptable. Design Commission application has been received.

19. Signage will be reviewed during the Design Commission process.

Applicant Response: It is understood that signage will be reviewed during the DC process.

Staff Response: Response acceptable. Thank you.

Prepared by: 

Westgate Dental
2900 – 2990 W. Euclid Avenue
PC 16-008
May 11, 2016

Landscape Issues

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.15). Incorporate a tree near the southeast corner of the building at the end of the parking row.

Tree Preservation

- 2) Several trees on the tree survey near the detention area are identified as dead. The dead trees should be removed.



MEMORANDUM

To: Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights

From: Josh Wohlreich
Date: May 17, 2016
Re: Esplanade PUD

Hi Josh,

1. Final PUD approval must be done in conjunction with final engineering approval. If we don't have the documents we need for final engineering approval, we won't be able to process the application for Final PUD approval on May 25th.
2. Mr. Tobermans Response #12 to our Engineering Dept. says that "an engineer's estimate of construction cost is provided." I could not locate this document within the resubmittal. This document is required as part of final engineering and all fees/bonds associated with final engineering must be submitted prior to final engineering approval. These fees/bond amounts are generated based on the engineers estimate of probable cost, and the Engineering review comment states that an estimate for construction costs is needed 3 weeks prior to final PUD approval by the Plan Commission. As we are now less than 3 weeks away from the Plan Commission meeting, we need this estimate of cost to generate these fees and bond amounts to allow you to proceed with final engineering and Final PUD. Please provide this as soon as possible. **Provided directly to Sam via a separate email from Cliff Toberman**
3. Mr. Toberman's Response #14 to our Engineering Dept. says that he understands "an Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering." As final engineering is required for Final PUD approval, this document must be provided as soon as possible to enable Final PUD approval. **Please see the attached.**
4. An exit door from the sprinkler room has been added, per Response #8 to the Fire Dept., however, the landscape plan has not been revised to accommodate for this new entrance to the building. **Revised landscape drawings attached.**

5. There were a two responses from Mr. Toberman regarding the review from myself, which response said “[For Architect].” There was no response letter from the architect and so the response to those items is unknown. Please provide a response. Revised narrative attached.
6. A final construction schedule is needed for Final PUD approval. Please indicate when you anticipate beginning and completing construction. Please see the attached.



**Village of Arlington Heights
Building Services Department
Fire Safety Division**

Interoffice Memorandum

To: Sam Hubbard, Development Planner
From: Don Lay, Fire Safety Supervisor
Subject: Westgate Dental, PC#16-008
Date: May 6, 2016

RECEIVED
MAY 09 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sam:

The revised plan indicates that egress is to travel through a private office on the second floor. This was addressed in my first review.

Section 1014.2 of the International Fire Code states the following: Egress from a room or space shall not pass through adjoining or intervening rooms or areas, **except where such adjoining rooms or areas and the area served are accessory to one or the other**, are not a Group H occupancy and **provide a discernible path of egress travel to an exit and an exit access shall not pass through a room that can be locked to prevent egress.**

The comments provided in response to my initial concern of this states "Our understanding is that it will be acceptable to pass through the Private Office as long as the doors can't be locked...the door will not be lockable as to pass Code and it will allow free access to the stairs".

I have two concerns:

1) the code requires a "discernible" path of egress be provided for travel to an exit and 2) what assurance is there that locks will not be added to the doors?

Should this condition not changed I would require that the plans for permit clearly indicate the "discernible" path traveling through the doors which would include proper egress signs above the door and that if the doors will have locks a push bar lock release be installed on the door to permit egress through the "private office".

Comment acknowledged. Private Office will be marked with egress signs and provided with a push bar lock in the case of an emergency.

PLAN COMMISSION PC #16-008
Westgate Dental
2900-2990 W. Euclid Ave.
PUD for Dental Office Building
Round 2

22. The responses made by the petitioner to comments #11-13, 15, 17, 20, & 21 are acceptable.
23. The response made by the petitioner to comment #14 is noted. However, the submittal did not include an Onsite Utility Maintenance Agreement (OUMA) to be reviewed. Per your written understanding, the OUMA must be provided prior to engineering approval.
See Attached.
24. The response made by the petitioner to comment #16 is not acceptable. Even raising invert elevation to 705.37, the release rate with a projecting edge restrictor is 0.22 cfs, which is 17.5% more than the allowable release rate of 0.187 cfs. Re-design the detention system so as not to exceed the allowable release rate. Why is there an underdrain beneath the slab? *See response letter from Civil Engineer & related attachments.*
25. The StormTrap plan was dropped off for review: The base slab does not have the perforations shown on the plans. The manufacturer's plan must match the engineer's plan.
See response letter from Civil Engineer & related attachments.
26. The response made by the petitioner to comment #18 is not acceptable. According to the detention calculations dated 4/27/16, the 100-year BFE for Salt Creek is 707.00. The proposed invert is 705.37, which is below the Base Flood Elevation. Yet, on page C-5 of the plans, there is a bold note stating: "No proposed work will occur within existing floodplain or floodway limits." This does not appear to be the case.
See response letter from Civil Engineer & related attachments.
27. The response made by the petitioner to comment #19 is noted. Although it doesn't appear the light levels from the bollard fixtures are calculated in the parking lot illumination levels, the general parking lot photometric plan is acceptable. Provide the fixture cut sheets for the bollards during permit review.
See response letter from Civil Engineer & related attachments.


James J. Massarelli, P.E. 5/11/16
Director of Engineering Date



Arlington Heights Fire Department Plan Review Sheet

RECEIVED

MAY 10 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 16-008

Project Name

Westgate Dental

Project Location

2900 - 2990 W. Euclid

Planning Department Contact Sam Hubbard

General Comments

Round 2

1. Locate a fire hydrant within 100' of the FDC.
See response letter from Civil Engineer & related attachments.

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

Date May 10, 2016

Reviewed By: _____

LT. Andrew Larson

Arlington Heights Fire Department

Plan Review

Project: Westgate Dental
2900-2990 W. Euclid Avenue
PUD for Construction of Dental Office Building
P.C. # 16-008
Round 2

From: David Robb, Disability Services Coordinator *David Robb*
Department of Building and Health Services
(847) 368-5793

To: Sam Hubbard, Planning & Community Development

Date: May 10, 2016

Re: Illinois Accessibility Code (IAC)
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Sheet A1.2 – Private Restroom Petitioner's Comments in quotes and italics

"Restroom is accessible by removal of the shower."

"Our understanding is that this code applies to public and employee restrooms. This restroom is for private use only by one individual and will be keycard accessible only."

1. Staff Response: The configuration of the private restroom with built in shower lacks adequate wheelchair maneuvering space to access the shower unit and the toilet.
2. The shower unit itself is inaccessible per IAC 400.310(o)(B) and 400.Illustration B Figures 35(a) or (b).

Section 400, Illustration B, Figures 35-37

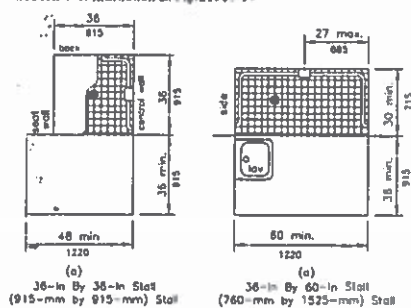


Fig. 35
Shower Size and Clearances

3. IAC Section 400.310(n)(10) specifically addresses private use toilet rooms and requires them to be adaptable. There is no exception.

Private Restroom 207 is for the doctor's use only. The toilet and lavatory will be installed as accessible fixtures. If the room needs to be adapted to be fully accessible for his use, the pre-fabricated shower would be removed and grab bars installed. This would give the required clearances and maneuvering space within the room. These modifications are minor and do not require structural changes. See attached plans of accessible version with shower removed. IAC 400.310(o)(B) does not require a shower to be accessible if it is within a private restroom. There will be no shower feature anywhere within the building if the restroom is adapted. The shower will also be a prefabricated unit, so removal of it will be a simple and unobtrusive task.

RECEIVED
MAY 12 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

April 14, 2016



REVIEW ROUND 1

Project: Westgate Dental – Ryan Swingruber
2900-2990 W. Euclid Avenue

Case Number: PC 16-008

General Notes:

7. Please indicate if any mechanical units (generators, AC units, etc.) will be located on the ground (i.e. not on the roof).

Applicant Response: There will be no mechanical units located on the ground.

Staff Response: Response acceptable. Thank you.

8. The second floor of the building appears to be a call center. Please clarify the use and purpose of the second floor

Applicant Response: The purpose of this office space is secretarial, an area to answer call away from the front desk. This area is for staff only and the name of this room will be changed to "Office 201".

Staff Response: Response acceptable. Thank you.

9. The Declaration of Easements, Covenants, and Restrictions has not been recorded. It shall be required that this document is recorded prior to building permit approval.

Applicant Response: Acknowledged. Executed copy attached. This has been sent for recording

Staff Response: Please provide a recorded copy once this document has been recorded.

The recorded copy will be required prior to building permit issuance.

Acknowledged. A recorded copy will be provided when permit submittal occurs.

Site/Landscape Issues:

10. There are several existing trees located on Parcel II and shown on Sheet C2 that are proposed for removal. However, these trees are not shown on the Tree Preservation Plan. Please revise the Tree Preservation Plan so that tree numbers are not blocked by the "X" that goes through the tree indicating it will be removed. Additionally, please revise the table to include a column indicating whether that tree will be removed or preserved. There are trees that will be preserved that are not shown within the table (such as the tree at the south end of the site by the parking area, which appears to be preserved but is not labeled with a number and included on the Tree Survey table)

Applicant Response: The Demolition & Existing Topography Plan (sheet D) and Tree Preservation Plan (T-1) are consistent

Staff Response: Plans are now acceptable. Thank you for revising the Tree Preservation plan to ensure consistency with the Demolition Plan.

11. Please provide details for the dumpster enclosure (height, materials, etc.) to ensure compatibility with existing building

Applicant Response: The detail for the dumpster enclosure is shown in the Civil Detail Sheet C

Staff Response: Response acceptable. Thank you.

12. All illumination must conform to the requirements within section 11.2 - 12.5. The Photometric Plan should be revised to clearly indicate all luminaire fixtures. Currently there are circles and call outs around fixtures that are not labeled. It is unclear if these fixtures were accounted for in the foot candle readings.

Applicant Response: The photometric plans are updated to conform with requirements from section 11.2 - 12.5, and all luminaire fixtures are clearly indicated.

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Applicant Response: The utility easement goes back to the original development years ago and to the best of the owner's knowledge no utilities have been identified in the easement area. It should be pointed out that the new building will not be in the easement area.

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Parking/Traffic:

14. The petitioner has not yet provided a traffic study that evaluates impacts of the new circulation system in particular the Starbucks drive through, as the eastern drive aisle is being eliminated and would no longer run through the parking area between the existing center and the new office building. The study should take into account future tenants and vacant spaces, and future demand for the medical office.

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Staff Response: Staff has reviewed the traffic study and finds the study acceptable.

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Applicant Response: A detailed parking study is included. There will be a total of 204 parking spaces

Staff Response: The parking study stated that the parking lot was surveyed on three days per week for two weeks (for a total of 6 days); however, only 5 days of parking counts have been provided. Please provide the missing parking counts (for January 16th).

See response letter from Civil Engineer & related attachments.

16. Handicap signage must comply with all applicable state, federal, and local regulations.

Applicant Response: The handicap signage and striping comply with ADA standards.

Staff Response: Noted. Please ensure that the handicap parking complies with not only federal ADA standards, but also any applicable state and local standards.

See response letter from Civil Engineer & related attachments.

17. Please recount all parking spaces. Staff can only account for 204 spaces, Sheet C4 indicates that 205 spaces will be provided.

Applicant Response: There will be a total of 204 parking spaces

Staff Response: Response acceptable. Thank you.

Design Commission:

18. A Design Commission (DC) application has not yet been received for this project. Please submit a DC application as soon as possible as the DC portion of the approval process must be completed prior to appearance before the Plan Commission.

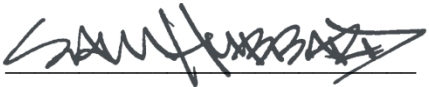
Applicant Response: A Design Commission (DC) application shall be included.

Staff Response: Response acceptable. Design Commission application has been received.

19. Signage will be reviewed during the Design Commission process.

Applicant Response: It is understood that signage will be reviewed during the DC process.

Staff Response: Response acceptable. Thank you.

Prepared by: 

Westgate Dental
2900 – 2990 W. Euclid Avenue
PC 16-008
May 11, 2016

Landscape Issues

- 1) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.15). Incorporate a tree near the southeast corner of the building at the end of the parking row.

See response letter from Civil Engineer & related attachments.

Tree Preservation

- 2) Several trees on the tree survey near the detention area are identified as dead. The dead trees should be removed.

See response letter from Civil Engineer & related attachments.

NORMAN J. TOBERMAN & ASSOCIATES, LLC

Civil Engineers & Surveyors

115 S. Wilke Road, Suite #301 • Arlington Heights, IL 60005

Phone-1: (847) 439-8225 • Phone-2: (847) 749-1340 • Fax: (847) 749-4104

Email: mail@toberman.us • Web: www.toberman.us Design Firm No. 184005910 (Exp. 04/30/17)

Sam Hubbard

May 18, 2016

Development Planner

Village of Arlington Heights Planning & Community Development

33 South Arlington Heights Rd, Arlington Heights, IL 60005

RE: 2900-2990 W Euclid, P.C. #16-008, Round 2 (Received May 10, 2016)

The following are responses to the second round of comments made by the Village of Arlington Heights for the above project. Revisions have been made that address the following specific review comments:

PUBLIC WORKS & ENGINEERING COMMENTS

1. The storm sewer # 22 is now specified as DIP-CL-52 to ensure it is of water main class material (See revision cloud #9 on sheet C-5, Utility Plan).

23. The Onsite Utility Maintenance Agreement (OUMA) has been drafted for our review.

24. The storm water outlet pipes and restrictor have been raised to 707.30 to be above the existing 100-year flood plain at elevation 707.00. Also, the use of a 2" dia. restrictor will not exceed the allowable release due to the raising of the invert elevation under no tail water conditions. (See revision clouds , #9 revision for Sheets C-5 Utility Plan and C-7 Sections Sheet).

25. The Storm Trap manufacturer will revise their engineering drawings to ensure perforations in the concrete base for the Storm Trap units are shown.

26. A note has been corrected to state that there *will be work* in the 100-year Floodplain with regard to installation of 12" storm sewer/flare end section and rip-rap.

27. Cut sheets for the bollard lighting will be provided for final permit review.

ARLINGTON HTS. FIRE DEPARTMENT

1. A Fire Hydrant is shown in the South Parking Lot island directly across from the FDC.

PLANNING & COMMUNITY DEVELOPMENT-Parking & Traffic

15. The Parking Count data for Saturday, January 16th, 2016 has been provided.

LANDSCAPE/TREE PRESERVATION ISSUES

1. A 4" dia. honey locust tree is shown at the southeast bldg. corner.

2. The Tree Preservation Plan shows the removal of trees.

If you have any questions or require additional information, then please feel free to call or e-mail me.

Sincerely, *Cliff J. Toberman* Cliff J. Toberman, P.E. cliff@toberman.us NJT No.: 15-6464

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

115 S. Wilke Road, Suite 301
Arlington Heights IL, 60005
Phone: (847)439-8225 Fax: 439-8221

Engineer: Clifford J. Toberman, P.E.

Date: 5/16/2016

STUDY: 100-Year Storm Restrictor Sizing

PROJECT: PROPOSED WESTGATE DENTAL BLDG./FACILITY

LOCATION: 2900 W. EUCLID AVE., ARLINGTON HTS., IL
NJT PROJ.#: 15-6464

Restrictor Design Equation:

$\text{Area, sqft} = \{ \text{Acreage} * \text{Release rate, cfs/acre} \} / \{ (\text{Discharge coef.}) * \text{SQRT}((2*32.2)*\text{Head, ft}) \}$

Equation Parameters

Acreage **1.039** acres
Allowable Release rate **0.18** cfs/acre
Site Specific Release Rate **0.19** cfs

High Water Elevation **712.00** feet

REVISED Pipe Invert **707.30** feet

Adjust for Pipe Cent. **1** inches

Head **4.62** feet

(Note 709.67 is bank overflow for Ex. East Detention Basin, high water Elev. is 709.83)

(Note 100-year BFE is 707.00 for Ex. East Detention Basin/Salt Creek "Backwaters")

RESTRICTOR Size, Sharp Edge = 0.19 / (0.61 * SQRT((2*32.2) * 4.62))

USE MINIMUM	2.00 in, diameter restrictor	- PROJECTING EDGE	Cd= 0.50
--------------------	-------------------------------------	--------------------------	----------------------

<u>Results:</u>	TYPES OF RESTRICTORS			
	(using mortar)	(Edge flush w/basin)	(Plate w/opening)	(Projecting pipe)
	<u>Rounded Edge</u>	<u>Square Edge</u>	<u>Sharp Edge</u>	<u>Projecting Edge</u>
	(.90-.98)	(.79-.82)	(.58-.64)	0.50
Discharge Coef. (Cd)	0.90	0.81	0.61	0.50
Area (sqin)	1.7	1.9	2.6	3.1
Pipe Diameter (in)	1.49	1.57	1.81	1.99

NORMAN J. TOBERMAN & ASSOCIATES, LLC

Civil Engineers & Surveyors

115 S. Wilke Road, Suite #301 • Arlington Heights, IL 60005

Phone-1: (847) 439-8225 • Phone-2: (847) 749-1340 • Fax: (847) 749-4104

Email: mail@toberman.us • Web: www.toberman.us Design Firm No. 184005910 (Exp. 04/30/17)

Sam Hubbard

May 6th, 2016

Development Planner

Village of Arlington Heights Planning & Community Development

33 S Arlington Heights Rd, Arlington Heights, IL 60005 P: (847) 368-5200

RE: 2900-2990 W Euclid, P.C. #16-008, Round 1 (Received April 14, 2016)

The following are responses to comments made by the Planning & Community Development Department Commission of the Village of Arlington Heights for the above project. Revisions have been made to the attached drawings. The following address specific review comments:

General Notes:

7. All mechanical units will be on the roof per plan.
8. The 2nd is for office use per plan.
9. The declaration of Easements, Covenants, and Restrictions will be handled between attorneys and get recorded.

Site/Landscape Issues:

10. The Demolition & Existing Topography Plan (Sheet C-2) and Tree Preservation Plan (T-1) are consistent.
11. The detail for the dumpster enclosure is shown in the Civil Detail Sheet C-9
12. The photometric plans are updated to conform with requirements from section 11.2-12.5, and all luminaire fixtures are clearly indicated.
13. The utility easement goes back to the original development years ago and to the best of the owner's knowledge no utilities have been identified in the easement area. Please note that the new building will encroach the easement area.

Parking/Traffic:

14. A detailed traffic study is included.
15. A detailed parking study is included.
16. The handicap signage and striping comply with ADA standards.
17. There will be a total of 204 parking spaces.

Design Commission:

18. A Design Commission (DC) application shall be included.
19. It is understood that signage will be reviewed during the DC process.

If you have any questions or require additional information, then please feel free to call or e-mail me.

Sincerely, *Cliff J. Toberman* Cliff J. Toberman, P.E.

cliff@toberman.us

NJT No.: 15-6464

ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, STONESTREET ESPLANADE, LLC, an Illinois limited liability company, or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as 2900-2990 West Euclid Avenue, Arlington Heights, Illinois, 60005, containing 4.7639 acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

Legal description is set forth on Exhibit A, attached hereto and made a part hereof.

PIN Numbers: 02-25-100-040-0000
 02-25-100-041-0000
 02-25-100-042-0000

WHEREAS, STONESTREET ESPLANADE, LLC ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and stormwater management facilities, domestic water mains; and

WHEREAS, the sanitary sewers, storm sewers and stormwater management facilities, and domestic water mains servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS , the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and stormwater management facilities, or domestic water mains on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said PROPERTY all as shown on the Final Engineering Plans prepared by Norman J. Toberman & Associates, LLC and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said PROPERTY from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said PROPERTY.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said PROPERTY as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the **sanitary sewers or domestic water mains** in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned **storm sewers and stormwater management facilities** in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

4. It is further AGREED that the RESPONSIBLE ENTITY shall save the VILLAGE harmless from any and all claims for damages resulting from the VILLAGE interrupting service to the PROPERTY due to the failure of the RESPONSIBLE ENTITY to perpetually maintain the systems as described above and any other claims or damages arising out of this Agreement and the ownership of the facilities described herein.

5. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

6. This Agreement shall be recorded in Cook County, Illinois.

This Agreement is entered into the 12th day of May, 2016.

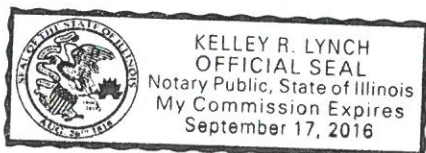
For: STONESTREET ESPLANADE, LLC,
an Illinois limited liability company

Signature: 
By: Richard F. Cavenaugh
Title: Manager

State of Illinois)
County of ~~Cook~~ ^{Lake})

I, Kelley Lynch a Notary in and for said County, in the State aforesaid, CERTIFY that RICHARD F. CAVENAUUGH personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act, and as the voluntary act of Stonestreet Esplanade, LLC, an Illinois limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 12th day of May, 2016.




Notary Public

EXHIBIT A

LEGAL DESCRIPTION

LOT 9 (EXCEPT THE NORTH 40 FEET THEREOF) IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, IN COOK COUNTY, ILLINOIS.



	Task	Assigned To	Start	End	Dur	%	
	WESTGATE DENTAL CARE		4/10/16	12/28/16	182		
1	Construction Drawings		4/10/16	6/1/16	37		
2	Mobilized Site Grading Equipment		6/1/16	7/10/16	27		
3	Arlington Heights Permit		5/10/16	6/15/16	26		
4	Construction Start Date		6/15/16	7/15/16	22		
5	Order Structural Steel		6/16/16	6/23/16	6		
6	Order Storm Trap		6/1/16	6/15/16	11		
7	Silt Fence / Construction Fence		6/15/16	7/17/16	22		
8	Site Mobilization		6/15/16	7/18/16	23		
9	Stripping Topsoil/Haul Off		6/10/16	6/23/16	10		
10	Undercut/fill at Building Pad		6/12/16	7/27/16	32		
11	Storm Drainage		7/16/16	9/1/16	34		
12	Build New Access Road		6/15/16	8/22/16	48		
13	Close Demo Existing Access Road		7/20/16	8/25/16	27		
14	Layout Curb/Gutter & Slab Corners		6/15/16	7/22/16	27		
15	Dig Foundations Task		6/22/16	7/29/16	27		
16	Grade Parking Lot		6/15/16	7/30/16	32		
17	Pour foundations		6/22/16	7/30/16	27		
18	Backfill		6/25/16	7/30/16	24		

18	Backfill		6/23/16	7/30/16	24		
19	Site Utilities		6/15/16	8/15/16	43		
20	Steel Erection		7/1/16	8/8/16	26		
21	Exterior Carpentry		7/11/16	8/25/16	34		
22	Grade Interior Slab		7/11/16	8/18/16	29		
23	Plumbing Rough In		7/11/16	8/18/16	29		
24	Electrical Rough In		7/11/16	8/18/16	29		
25	Curb & Gutter		7/15/16	9/1/16	35		
26	Install Necessary Sleeves		6/25/16	8/25/16	43		
27	Stone Base/Binder Paving		8/1/16	9/15/16	33		
28	Layout Walls/Set Door Frames		7/16/16	8/30/16	32		
29	Rough Carpentry Framing/Sheathing		7/15/16	9/15/16	44		
30	Set Steel/Deck		6/15/16	8/15/16	43		
31	Install Fascia/Soffit		7/20/16	8/30/16	30		
32	Plumbing Wall Rough-In Roof Penetrations		7/15/16	8/25/16	30		
33	Electrical Wall Rough-In		7/15/16	8/25/16	30		
34	Mechanical Roof Penetrations		7/15/16	8/22/16	27		
35	Roof		7/15/16	8/30/16	33		
36	Install Fire Protection		7/15/16	8/30/16	33		
37	Install Fire Alarm		7/15/16	8/30/16	33		
38	Storefront Windows/Doors		8/1/16	10/15/16	53		
39	Drywall / Sheetrock		8/15/16	9/30/16	34		
40	Building Insulation		8/15/16	9/30/16	34		
41	Finish Sheetrock		8/22/16	9/30/16	29		

42	Prime Walls		9/1/16	9/8/16	5		
43	Frame Ceilings		9/8/16	10/20/16	30		
44	HVAC Ductwork Rough-In		9/11/16	11/11/16	43		
45	Stucco/EIFS		8/8/16	10/25/16	55		
46	Cultured Stone		8/25/16	10/25/16	42		
47	Elevator Install		9/1/16	10/7/16	26		
48	Paint		9/12/16	11/14/16	44		
49	Hang Doors		9/12/16	10/30/16	34		
50	Flooring		10/15/16	11/30/16	31		
51	Tile		10/15/16	11/30/16	31		
52	Install Cabinets		10/1/16	11/30/16	40		
53	Install Acoustiactal Ceiling Tiles		10/1/16	11/17/16	32		
54	Install HVAC Units/Grills		10/1/16	11/30/16	40		
55	Electrical Final Out/Trim Out		10/1/16	11/30/16	40		
56	Equipment Providers Set Equipment		10/15/16	11/30/16	31		
57	Testing Start Up		10/25/16	11/30/16	25		
58	Touch Up Paint/Punch Out		11/1/16	12/15/16	31		
59	Landscaping and Irrigation		10/1/16	10/5/16	3		
60	Surface Asphalt/Striping		9/15/16	10/25/16	28		
61	Final Punch List		11/15/16	12/28/16	31		



Item: Waverly Inn Memory Care - 511 W. Rand Rd - PC#15-023

Department: Planning & Community Development

Requested Action

A Final Planned Unit Development

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of a Final Planned Unit Development subject to the plans submitted.

ATTACHMENTS:

Description	Type
Staff Report - Final PUD	Report
Final Elevations	Exhibits
Final Engineering Plans	Exhibits
Final Floor Plans	Exhibits
Final Site Plan & Landscape Plans	Exhibits
Photometrics A	Exhibits
Photometrics B	Exhibits
Traffic Study Update	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: May 25, 2016
Date Prepared: May 19, 2016
Project Title: RJ Development - Waverly Inn Memory Care
Address: 511 W. Rand Road

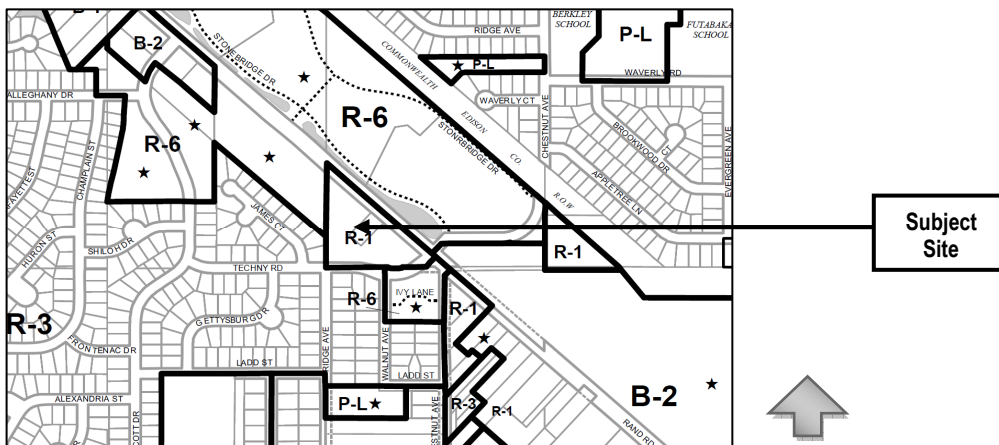
BACKGROUND INFORMATION

Petitioner: Jeff Yates
Address: RJ Development
401 Central St SE
Olympia, WA 98501

Existing Zoning: I Institutional

Requested Action:

- A Final Planned Unit Development



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6 Multiple Family Dwelling District	Stonebridge Apartments	Moderate Density Multi-Family
South	R-3 and R-6 One Family Dwelling District & Multiple Family Dwelling District	Single Family homes & Townhomes	Single Family Detached & Moderate Density Multi-Family
East	R-6 and B-2 Multiple Family Dwelling District & General Business District	Stonebridge Apartments & Vacant Land	Moderate Density Multi-Family & Commercial
West	R-6 and R-3 Multiple Family Dwelling District & One Family Dwelling District	Fountains of Arlington & Single Family homes	Moderate Density Multi-Family & Single Family Detached

Summary:

On April 18, 2016 the Village Board adopted Ordinance 16-016 approving a Preliminary Planned Unit Development and rezoning from R-1 One Family Residential to Institutional for a memory care facility at 511 W Rand Road. The petitioner has complied with all conditions of approval, specifically:

Condition: Driveway modifications on Rand Road are subject to IDOT approval (the petitioner applied to IDOT for a driveway permit and IDOT limited said driveway to right in and right out; the Final PUD plans indicate this change);

Condition: Compliance with the Design Commission motion (the petitioner has screened all mechanical equipment);

Condition: provide additional landscaping along Rand Road in front of the portico (the landscape plan was revised to add landscaping in front of the portico).

In addition, all required engineering fees have been paid.

Current Request

The Petitioner is now seeking approval of the following action:

- A Final Planned Unit Development

The Final Planned Unit Development plans comply with all applicable Village Codes and are in substantial compliance with the terms and conditions outlined in preliminary PUD Ordinance 16-016.

Regarding IDOT approval of the Rand Road driveway, IDOT restricted this drive to right-in, right-out. The petitioner has provided a revised 'pork chop' median within the driveway so that it is 4 inch mountable to allow for emergency vehicles to enter and exit this location. In addition the traffic study was modified to account for this minor change in traffic distribution. With the right-in, right-out drive on Rand Road (compared to full access onto Rand), traffic using the Techny Road driveway is estimated to change from 6 trips to 9 in the AM peak and from 9 trips to 16 in the PM peak.

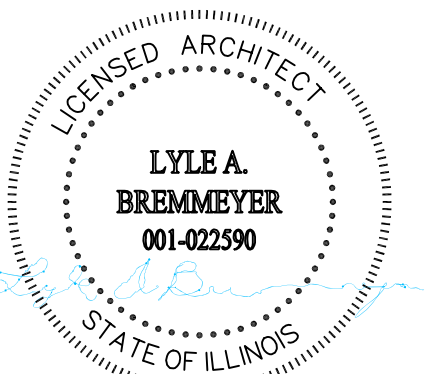
RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of a Final Planned Unit Development subject to the plans submitted.

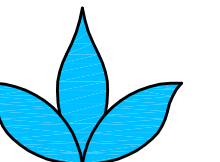
May 19, 2016

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: *Randy Recklaus, Village Manager*
 All Department Heads



DATE: 12/05/14
EXPIRATION: 11/30/16



**Lyle Andrew Bremmeyer, NCARB
ARCHITECTURAL SERVICES**

7600 N.E. 41st Street, Suite #330
Vancouver, Washington 98662
(360) 692-9090
PAX (360) 692-2146

Email:
AndyB@WedgwoodServices.com

STATES LICENSED:

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Oregon	New Mexico
Michigan	Texas
Colorado	Arizona
Florida	Nevada
Utah	Montana
Georgia	Missouri
Idaho	Illinois

**RJ DEVELOPMENT
LLC**

401 Central Street SE
Olympia, Washington 98501
(360) 528-3343

E-mail: jeff@rjdevelopment.com

**PROPOSED
WAVERLY INN
MEMORY CARE
FACILITY**

**515 W RAND ROAD
ARLINGTON HEIGHTS, IL**

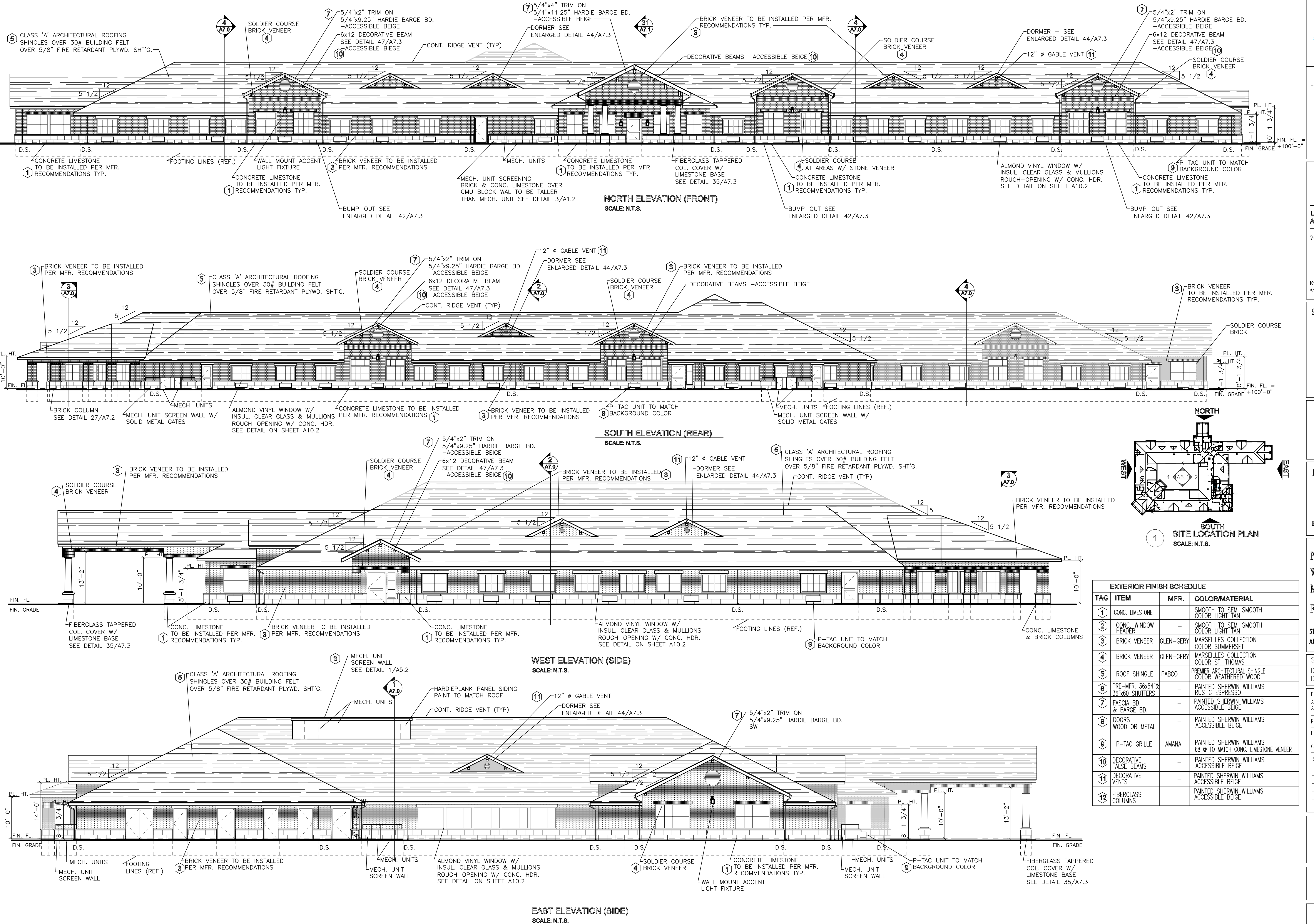
SCALE: AS NOTED
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DESIGN DOCUMENTS	
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CONTRACT DOC.	
REVISIONS	
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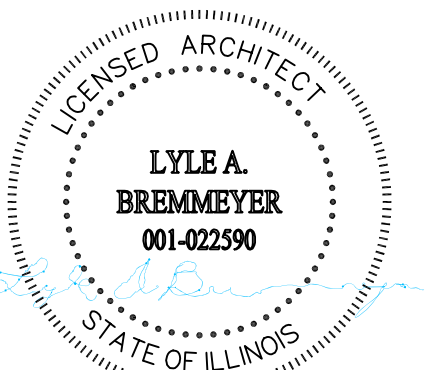
**EXTERIOR
ELEVATIONS**

SHEET NO.
A6.0

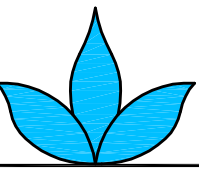
PROJECT NO.



EXTERIOR FINISH SCHEDULE			
TAG	ITEM	MFR.	COLOR/MATERIAL
1	CONC. LIMESTONE	-	SMOOTH TO SEMI SMOOTH COLOR LIGHT TAN
2	CONC. WINDOW HEADER	-	SMOOTH TO SEMI SMOOTH COLOR LIGHT TAN
3	BRICK VENEER	GLEN-GERY	MARSEILLES COLLECTION COLOR SUMMERSET
4	BRICK VENEER	GLEN-GERY	MARSEILLES COLLECTION COLOR ST. THOMAS
5	ROOF SHINGLE	PABCO	PREMIER ARCHITECTURAL SHINGLE COLOR WEATHERED WOOD
6	PRE-MFR. 36"x54" & 36"x60. SHUTTERS	-	PAINTED SHERWIN WILLIAMS RUSTIC ESPRESSO
7	FASCIA BD. & BARGE BD.	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
8	DOORS WOOD OR METAL	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
9	P-TAC GRILLE	AMANA	PAINTED SHERWIN WILLIAMS 68 @ TO MATCH CONC. LIMESTONE VENEER
10	DECORATIVE FALSE BEAMS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
11	DECORATIVE VENTS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE
12	FIBERGLASS COLUMNS	-	PAINTED SHERWIN WILLIAMS ACCESSIBLE BEIGE



DATE: 12/05/14
EXPIRATION: 11/30/16



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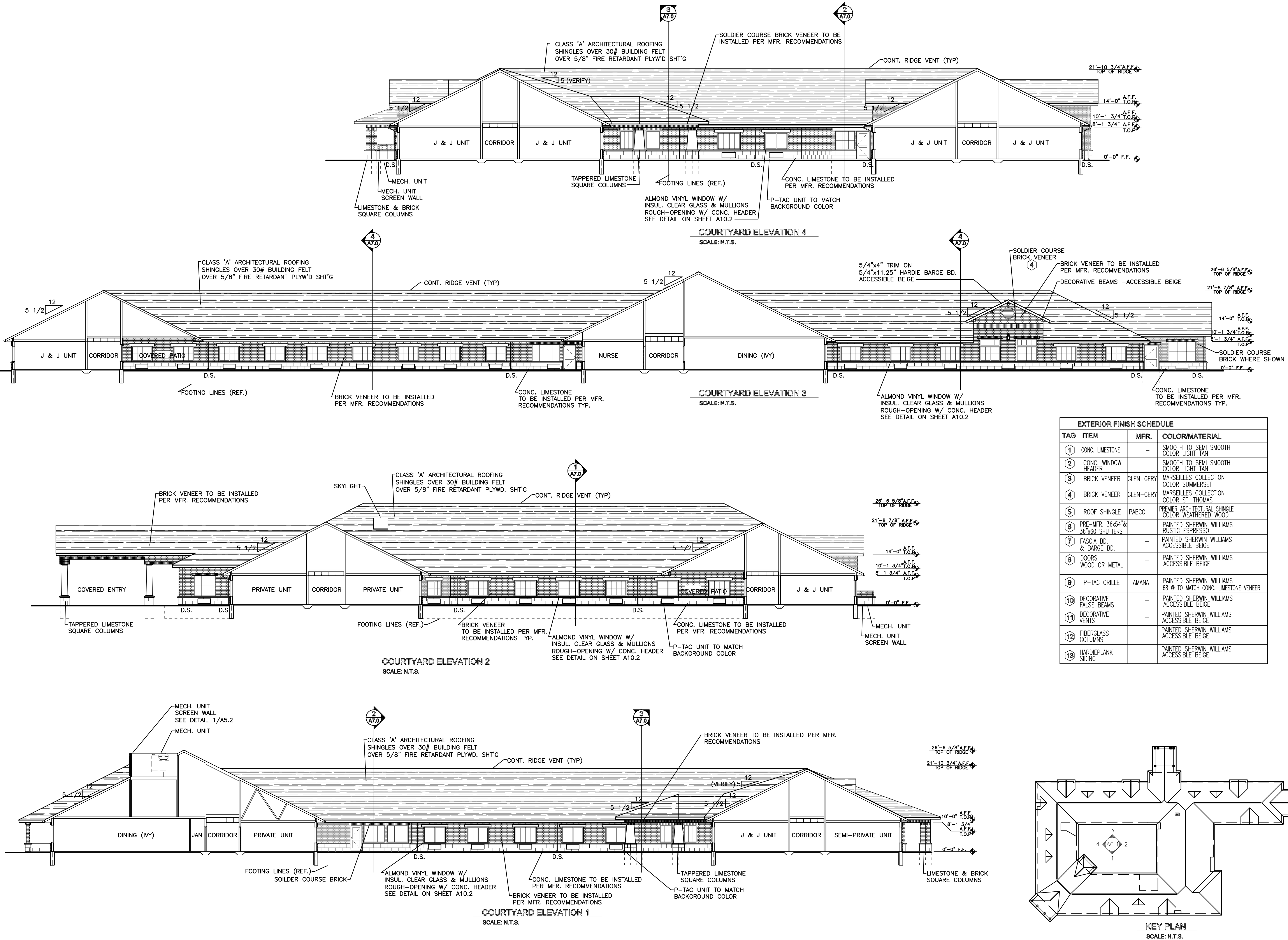
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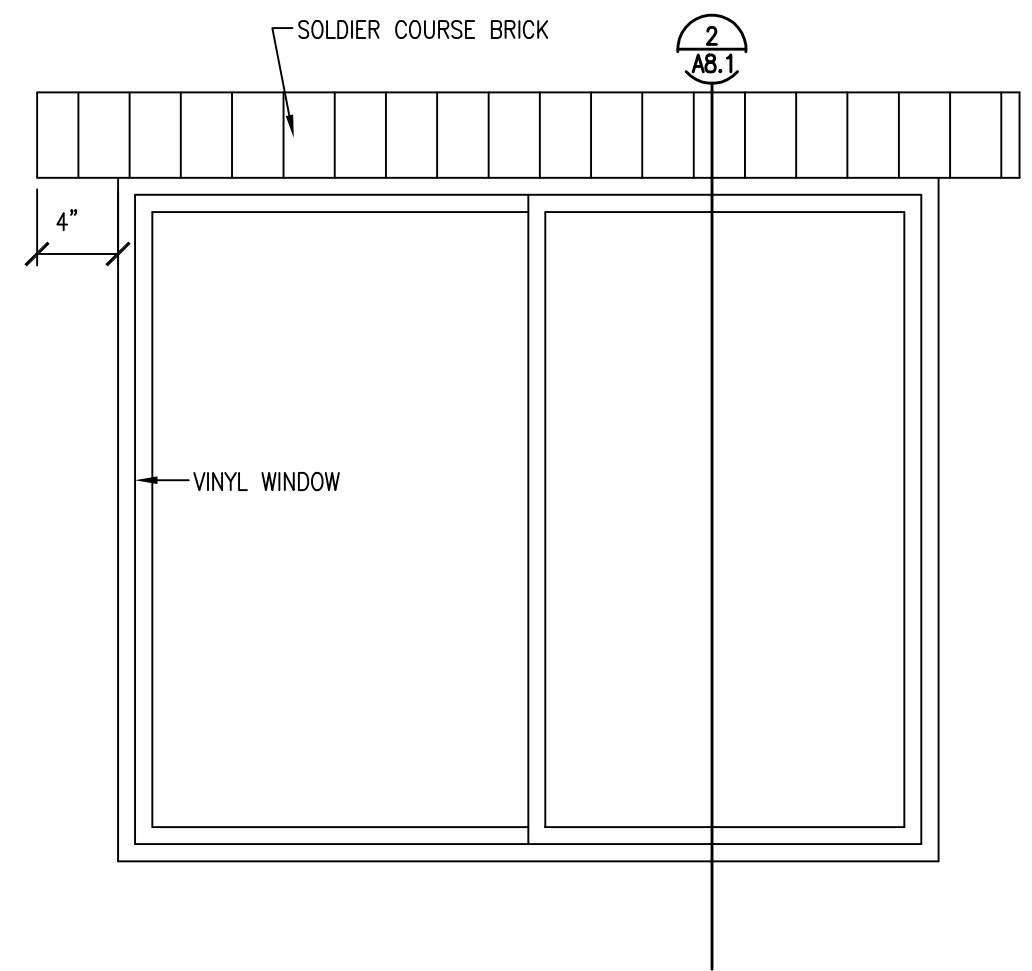
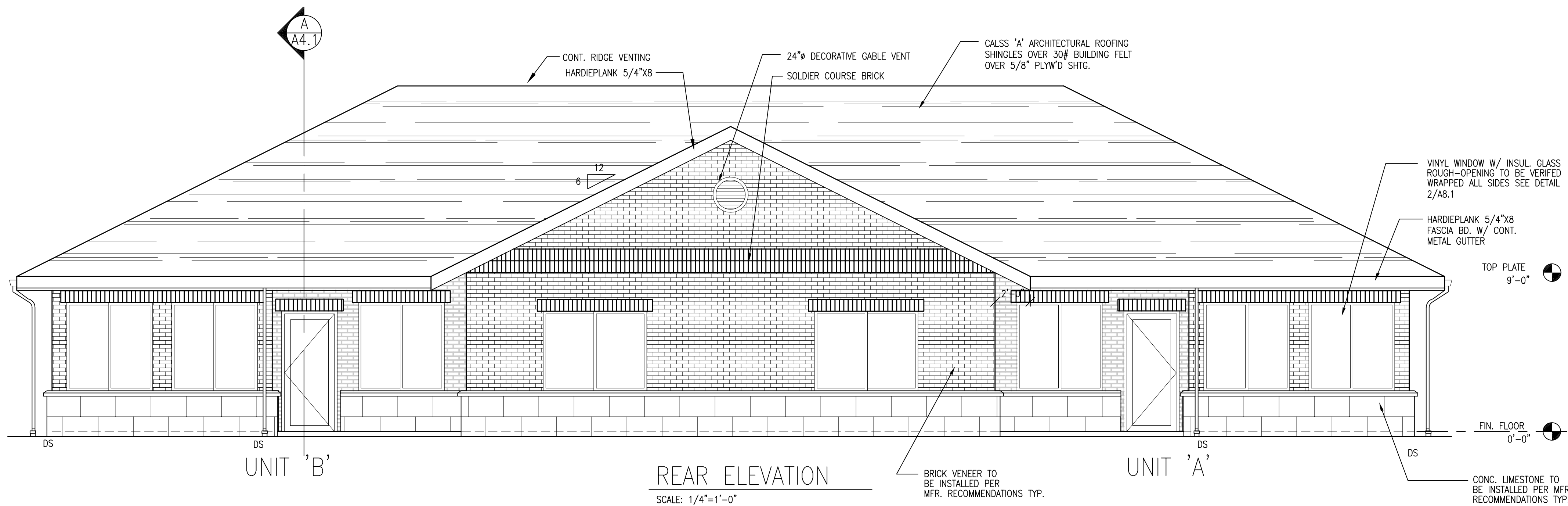
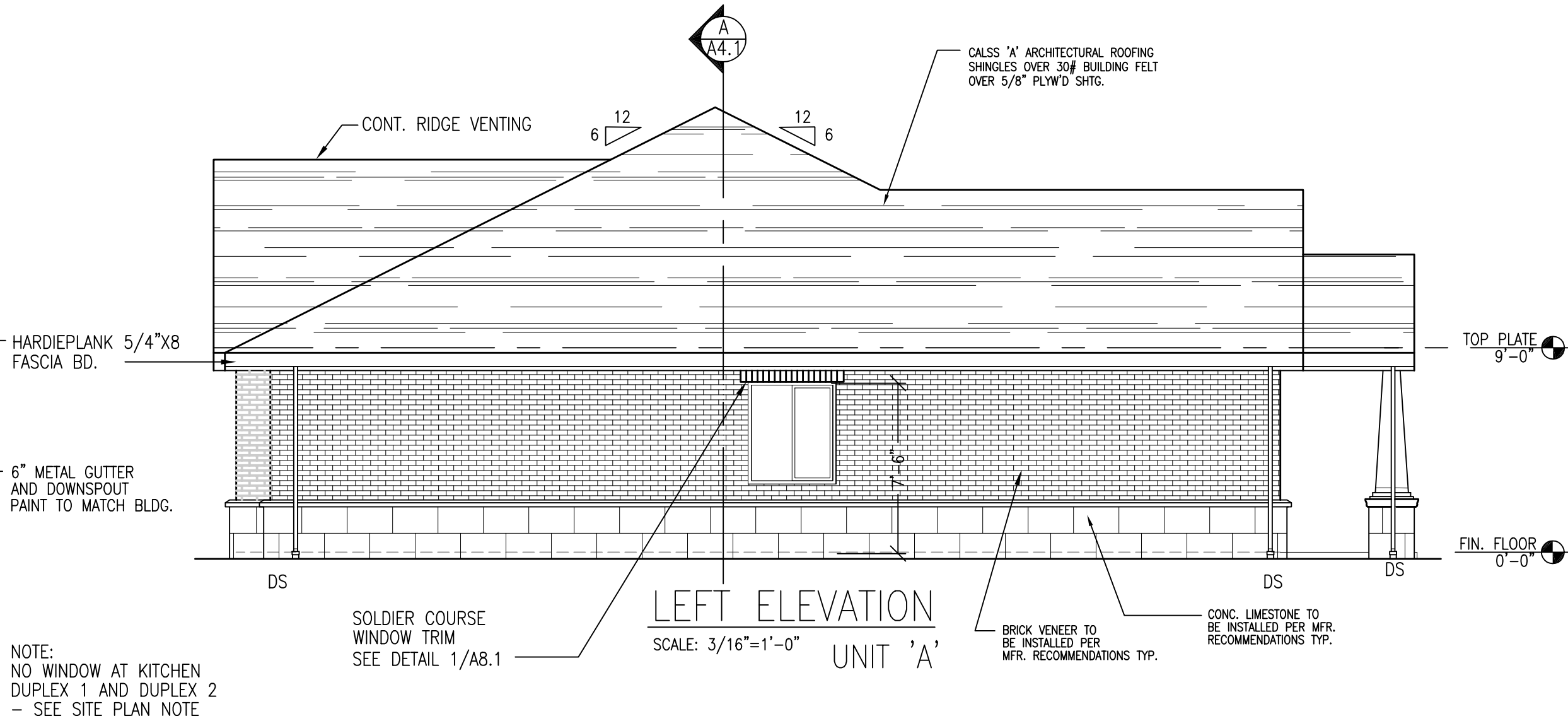
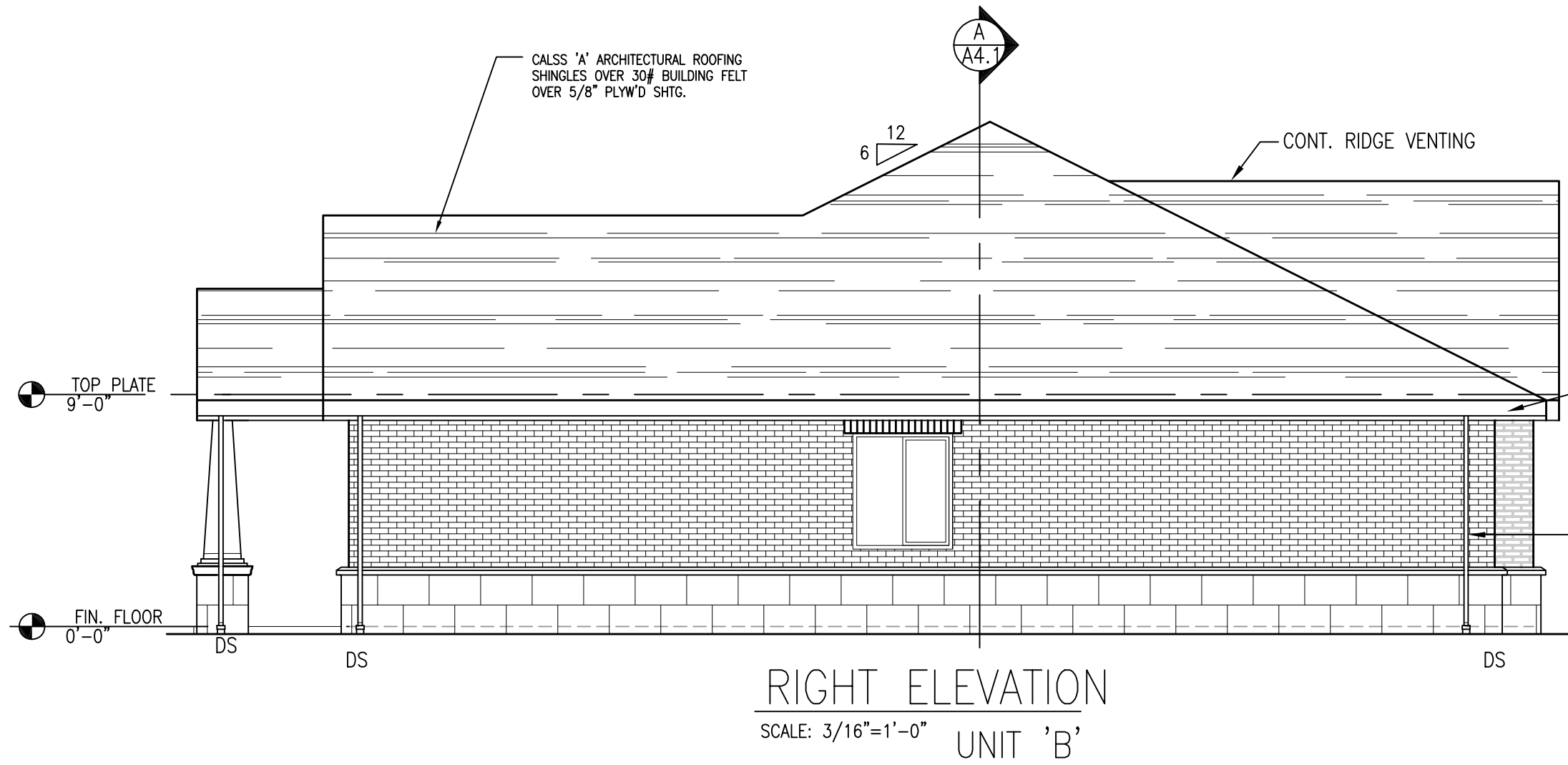
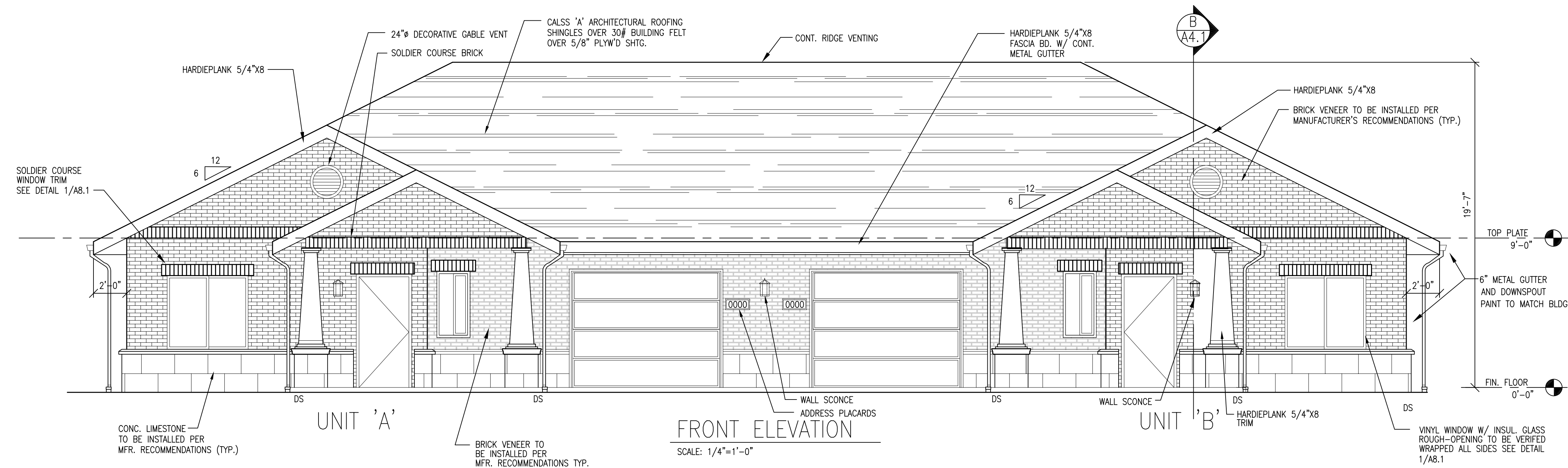
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EXTERIOR
ELEVATIONS
AND DETAILS

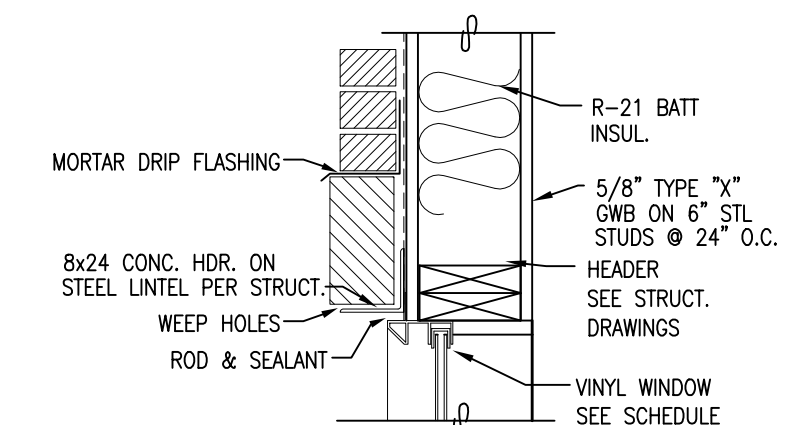
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PROJECT NO.

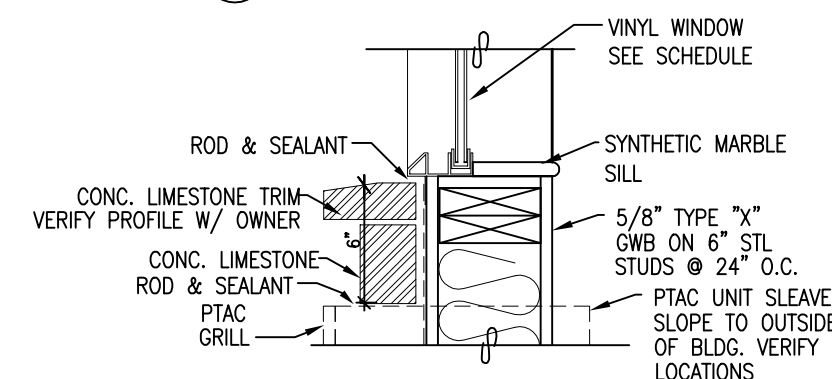




1 TYP. WINDOW TRIM
SCALE: N.T.S.



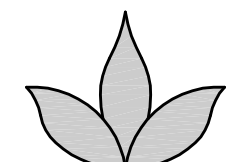
2 WINDOW HEAD / JAMB (SIM.)
Scale: NTS



3 WINDOW SILL
Scale: NTS



DATE: 12/05/14
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**PROPOSED
WAVERLY INN
COTTAGE
DUPLEX**

**517,519 W RAND ROAD
ARLINGTON HEIGHTS, IL**

SCALE: AS NOTED
DATE OF
ISSUE: 03-15-16

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**EXTERIOR
ELEVATIONS
COTTAGE**

SHEET NO.
A8.1

PROJECT NO.

515 W. RAND ROAD - MEMORY CARE
517 & 519 W. RAND ROAD - COTTAGES

VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

A detailed street map of a residential area in Raleigh, North Carolina. The map shows a grid of streets with various names, including W. University Dr., W. Tanglewood Dr., W. Hackberry Dr., W. Burr Oak Dr., W. Burning Tree Ln., W. Brittain Dr., W. Berkley Dr., W. Braiside Dr., W. Hintz Dr., W. Lexington Dr., W. Pymouth Ct., W. Cambridge St., W. Yale Ave., W. Palatine Rd., W. Lynwood Ave., W. Maude Ave., W. Lillian Ave., W. Chantrel Ave., W. Linnwood Ave., W. Douglas Ct., W. E. Palatine Rd., W. E. Oxford Ln., W. E. Valley Ln., W. E. Ivy Ln., W. E. Knob Hill Dr., W. E. Circle Hill Dr., W. E. Redwood Ln., W. E. Baurle Dr., W. E. Cherry Dr., W. E. E. 2nd St., W. E. E. 1st St., W. E. E. 3rd St., W. E. E. 4th St., W. E. E. 5th St., W. E. E. 6th St., W. E. E. 7th St., W. E. E. 8th St., W. E. E. 9th St., W. E. E. 10th St., W. E. E. 11th St., W. E. E. 12th St., W. E. E. 13th St., W. E. E. 14th St., W. E. E. 15th St., W. E. E. 16th St., W. E. E. 17th St., W. E. E. 18th St., W. E. E. 19th St., W. E. E. 20th St., W. E. E. 21st St., W. E. E. 22nd St., W. E. E. 23rd St., W. E. E. 24th St., W. E. E. 25th St., W. E. E. 26th St., W. E. E. 27th St., W. E. E. 28th St., W. E. E. 29th St., W. E. E. 30th St., W. E. E. 31st St., W. E. E. 32nd St., W. E. E. 33rd St., W. E. E. 34th St., W. E. E. 35th St., W. E. E. 36th St., W. E. E. 37th St., W. E. E. 38th St., W. E. E. 39th St., W. E. E. 40th St., W. E. E. 41st St., W. E. E. 42nd St., W. E. E. 43rd St., W. E. E. 44th St., W. E. E. 45th St., W. E. E. 46th St., W. E. E. 47th St., W. E. E. 48th St., W. E. E. 49th St., W. E. E. 50th St., W. E. E. 51st St., W. E. E. 52nd St., W. E. E. 53rd St., W. E. E. 54th St., W. E. E. 55th St., W. E. E. 56th St., W. E. E. 57th St., W. E. E. 58th St., W. E. E. 59th St., W. E. E. 60th St., W. E. E. 61st St., W. E. E. 62nd St., W. E. E. 63rd St., W. E. E. 64th St., W. E. E. 65th St., W. E. E. 66th St., W. E. E. 67th St., W. E. E. 68th St., W. E. E. 69th St., W. E. E. 70th St., W. E. E. 71st St., W. E. E. 72nd St., W. E. E. 73rd St., W. E. E. 74th St., W. E. E. 75th St., W. E. E. 76th St., W. E. E. 77th St., W. E. E. 78th St., W. E. E. 79th St., W. E. E. 80th St., W. E. E. 81st St., W. E. E. 82nd St., W. E. E. 83rd St., W. E. E. 84th St., W. E. E. 85th St., W. E. E. 86th St., W. E. E. 87th St., W. E. E. 88th St., W. E. E. 89th St., W. E. E. 90th St., W. E. E. 91st St., W. E. E. 92nd St., W. E. E. 93rd St., W. E. E. 94th St., W. E. E. 95th St., W. E. E. 96th St., W. E. E. 97th St., W. E. E. 98th St., W. E. E. 99th St., W. E. E. 100th St.

- C1. COVER SHEET
- C2. SPECIFICATIONS
- C3. EXISTING CONDITIONS & DEMOLITION PLAN
- C4. GEOMETRICS PLAN
- C5. GRADING PLAN
- C6. EROSION CONTROL PLAN
- C7. EROSION CONTROL NOTES AND DETAILS
- C8. UTILITY PLAN
- C9. DETAILS
- C10. DETAILS
- C11. RAND ROAD ENTRANCE
- C12. STANDARDS

EXISTING		PROPOSED		EXISTING		PROPOSED	

PROPOSED DEVELOPMENT OF A MEMORY CARE FACILITY AND INDEPENDENT LIVING COTTAGES ON A 4.20 ACRE SITE. THE DEVELOPMENT AREA IS THE ENTIRE 4.20 ACRE SITE.

VILLAGE OF ARLINGTON HEIGHTS 33 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL 60005 MICHAEL L PAGONES, P.E. (847) 368-5250	M.W.R.D.G.C. FIELD OFFICE (708) 586-4055
COMED 1500 FRANKLIN BOULEVARD LIBERTYVILLE, IL 60048 (847)-816-5254	NICOR GAS PO BOX 190 AURORA, IL 60507-0190 (312) 983-8676
ATT (847)-888-7333	

MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
MONUMENT 18
1" BRASS DISC ON SOUTHERLY SIDE OF CONCRETE BASE OF SECOND LIGHT POLE
EASTERLY OF KENNICOTT DRIVE, 29'-0"- NORTHERLY OF RAND ROAD AND 550'-0"-
EASTERLY OF KENNICOTT DRIVE.
N 198643.3833
E 1076930.8764
ELEVATION = 705.63 NAVD 1988

GPS SURVEY MONUMENT LOCATION
VILLAGE OF ARLINGTON HEIGHTS, IL
STATION: GETTYSBURG
MONUMENT IS A 3" DIAM. BRONZE DISK PLACED IN CONCRETE STAMPED VILLAGE OF
ARLINGTON HEIGHTS NORTHEAST CORNER OF GETTYSBURG DRIVE AND LADD
STREET
N 1934897.2729
E 1076571.1725
ELEVATION = 714.20 NAVD 1988

SITE BENCHMARK:
PROJECT CONTROL POINT, CUT CROSS IN CONCRETE SIDEWALK ALONG RAND ROAD.
N 1964897.2729
E 1076571.1725
ELEVATION = 701.93 NAVD 1988

THE PROJECTED COORDINATE SYSTEM FOR THIS JOB IS BASED NAD_83 ILLINOIS
STATE PLANES, EAST ZONE (1201)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF. OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT.

RJ DEVELOPMENT

401 CENTRAL ST. SE, OLYMPIA, WASHINGTON, 98501, (360) 528-3343

PEARSON, BROWN & ASSOCIATES, INC.

A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/17
1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, IL. 60048 (847) 367-6707

With the following:

County _____ Cook

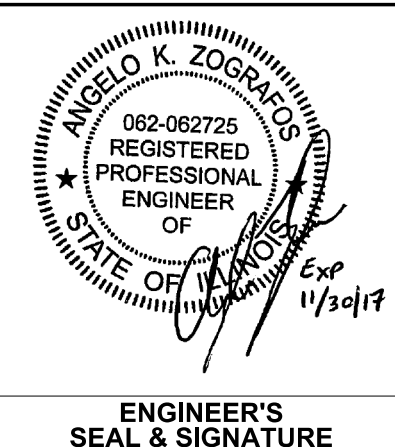
City/Twnship Wheeling / T42N R11E

Sec 1/4 Sec No. Sec 18, NE 1/4

Call 2 working days BEFORE YOU DIG.

PERMIT	NUMBER	DATE ISSUED
IEPA - SANITARY		
IEPA - WATER SUPPLY		
IEPA - NOI		
IDOT - ACCESS		
MWRD		
VILLAGE		

REVISIONS		
1	04/14/16	PER IDOT REVIEW COMMENTS
2	05/10/16	PER VILLAGE REVIEW COMMENTS
3		
4		
5		
6		
7		
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9		
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12		



ORIGINAL ISSUE DATE:
03/29/16

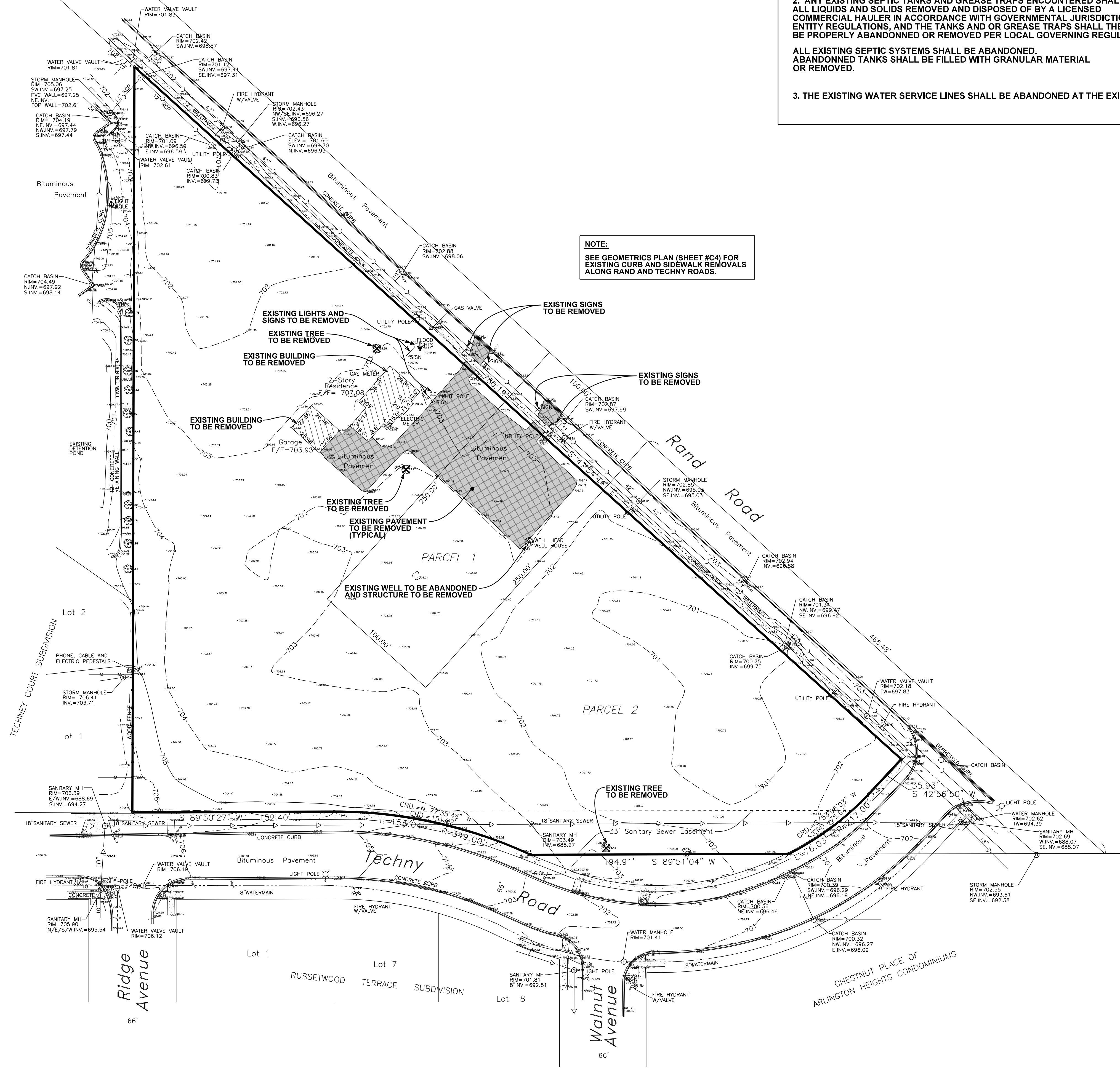
SHEET NUMBER

C1

OF 12 SHEETS

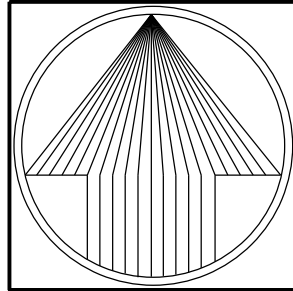
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WAVERLY INN MEMORY CARE AND COTTAGES

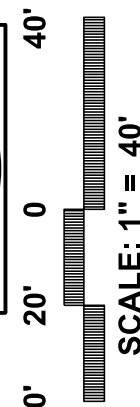


- NOTES:**
1. ANY EXISTING WELLS ENCOUNTERED SHALL BE EXPOSED AND SEALED AT LEAST 3 FEET BELOW PROPOSED FINISHED GRADE BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 920.120 OF THE ILLINOIS WATER CONSTRUCTION CODE DEPARTMENT OF PUBLIC HEALTH, LATEST EDITION, AND ALL APPLICABLE LOCAL RULES AND REGULATIONS. ABANDONMENT OF THE EXISTING WELL MUST BE PERFORMED BY A STATE OF ILLINOIS CERTIFIED WELL DRILLER.
 2. ANY EXISTING SEPTIC TANKS AND GREASE TRAPS ENCOUNTERED SHALL HAVE ALL LIQUIDS AND SOLIDS REMOVED AND DISPOSED OF BY A LICENSED COMMERCIAL HAULER IN ACCORDANCE WITH GOVERNMENTAL JURISDICTIONAL ENTITY REGULATIONS, AND THE TANKS AND OR GREASE TRAPS SHALL THEN BE PROPERLY ABANDONED OR REMOVED PER LOCAL GOVERNING REGULATIONS.
- ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
3. THE EXISTING WATER SERVICE LINES SHALL BE ABANDONED AT THE EXISTING WATERMAIN.

NOTE:
SEE GEOMETRICS PLAN (SHEET #C4) FOR EXISTING CURB AND SIDEWALK REMOVALS ALONG RAND AND TECHNY ROADS.



NORTH



WAVERLY INN MEMORY CARE & COTTAGES

ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
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DESIGNED BY: G.A.Z.

DRAWN BY: A.K.Z.

CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 03/29/16

DESCRIPTION

04/14/16 AKZ REVISED PER IDOT REVIEW COMMENTS

05/10/16 AKZ REVISED PER VILLAGE REVIEW COMMENTS

DATE BY

REVISIONS

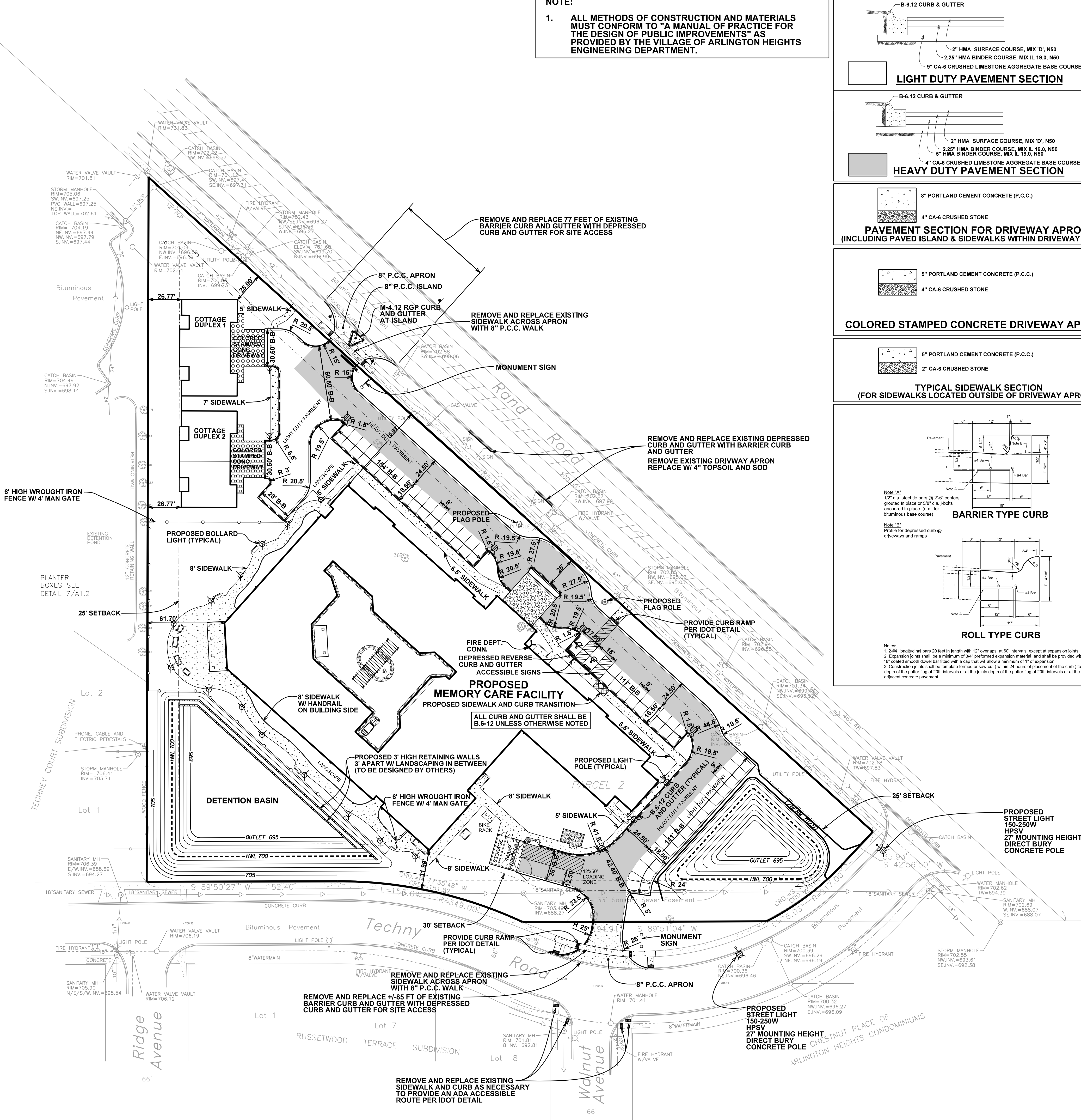
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER

C3

OF 12 SHEETS

JOB No. 1549



B-6.12 CURB & GUTTER

2" HMA SURFACE COURSE, MIX 'D', N50
2.25" HMA BINDER COURSE, MIX IL 19.0, N50
9" CA-6 CRUSHED LIMESTONE AGGREGATE BASE COURSE

LIGHT DUTY PAVEMENT SECTION

B-6.12 CURB & GUTTER

2" HMA SURFACE COURSE, MIX 'D', N50
2.25" HMA BINDER COURSE, MIX IL 19.0, N50
4" CA-6 CRUSHED LIMESTONE AGGREGATE BASE COURSE

HEAVY DUTY PAVEMENT SECTION

8" PORTLAND CEMENT CONCRETE (P.C.G.)

4" CA-6 CRUSHED STONE

**PAVEMENT SECTION FOR DRIVEWAY APRONS
(INCLUDING PAVED ISLAND & SIDEWALKS WITHIN DRIVEWAY APRONS)**

6" PORTLAND CEMENT CONCRETE (P.C.G.)

4" CA-6 CRUSHED STONE

COLORLED STAMPED CONCRETE DRIVEWAY APRONS

6" PORTLAND CEMENT CONCRETE (P.C.G.)

2" CA-6 CRUSHED STONE

**TYPICAL SIDEWALK SECTION
(FOR SIDEWALKS LOCATED OUTSIDE OF DRIVEWAY APRONS)**

BARRIER TYPE CURB

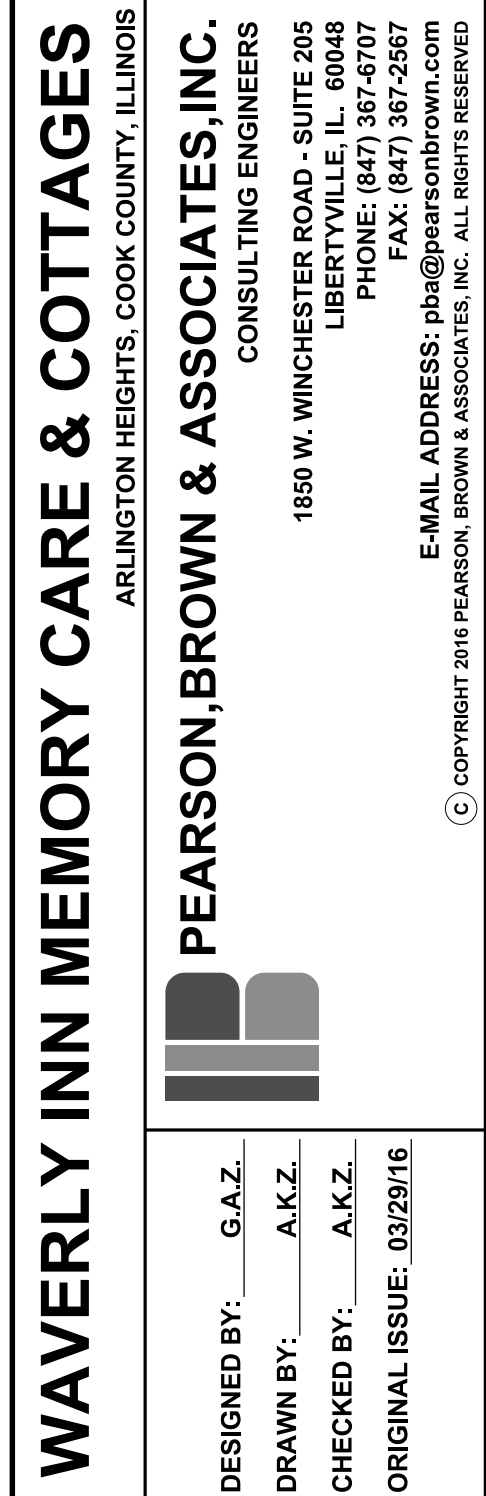
Note "A"
1/2" dia. steel tie bars @ 2'-4" centers
grouted in place or 5/8" dia. J-bolts
anchored in place. (omit for
thermoformed base course)

Note "B"
Profile for depressed curb @
driveways and ramps

ROLL TYPE CURB

Note "A"
1/2" dia. steel tie bars @ 2'-4" centers
grouted in place or 5/8" dia. J-bolts
anchored in place. (omit for
thermoformed base course)

Note "B"
Profile for depressed curb @
driveways and ramps

[illegible]

GEOMETRICS PLAN

JOB No. 1549

SHEET NUMBER

C4

OF 12 SHEETS

Detention Basin Stage-Storage Rating						
	Elevation (ft)	Area (ft ²)	Avg. Area (ft ²)	ΔH (ft)	Incremental Volume (ft ³)	Cumulative Volume (ft ³)
West Basin	695.00	6,704	7,053	1.00	7,053	0.00
	696.00	7,401	7,764	1.00	7,764	0.16
	697.00	8,127	8,490	1.00	8,490	0.34
	698.00	8,852	9,244	0.00	0	23,306
	698.00	9,635	10,042	1.00	10,042	0.54
	699.00	10,448	10,868	1.00	10,868	0.77
	700.00	11,288	11,722	1.00	11,722	1.02
	701.00	12,156	13,040	1.00	13,040	1.28
	702.00	13,924	14,324	0.50	7,162	68,978
	702.50	14,723				76,139
East Basin	694.00	879	1,123	1.00	1,123	0.00
	695.00	1,367	1,644	1.00	1,644	0.03
	696.00	1,921	2,244	1.00	2,244	0.06
	697.00	2,566	2,929	1.00	2,929	0.12
	698.00	3,292	3,695	1.00	3,695	0.18
	699.00	4,097	4,540	1.00	4,540	0.27
	700.00	4,983	5,465	1.00	5,465	0.37
	701.00	5,946	7,611	1.00	7,611	0.50
	702.00	9,275	9,867	0.50	4,934	29,249
	702.50	10,459				34,183
TOTAL	694.00					0.00
	695.00					1.123
	696.00					0.23
	697.00					0.46
	698.00					31,246
	699.00					44,962
	700.00					60,390
	701.00					77,576
	702.00					98,227
	702.50					110,322

STORMWATER DETENTION CALCULATIONS

Site Requirements:										
Site Area	4,200 Acres									
Allowable Release Rate	0.756 cfs									
Permeous: (C = 0.50)	1,930 Acres	46.0	percent							
Impermeous: (C = 0.95)	2,270 Acres	54.0	percent							
Weighted "C" Factor	0.743									
A	B	C	D	E	F	G	H	I	J	K
Runoff Factor "C"	Storm Duration (minutes)	Storm Duration (hours)	Rainfall Intensity "I" (in/hr)	Site Area "A" (acres)	Inflow Rate (cfs)	Release Rate (cfs)	Storage Rate (cfs)	Storage Required (cu-ft)	Storage Required (Ac-ft)	
0.743	5	0.08	10.92	4,200	34.09	0.756	33.33	9999	0.230	
0.743	10	0.17	10.02	4,200	31.28	0.756	30.52	18313	0.420	
0.743	15	0.25	8.20	4,200	25.60	0.756	24.84	22356	0.513	
0.743	30	0.50	5.60	4,200	17.48	0.756	16.72	30104	0.691	
0.743	60	1.00	3.56	4,200	11.11	0.756	10.36	37284	0.856	
0.743	90	1.50	2.63	4,200	8.21	0.756	7.45	40249	0.924	
0.743	120	2.00	2.24	4,200	6.99	0.756	6.24	44900	1.031	
0.743	180	3.00	1.62	4,200	5.06	0.756	4.30	46449	1.066	
0.743	240	4.00	1.28	4,200	4.00	0.756	3.34	46449	1.071	
0.743	300	5.00	1.08	4,200	3.37	0.756	2.62	47074	1.081	
0.743	360	6.00	0.95	4,200	2.97	0.756	2.21	47724	1.096	
0.743	420	7.00	0.83	4,200	2.59	0.756	1.83	48238	1.061	
0.743	480	8.00	0.75	4,200	2.34	0.756	1.59	48652	1.048	
0.743	540	9.00	0.68	4,200	2.12	0.756	1.37	44278	1.016	
0.743	600	10.00	0.63	4,200	1.97	0.756	1.21	43560	1.000	
0.743	660	11.00	0.59	4,200	1.84	0.756	1.09	42993	0.987	
0.743	720	12.00	0.55	4,200	1.72	0.756	0.96	41508	0.953	
0.743	780	13.00	0.52	4,200	1.62	0.756	0.87	40564	0.932	
0.743	840	14.00	0.49	4,200	1.53	0.756	0.77	39898	0.895	
0.743	900	15.00	0.46	4,200	1.44	0.756	0.68	38714	0.843	
0.743	960	16.00	0.43	4,200	1.34	0.756	0.59	37765	0.775	
0.743	1020	17.00	0.41	4,200	1.28	0.756	0.52	32057	0.736	
0.743	1080	18.00	0.39	4,200	1.22	0.756	0.46	29898	0.686	

Max. Volume = 1,096 Ac-Ft
47724 Cu-Ft

Office Computation:

Item	Allowable Release Rate, Q (cfs)	High Water Elevation	Outfall Water Elevation	Invert Elevation	Diameter of Restrictor (inch)	Cross Section Area (sq. ft.)	Head (ft)	Discharge Coef.
1	0.756	700.00	storm sewer downstream...	695.00	3.50	0.067	4.85	0.61
2								office coef. using MVRDGC criteria

Summary:

Ideal Office Area: a = 0.070 sq ft
Release Rate: Q = 0.720 cfs

Overflow Calculations:

Q=CLH^{3/2}

Internal weir:

Q (cfs)	coef. - use 2.60	L	H
5.8	2.6	6	0.5

Emergency Spillway:

Q (cfs)	coef. - use 2.60	L	H
55.2	2.6	60	0.5

MATCH EXISTING GRADE AT PROPERTY LINE

MATCH EXISTING GRADE AT PROPERTY LINE

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MATCH EXISTING GRADE AT PROPERTY LINE

MATCH EXISTING GRADE AT PROPERTY LINE

MATCH EXISTING GRADE AT PROPERTY LINE

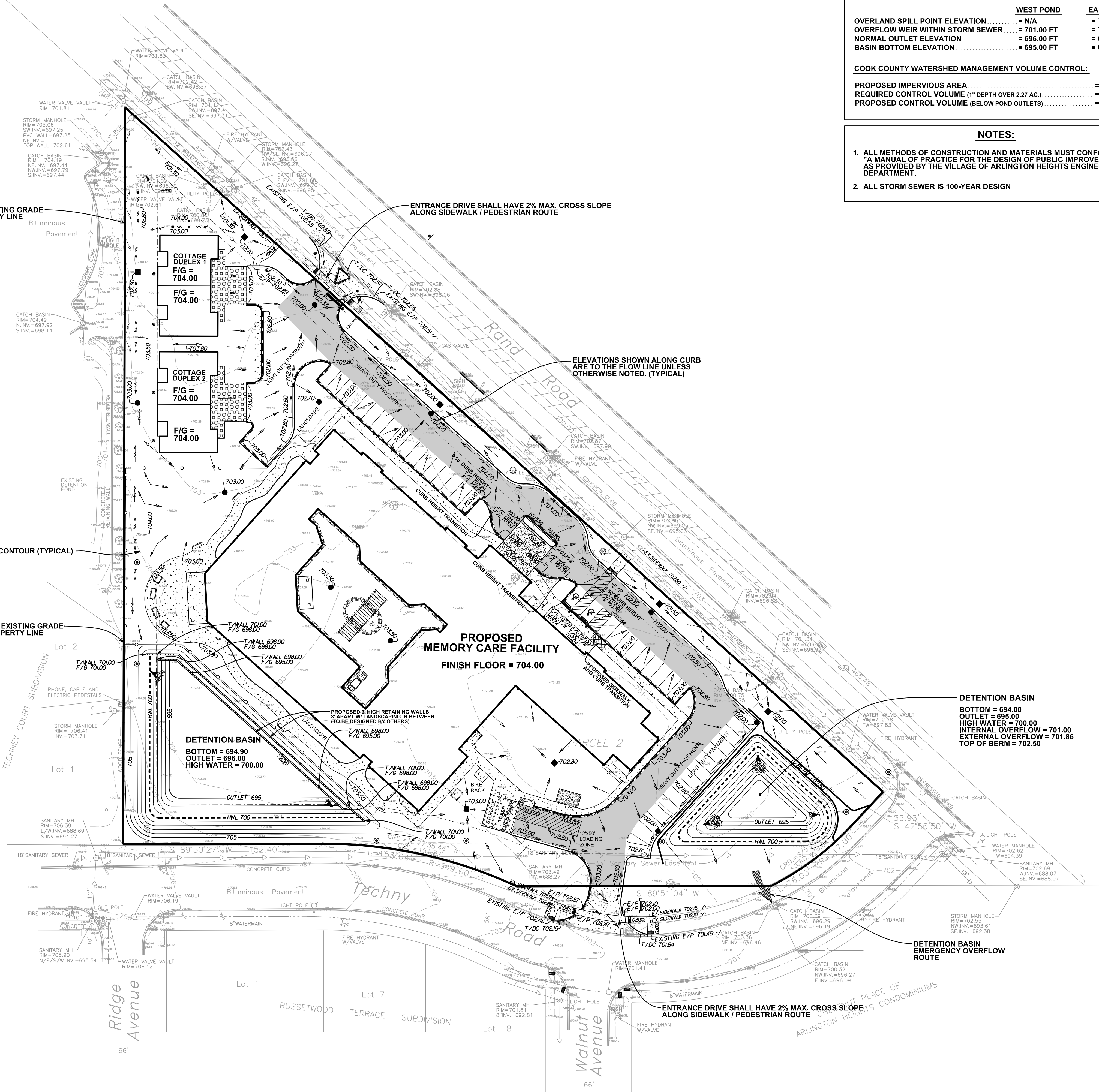
MATCH EXISTING GRADE AT PROPERTY LINE

MATCH EXISTING GRADE AT PROPERTY LINE

MATCH EXISTING GRADE AT PROPERTY LINE

MATCH EXISTING GRADE AT PROPERTY LINE

MATCH EXISTING GRADE AT PROPERTY LINE



DETENTION BASIN SUMMARY

SITE AREA = 4.20 AC
ALLOWABLE SITE RELEASE RATE (0.18 CFS/AC) = 0.756 CFS
PROPOSED SITE RELEASE RATE = 0.720 CFS
DETENTION VOLUME REQUIRED = 1.10 AC-FT
VOLUME PROVIDED (FROM OUTLET INVERT TO ELEV. 700.00) = 1.20 AC-FT
VOLUME PROVIDED (FROM OUTLET INVERT TO ELEV. 701.00) = 1.59 AC-FT

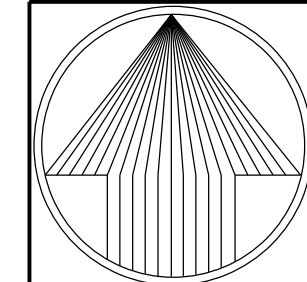
	WEST POND	EAST POND
OVERLAND SPILL POINT ELEVATION	= N/A	= 701.86 FT
OVERFLOW WEIR WITHIN STORM SEWER	= 701.00 FT	= 701.00 FT
NORMAL OUTLET ELEVATION	= 696.00 FT	= 695.00 FT
BASELINE ELEVATION	= 695.00 FT	= 694.00 FT

COOK COUNTY WATERSHED MANAGEMENT VOLUME CONTROL:

PROPOSED IMPERVIOUS AREA = 2.27 AC
REQUIRED CONTROL VOLUME (1" DEPTH OVER 2.27 AC) = 0.19 AC-FT
PROPOSED CONTROL VOLUME (BELOW POND OUTLETS) = 0.19 AC-FT

NOTES:

- ALL METHODS OF CONSTRUCTION AND MATERIALS MUST CONFORM TO "A MANUAL OF PRACTICE FOR THE DESIGN OF PUBLIC IMPROVEMENTS" AS PROVIDED BY THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT.
- ALL STORM SEWER IS 100-YEAR DESIGN



NORTH

WAVERLY INN MEMORY CARE & COTTAGES

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CONSULTING ENGINEERS

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ORIGINAL ISSUE: 03/29/16

DATE BY DESCRIPTION

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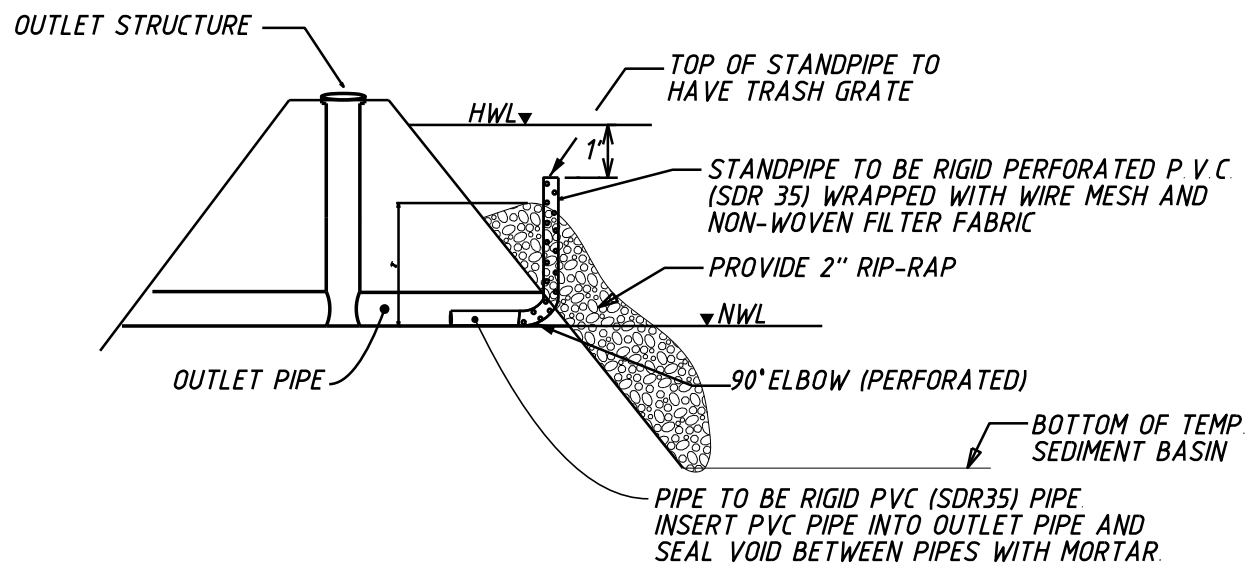
GRADING PLAN

SHEET NUMBER

C5

OF 12 SHEETS

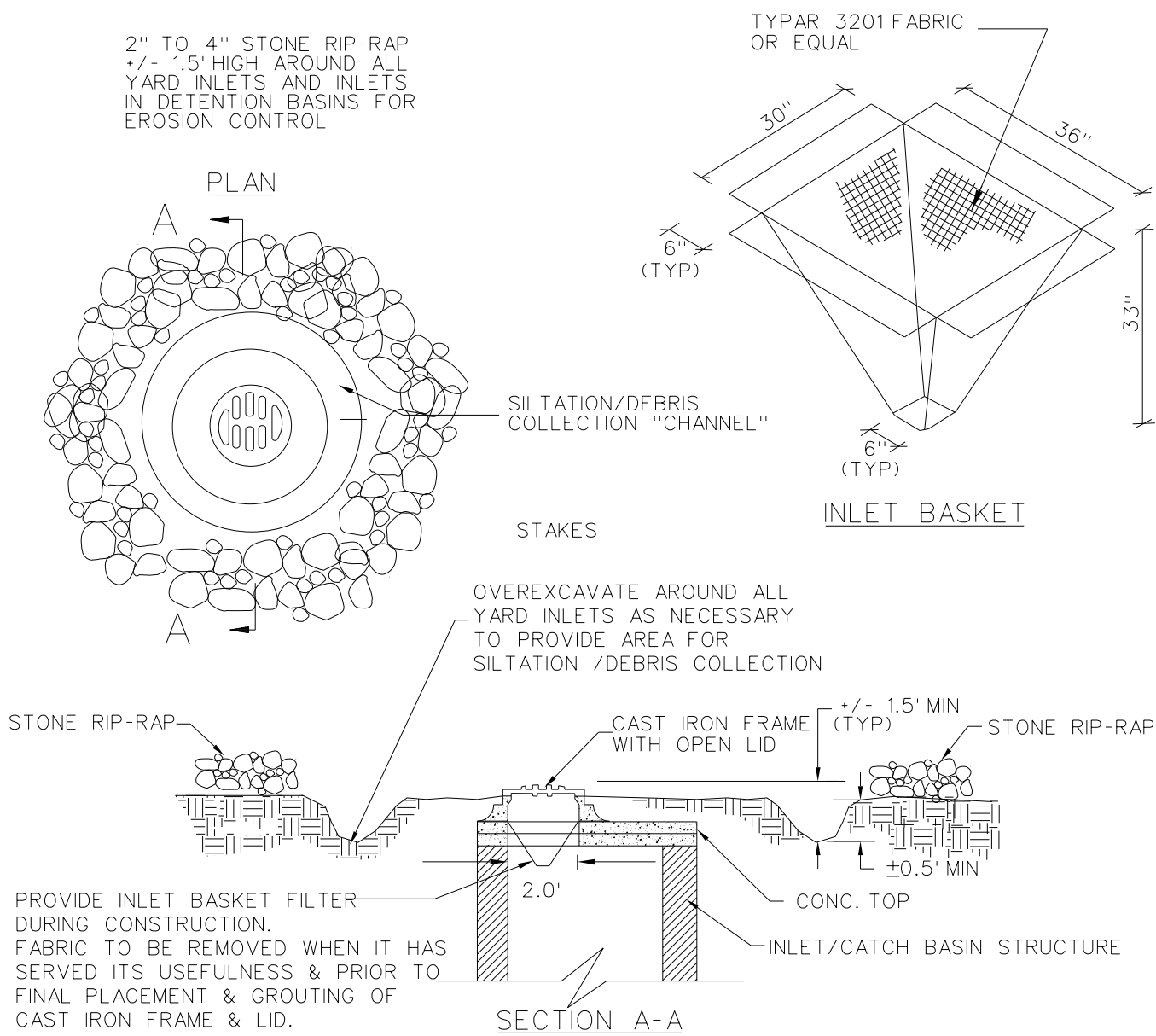
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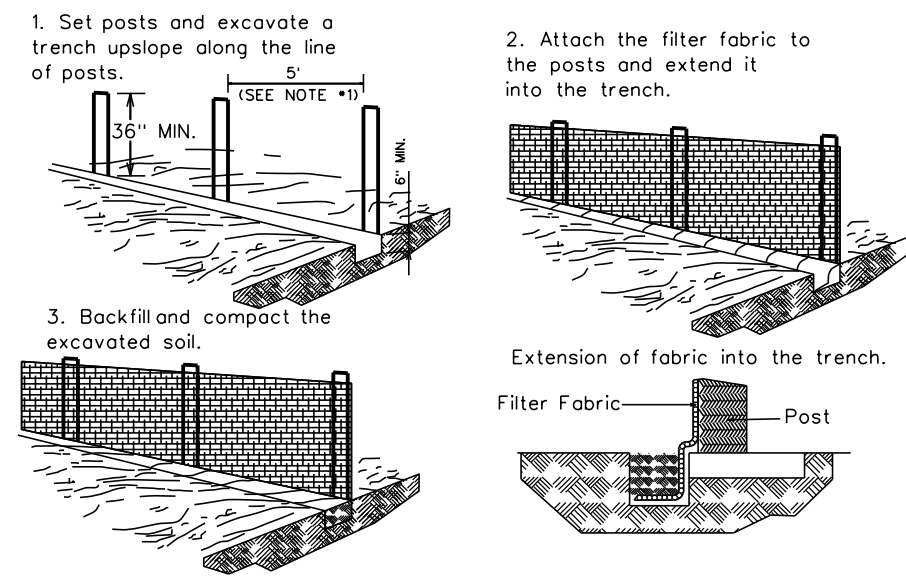
NOTES

1. A PERFORATED STANDPIPE SHALL BE PROVIDED AS PART OF THE SEDIMENT BASIN EROSION CONTROL MEASURES DURING CONSTRUCTION. PVC PIPE SHALL BE ONE SIZE SMALLER THAN OUTLET PIPE.
2. NON-WOVEN FILTER FABRIC SHALL BE WRAPPED OVER THE WIRE MESH AND FASTENED TO THE PERFORATED STANDPIPE WITH STRAPPING OR CONNECTING BANDS.
3. WHEN THE SEDIMENT BASIN IS NO LONGER REQUIRED FOR SEDIMENT CONTROL, THE ENTIRE STANDPIPE ASSEMBLY SHALL BE REMOVED.

DEWATERING DEVICE



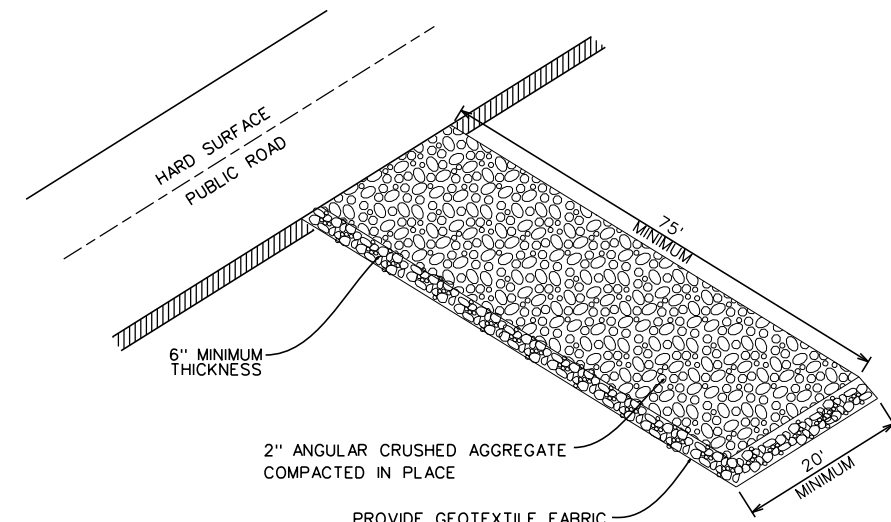
STORM DRAIN PROTECTION WITH INLET BASKET



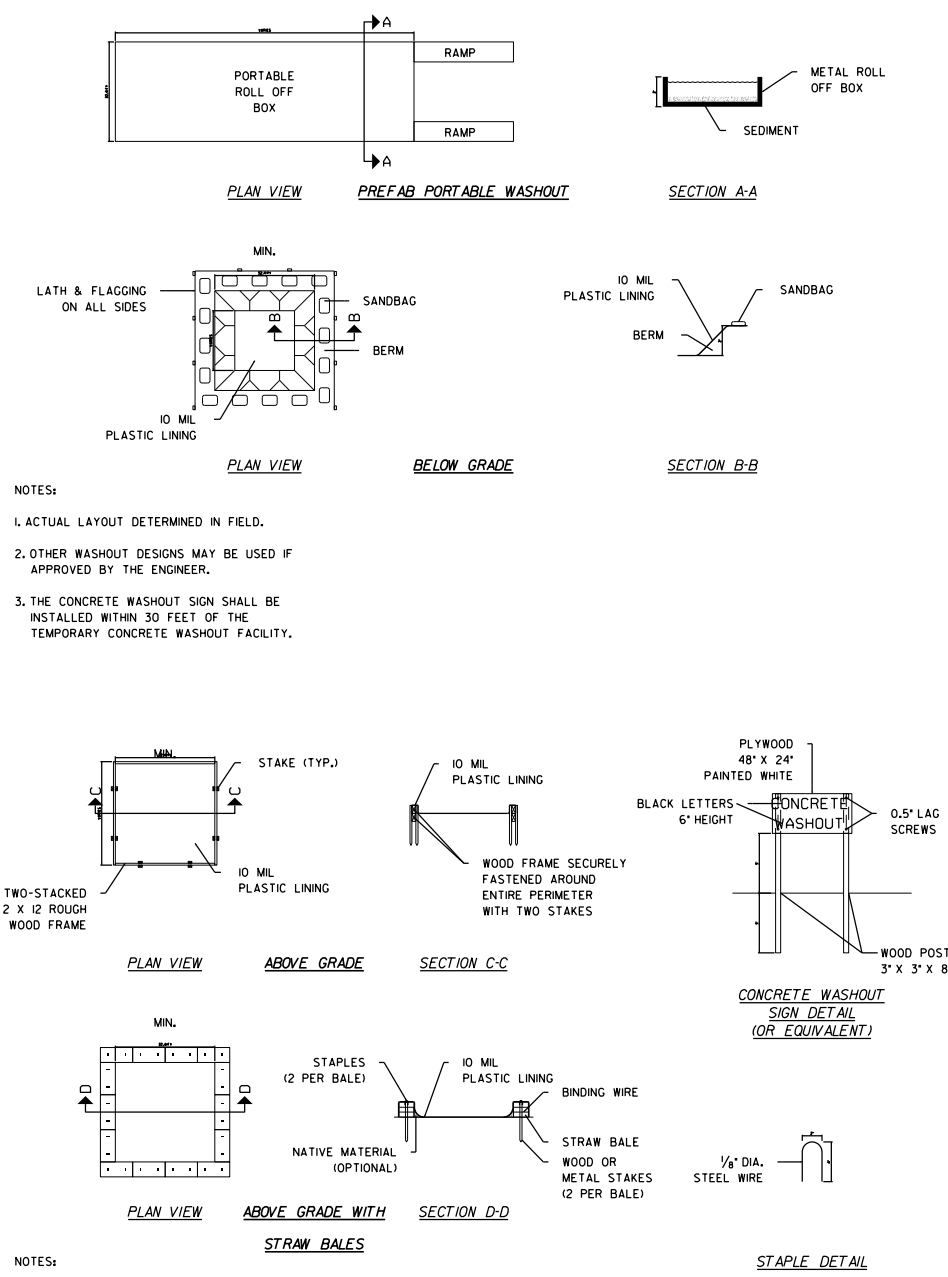
NOTE:
SILT FENCE SPACING AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH AASHTO M288

SILT FENCE POST SPACING SHALL BE 5' ON CENTER:
WIRE BACKED SILT FENCE
UNSUPPORTED SILT FENCE W/ ELONGATION > = 50%
UNSUPPORTED SILT FENCE W/ ELONGATION < 50%
STAKES
WOOD, STEEL, OR SYNTHETIC SUPPORT POSTS MUST BE A MINIMUM OF 3 FEET PLUS THE BURIAL DEPTH.
BURIAL DEPTH
20 INCHES INCREASED TO 24 INCHES IF ON A SLOPE OF 3:1 OR GREATER
POST SIZES:
POSTS - SHALL BE AT A MINIMUM 2.0\"/>

CONSTRUCTION OF A SILT FENCE



STABILIZED CONSTRUCTION ENTRANCE



CONCRETE WASHOUT

NOTES:
INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL OCCUR PRIOR TO ANY SOIL DISTURBANCE
- OFFSITE INLET SILT BASKETS TO BE INSPECTED AFTER EVERY RAIN EVENT

DUST CONTROL
- DUST CONTROL PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION AS NEEDED.

TRENCH DEWATERING
- TRENCH DEWATERING ACTIVITIES SHALL NOT DISCHARGE SEDIMENT LADEN WATER INCLUDING FROM PUMPING TO DOWNSTREAM AREAS WITHOUT PRIOR FILTRATION OR ROUTING TO DESIGNATED ONSITE SEDIMENT COLLECTION AREAS.

BLANKETING AND RESTORATION NOTES:
1. EROSION CONTROL BLANKET IS REQUIRED TO PROTECT THE SOIL SURFACE DURING THE ESTABLISHMENT OF GRASS OR VEGETATION WITHIN BASINS ON SIDE SLOPES AND STEEP EMBANKMENTS WITH GREATER THAN 4:1 SLOPE.
2. THE SOIL EROSION, SEDIMENT CONTROL MEASURES AND STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED PRIOR TO THE START OF GENERAL CONSTRUCTION.

GENERAL NOTE:
1. ALL METHODS OF CONSTRUCTION AND MATERIALS MUST CONFORM TO "A MANUAL OF PRACTICE FOR THE DESIGN OF PUBLIC IMPROVEMENTS" AS PROVIDED BY THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT.

1. ALL TURF INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKET FILTER IMMEDIATELY FOLLOWING INSTALLATION.
2. PAVEMENT INLETS SHALL BE PROTECTED WITH INLET BASKET FILTER IMMEDIATELY FOLLOWING INSTALLATION.
3. DETENTION FACILITIES SHALL BE STABILIZED IMMEDIATELY FOLLOWING EXCAVATION.
4. APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL INCLUDE SEEDING, MULCHING, SODDING, EROSION CONTROL BLANKETS, AND/OR NON-VEGETATIVE MEASURES.
5. RIP RAP AND SEDIMENT RETENTION AREAS SHALL BE REPLACED OR RE-EXCAVATED WHENEVER THEIR USE HAS BEEN IMPAIRED.
6. STORM SEWERS SHALL BE FREE OF SEDIMENT PRIOR TO ACCEPTANCE.
7. DORMANT SEED PERIMETER OF PROPERTY AFTER ESTABLISHMENT OF SWALES/GRADING.

- TYPICAL CONSTRUCTION SEQUENCING
1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
A. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
B. SILT FENCE INSTALLATION
C. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
D. STABILIZED CONSTRUCTION ENTRANCE
 2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB)
 3. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS...)
 4. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURES AND RESTRICTORS.
- THE VOLUME CONTROL INFILTRATION ZONE SHALL NOT BE FINAL GRADED AND PLANTED WITH THE NATIVE VEGETATION UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- THE BASIN MAY BE OVER-EXCAVATED FOR SEDIMENT COLLECTION DURING CONSTRUCTION PROVIDED THAT THIS SEDIMENT IS REMOVED PRIOR TO THE COMPLETION AND PLANTING/SEEDING OF THE VOLUME CONTROL INFILTRATION ZONE (BOTTOM ZONE OF THE BASIN).
5. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE
 6. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE)
 7. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET & OUTLET PROTECTION
 8. OMITTED.
 9. TEMPORARILY STABILIZE ALL AREAS THAT HAVE REACHED TEMPORARY GRADE.
 10. INSTALL ROADWAYS
 11. INSTALL STRUCTURES AND GRADE REMAINING SITE.
 13. PERMANENTLY STABILIZE SITE.
 14. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION
- * SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND AFTER EVERY ONE-HALF INCH (1/2") OR GREATER RAINFALL EVENT

EROSION CONTROL NOTES AND DETAILS

DATE	BY	DESCRIPTION
04/14/16	AKZ	REVISED PER IDOT REVIEW COMMENTS
05/10/16	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

WAVERLY INN MEMORY CARE & COTTAGES

PEARSON,BROWN & ASSOCIATES,INC.

DESIGNED BY: G.A.Z.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 03/29/16

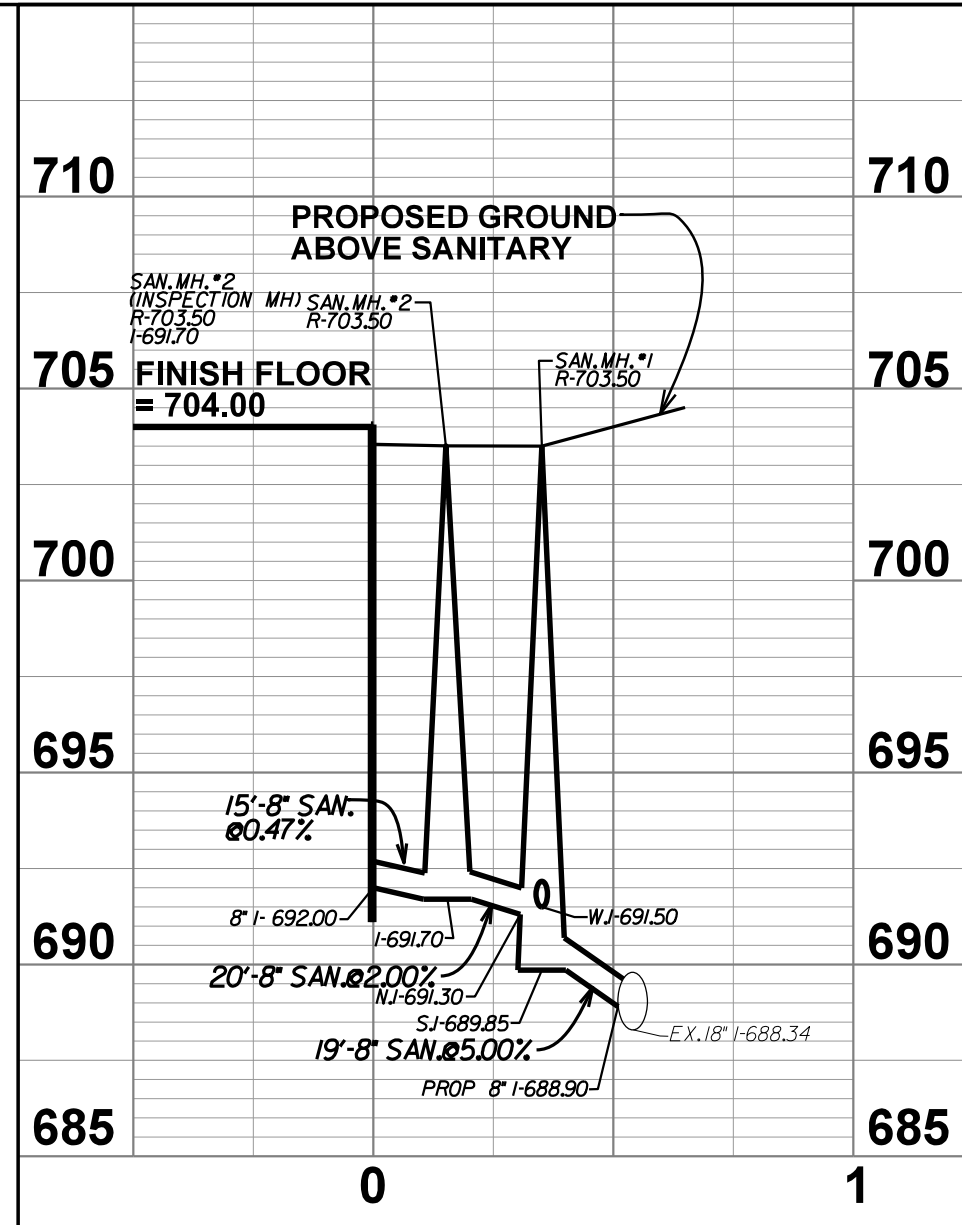
ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

CONSULTING ENGINEERS

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All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.

Water main material shall be poly wrapped D.I.P. Class 52 buried at least 5.5 feet.

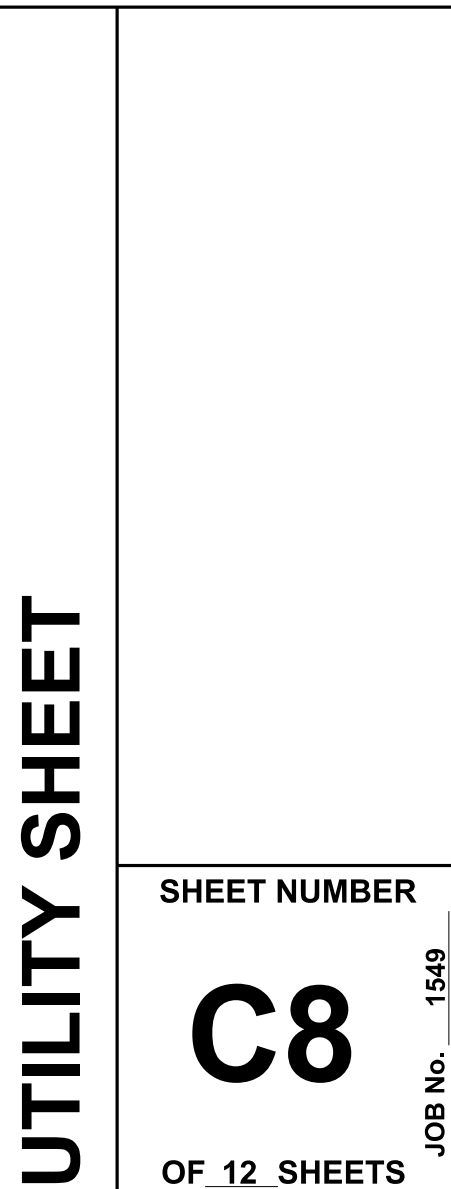
All sanitary sewer and storm sewer material shall be PVC SDR 26.

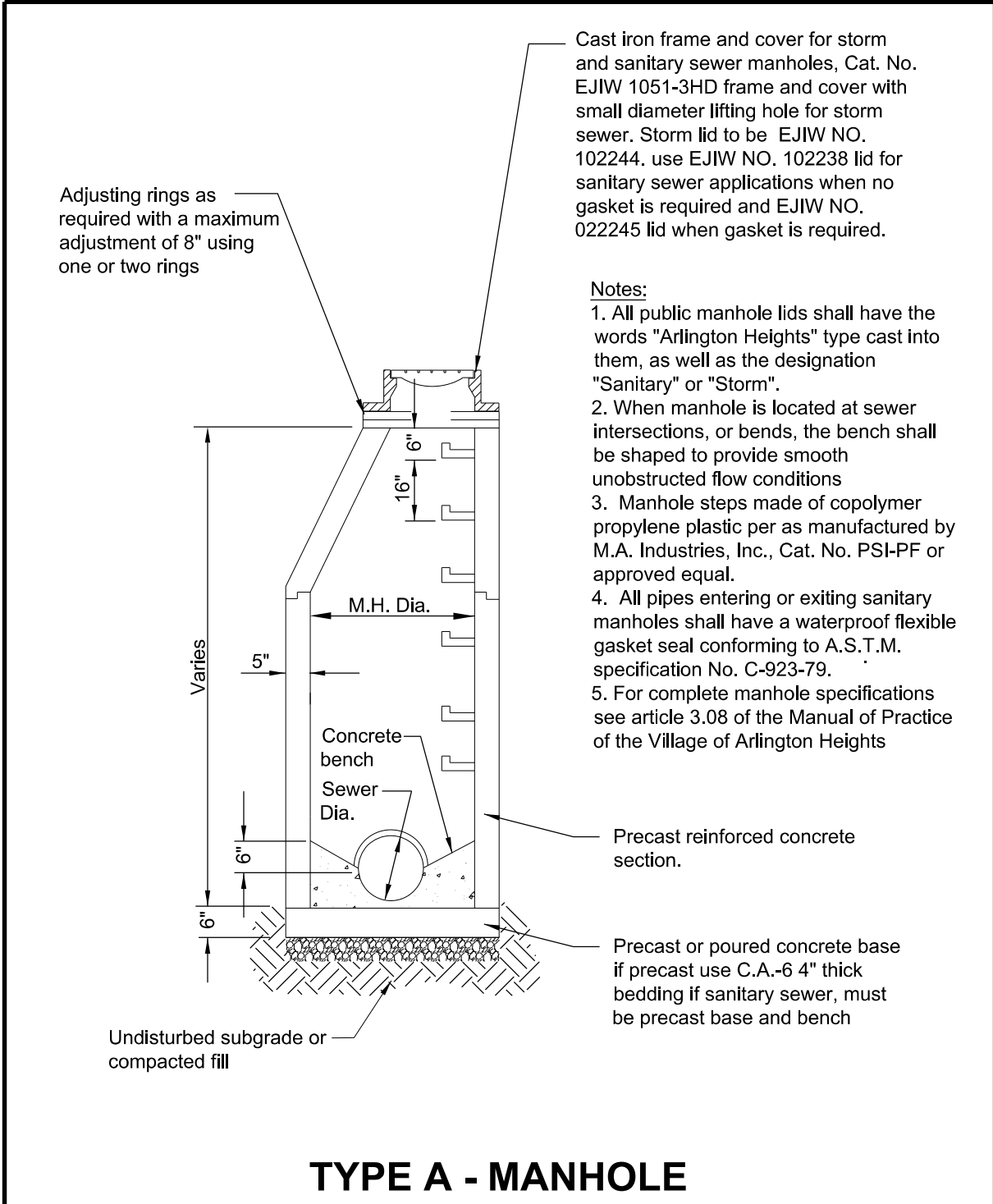
The existing sidewalk encompassed within this construction must not be damaged, if it is, it must be restored to "like new" condition. Sidewalk running through the two entrances shall be removed and replaced with 8" P.C. concrete.

Knox Box shall be located at main front entrance.

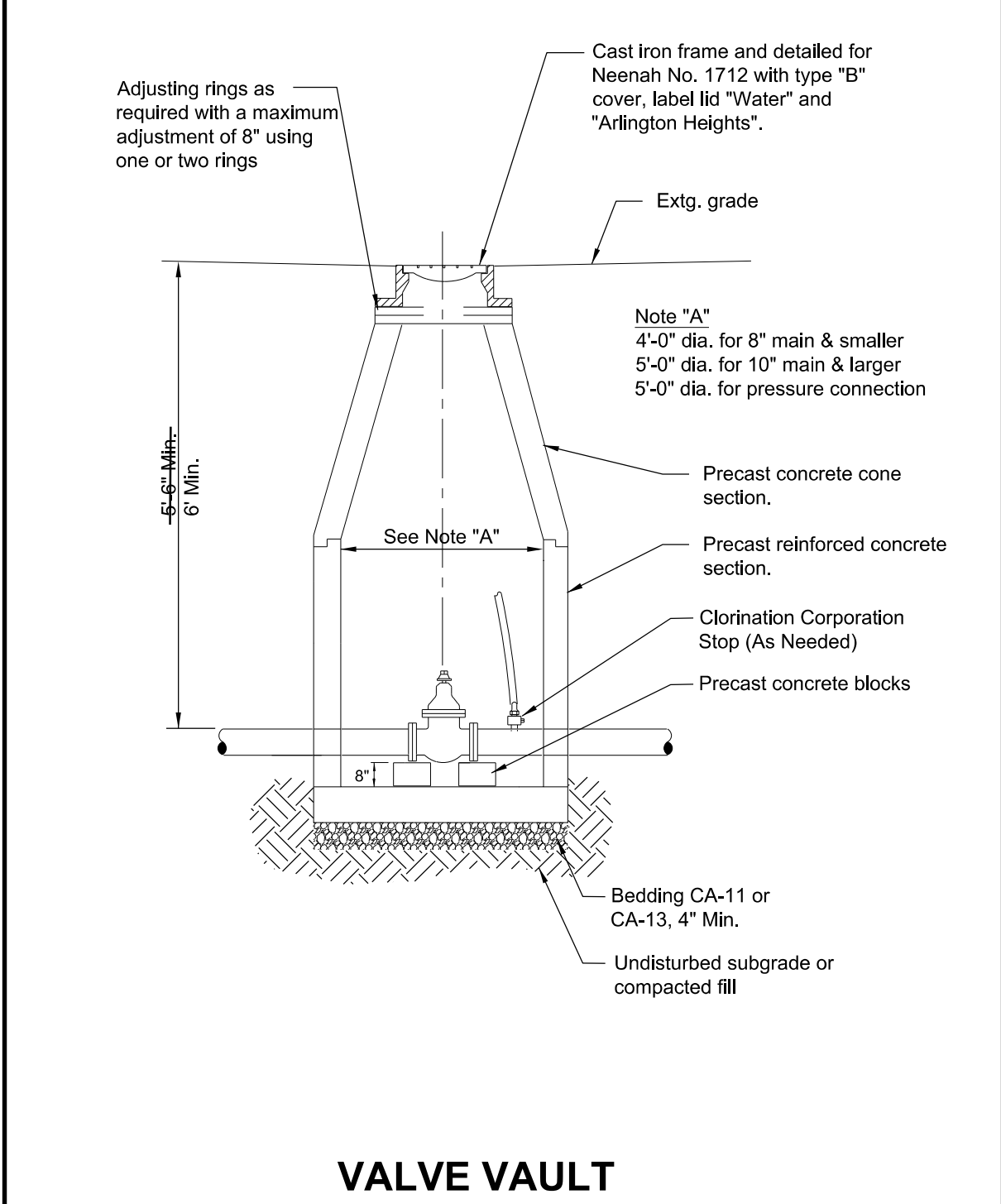
A fully operational annunciator panel or alarm panel shall be installed at the front door.

Fee in-lieu of street light installation shall be provided for two street lights on Rand Road. Two residential street lights shall be provided along Techny Road as part of site development.

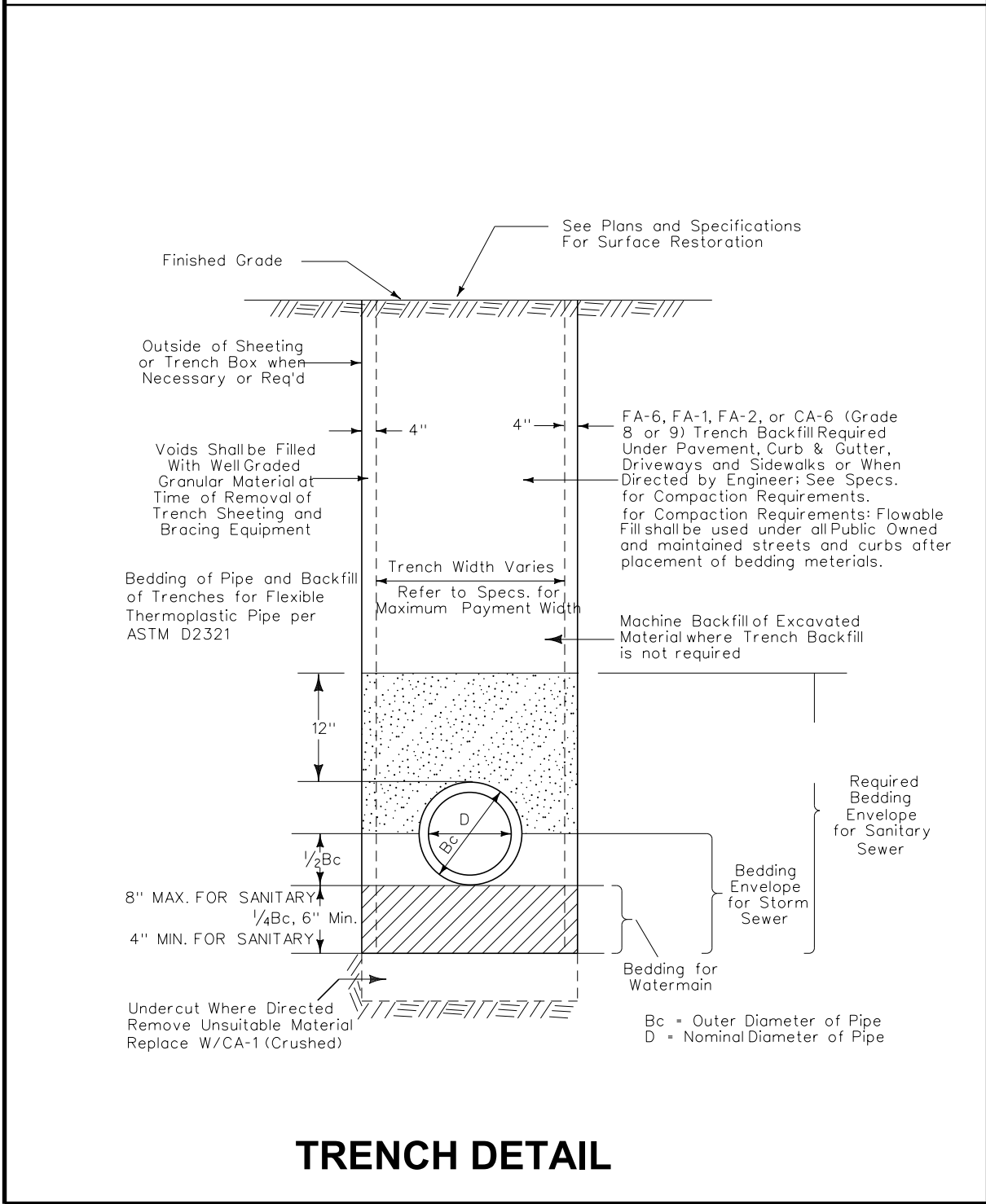




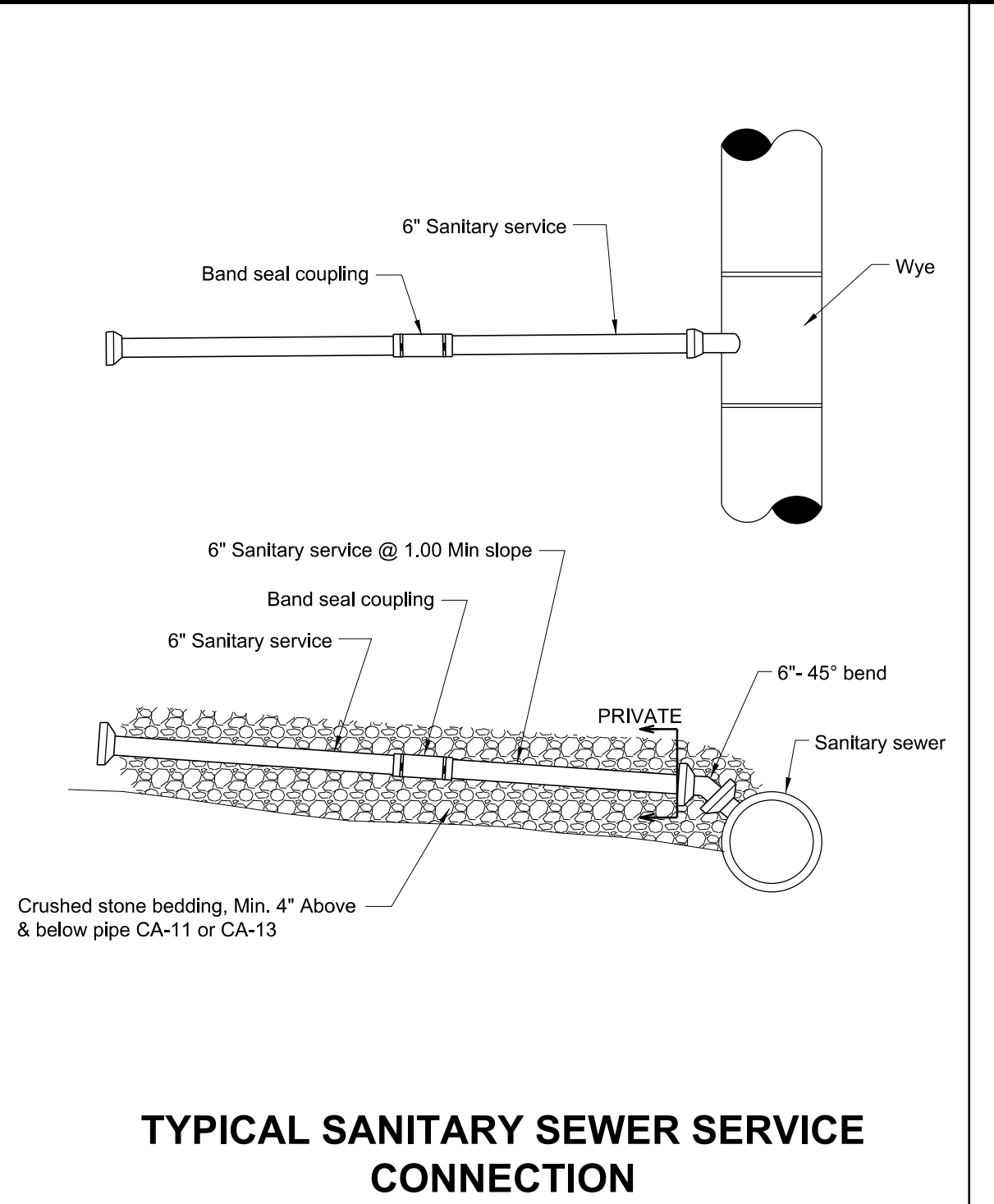
TYPE A - MANHOLE



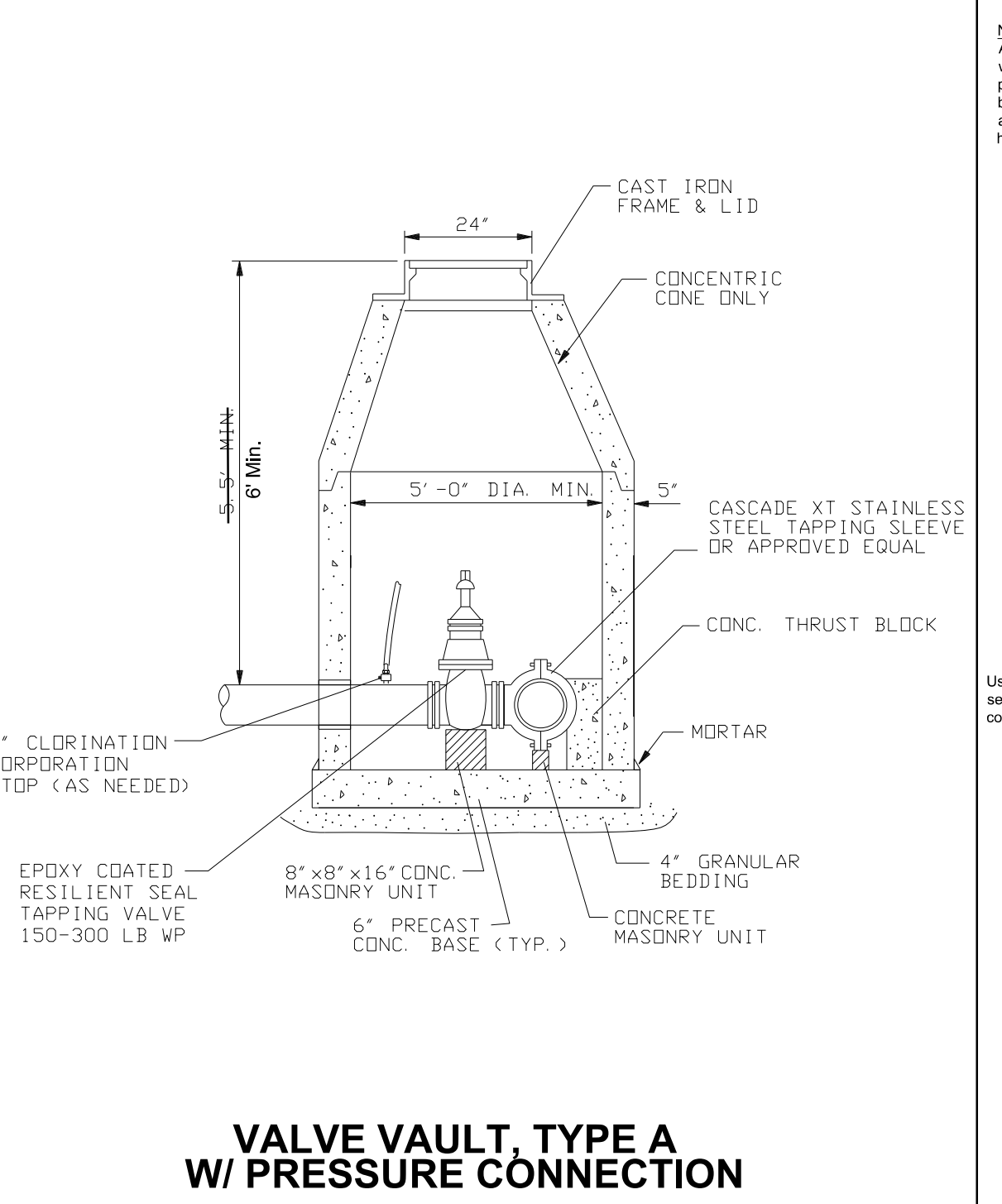
VALVE VAULT



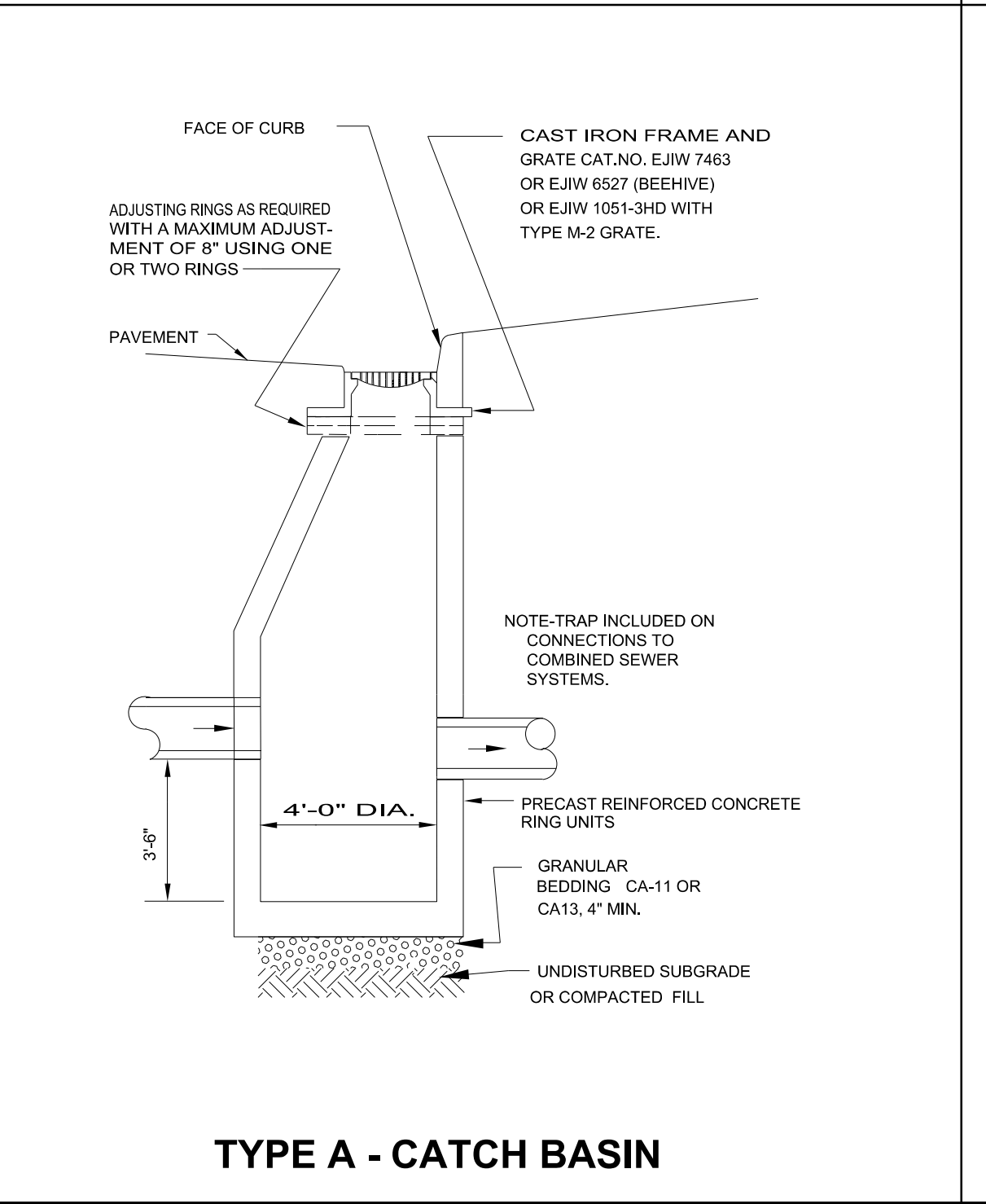
TRENCH DETAIL



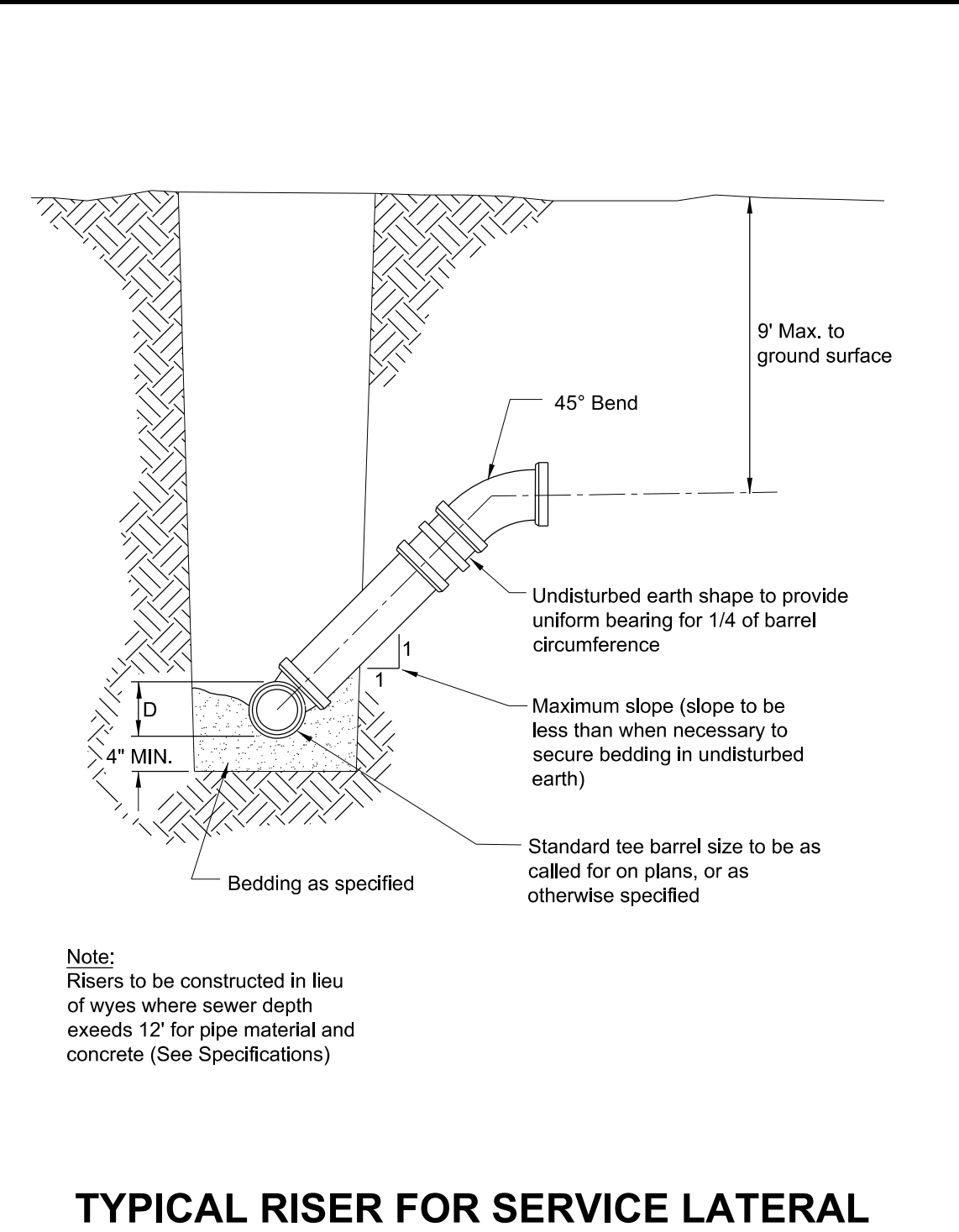
TYPICAL SANITARY SEWER SERVICE CONNECTION



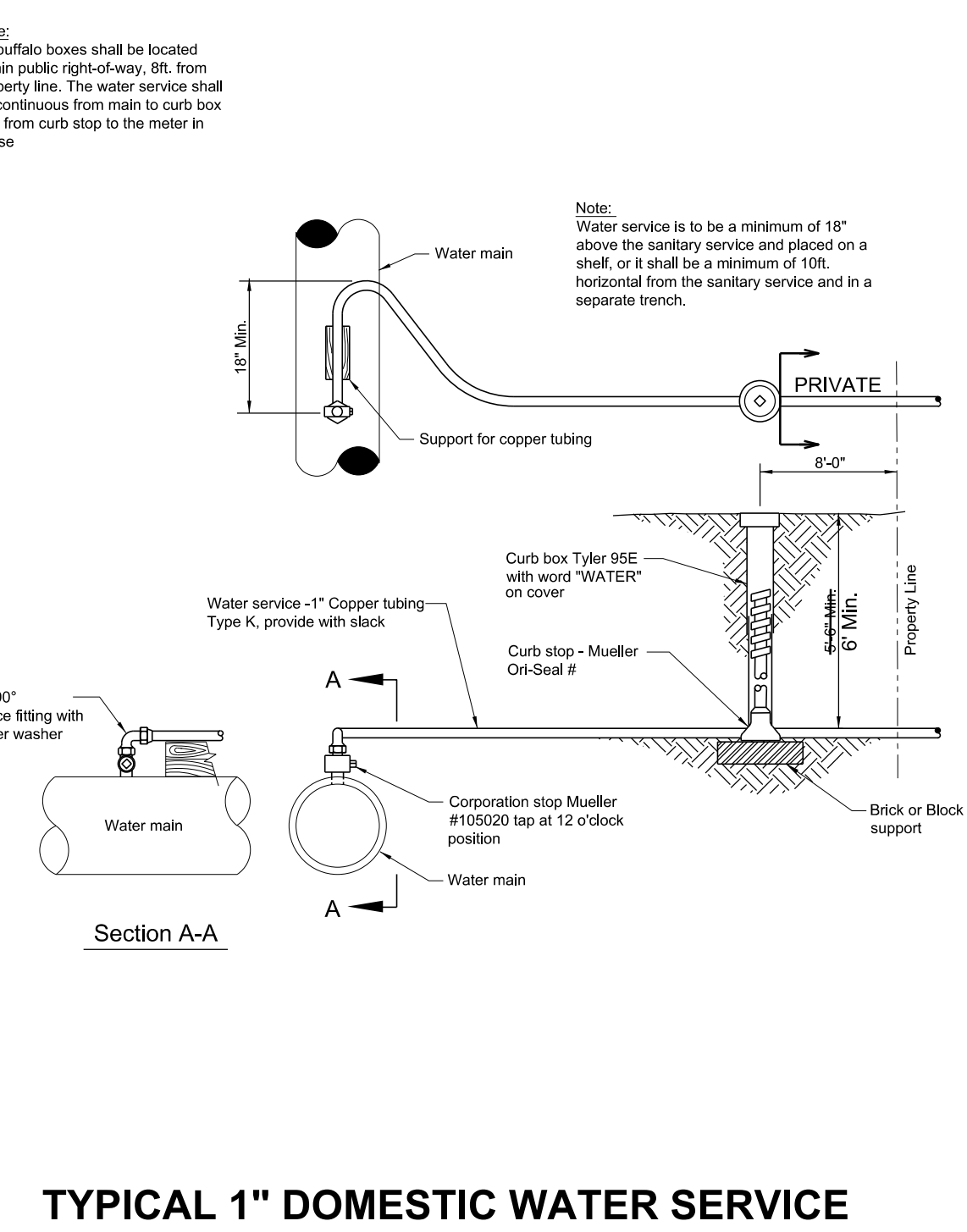
VALVE VAULT, TYPE A W/ PRESSURE CONNECTION



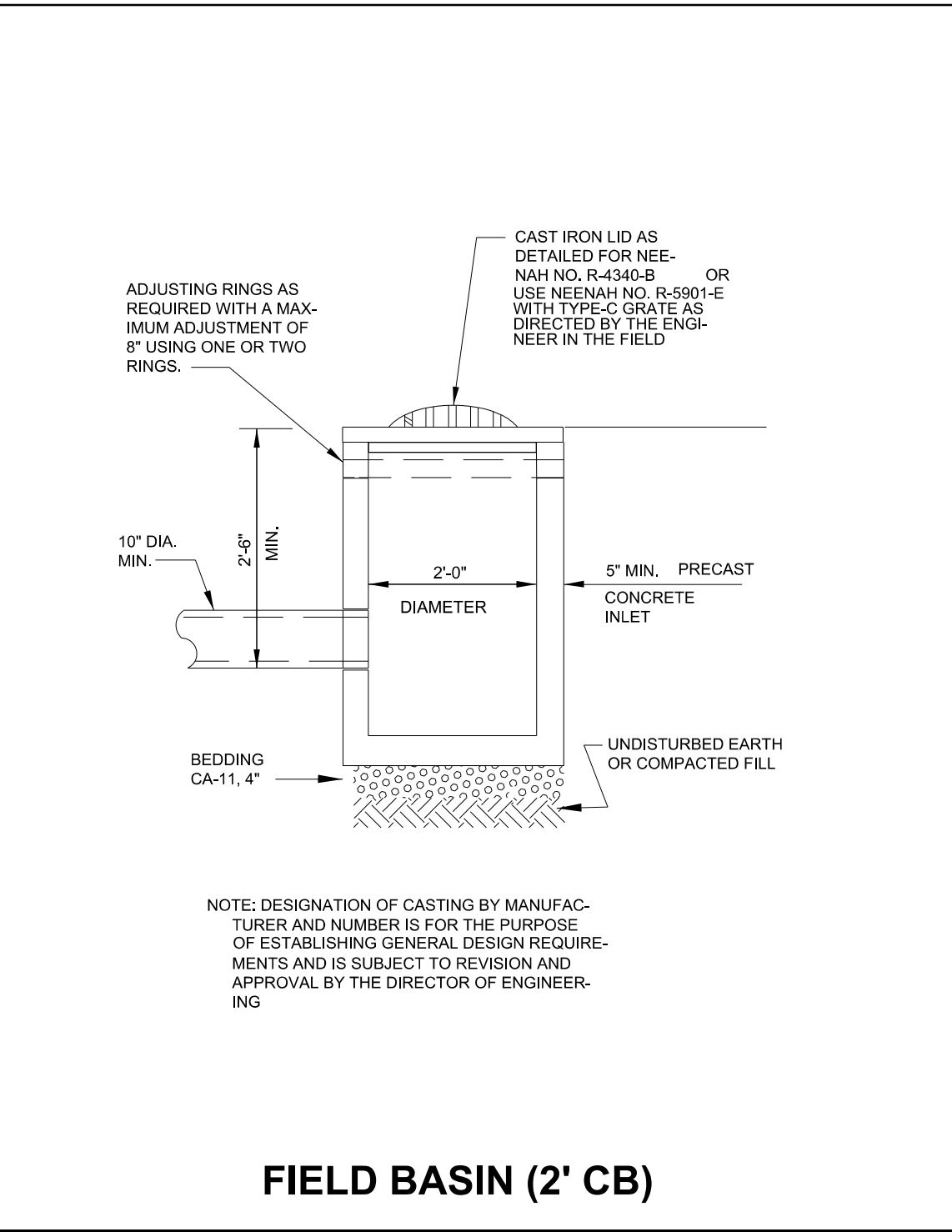
TYPE A - CATCH BASIN



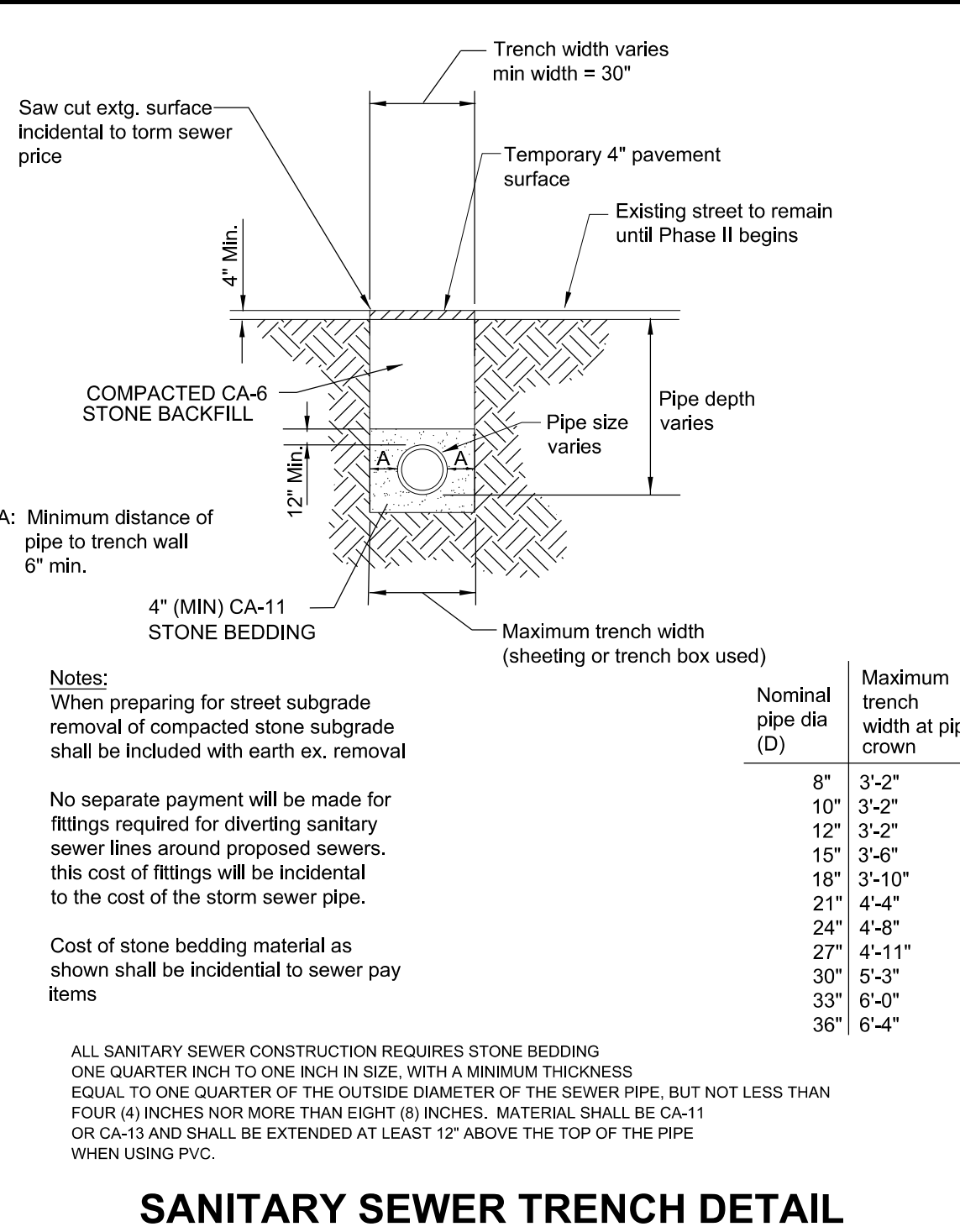
TYPICAL RISER FOR SERVICE LATERAL



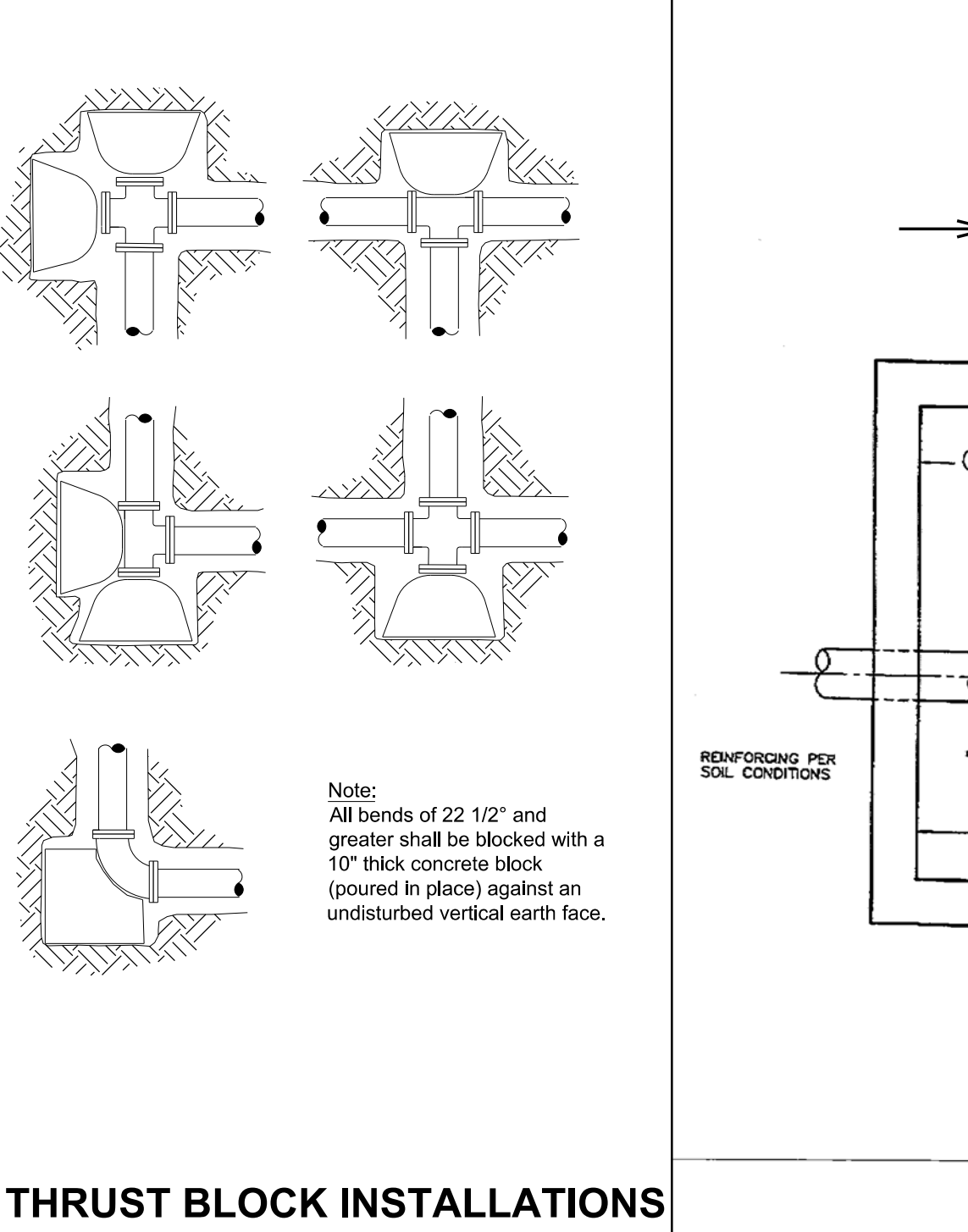
TYPICAL 1" DOMESTIC WATER SERVICE



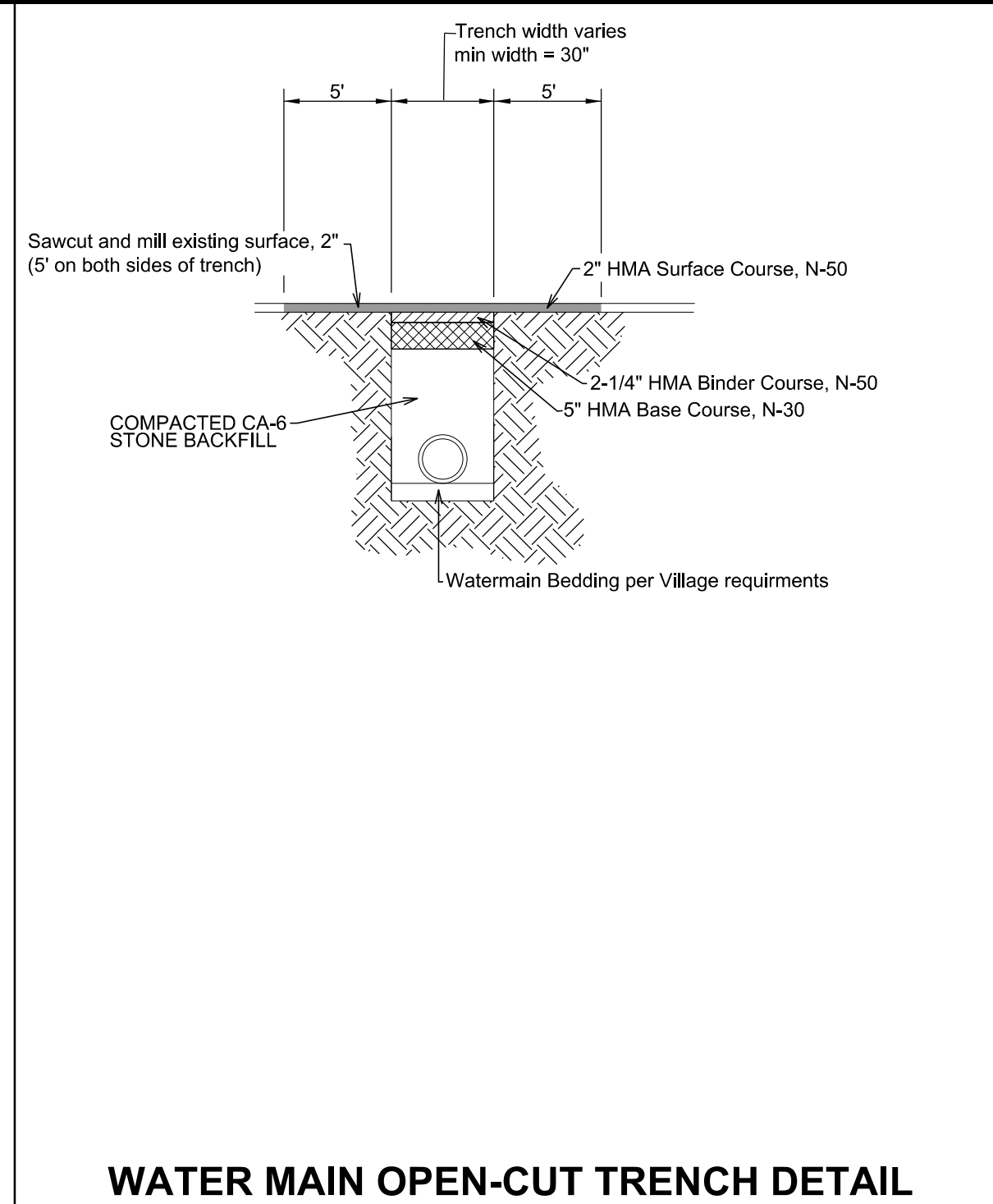
FIELD BASIN (2' CB)



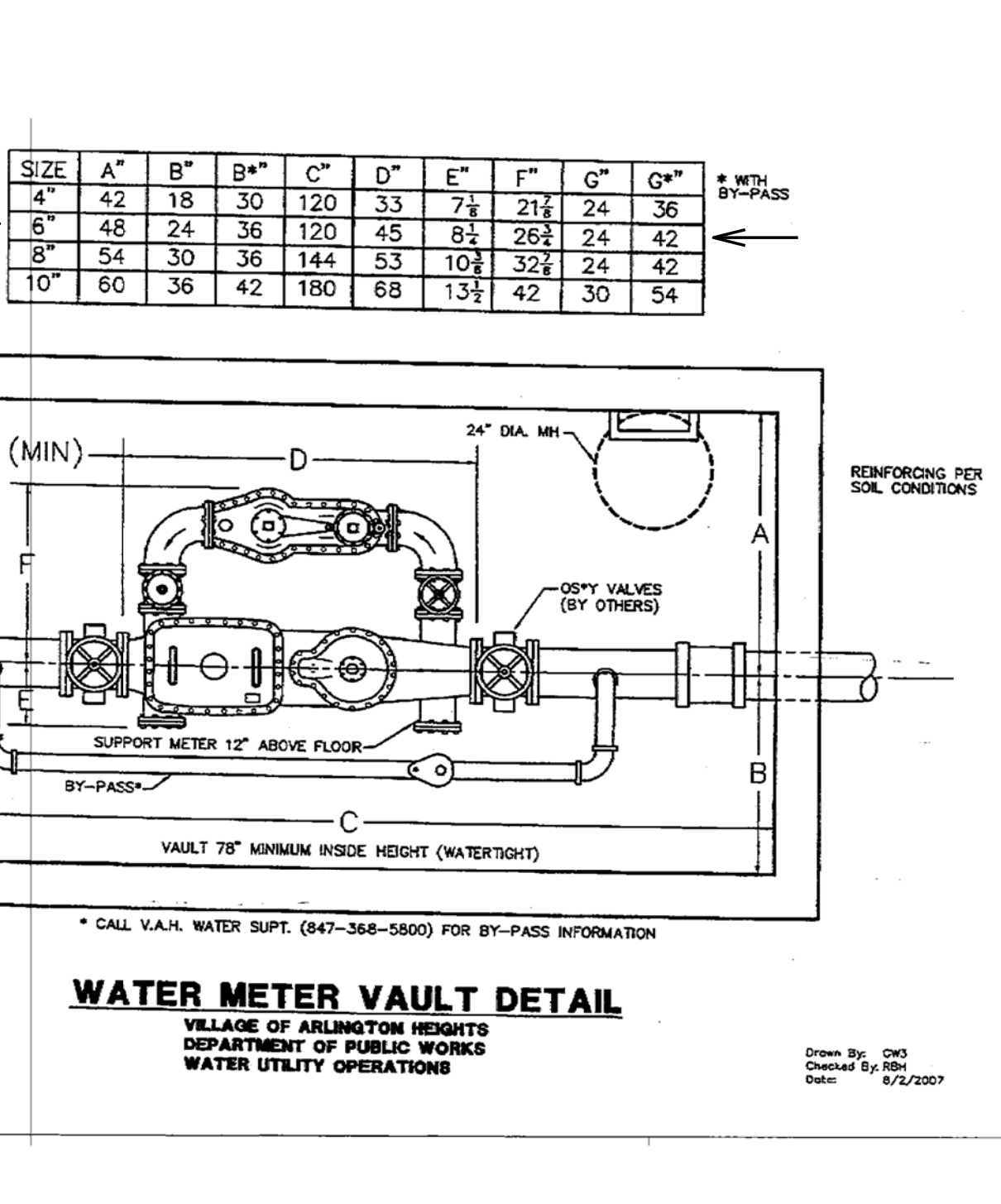
SANITARY SEWER TRENCH DETAIL



THRUST BLOCK INSTALLATIONS



WATER MAIN OPEN-CUT TRENCH DETAIL



WATER METER VAULT DETAIL

WAVERLY INN MEMORY CARE & COTTAGES
ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

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DRAWN BY: A.K.Z.

CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 03/29/16

DATE BY

04/14/16 AKZ REVISED PER IDOT REVIEW COMMENTS

05/10/16 AKZ REVISED PER VILLAGE REVIEW COMMENTS

DESCRIPTION

REVISIONS

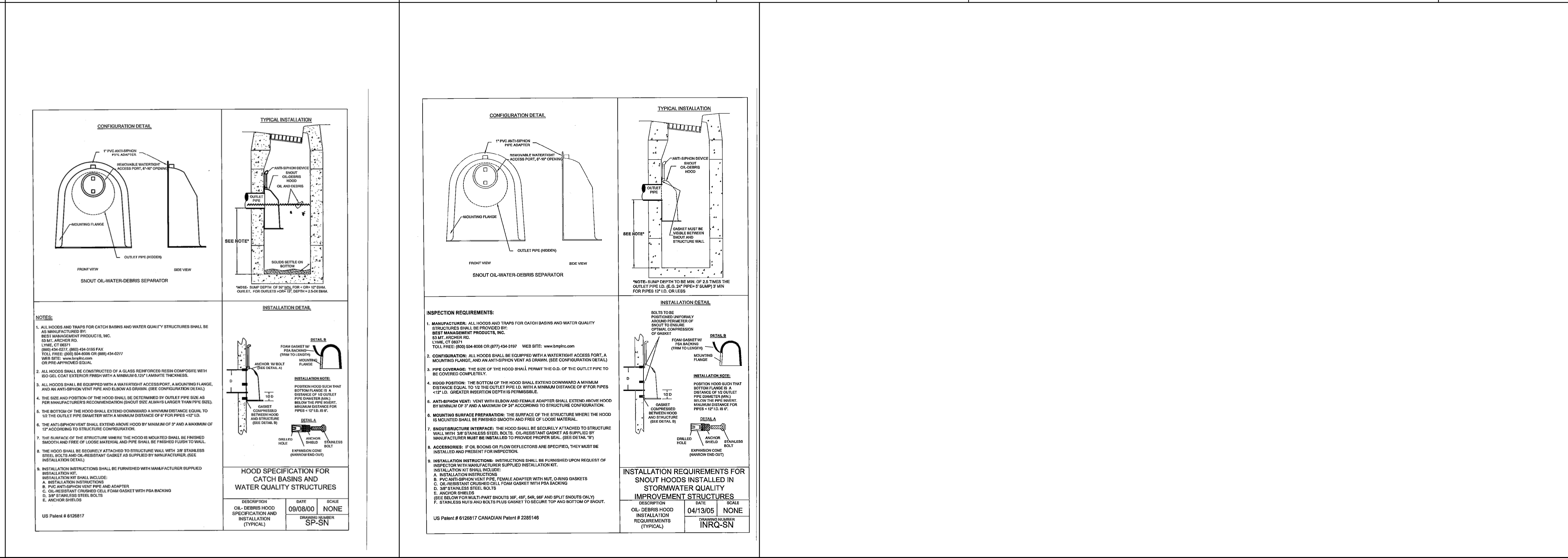
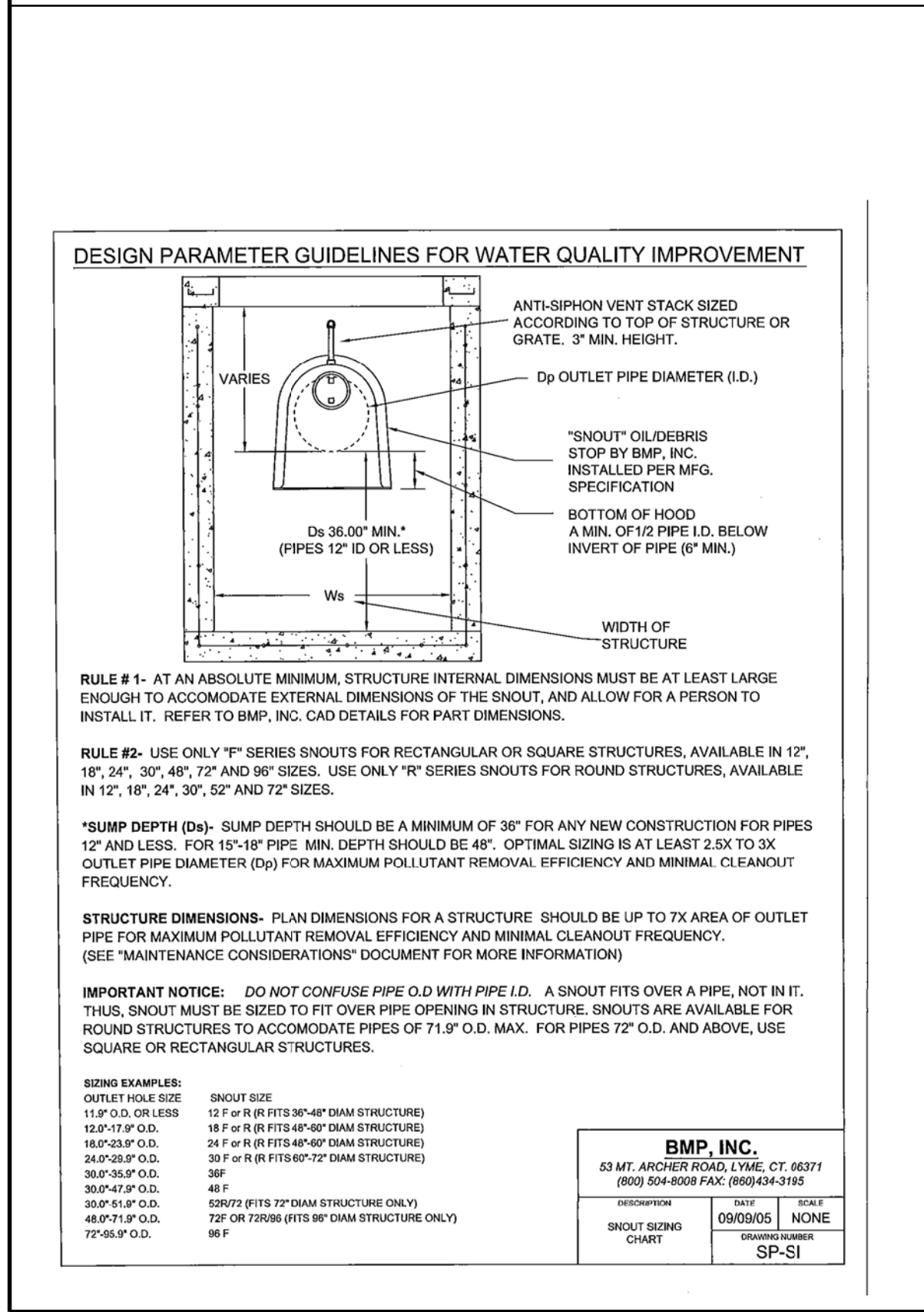
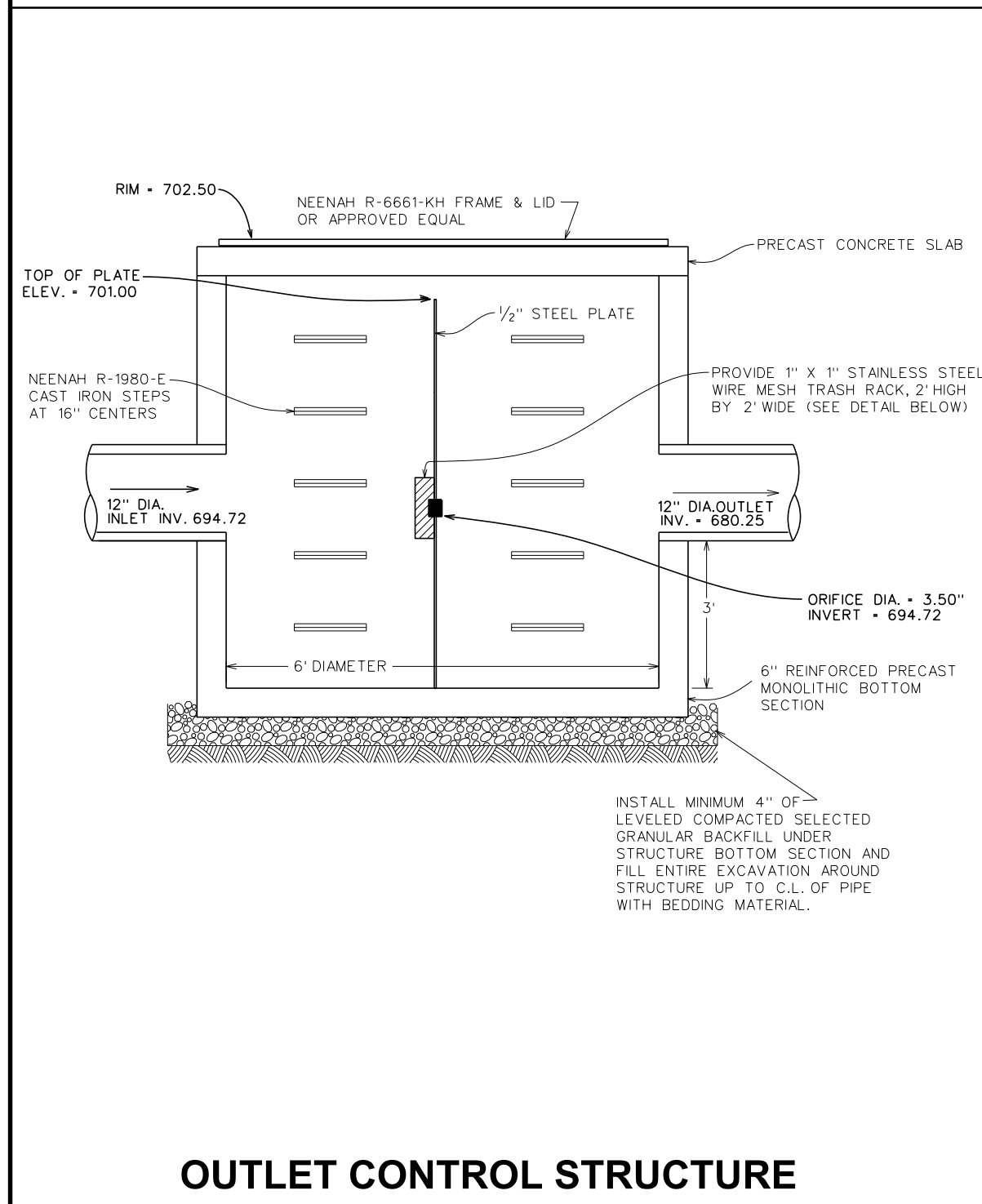
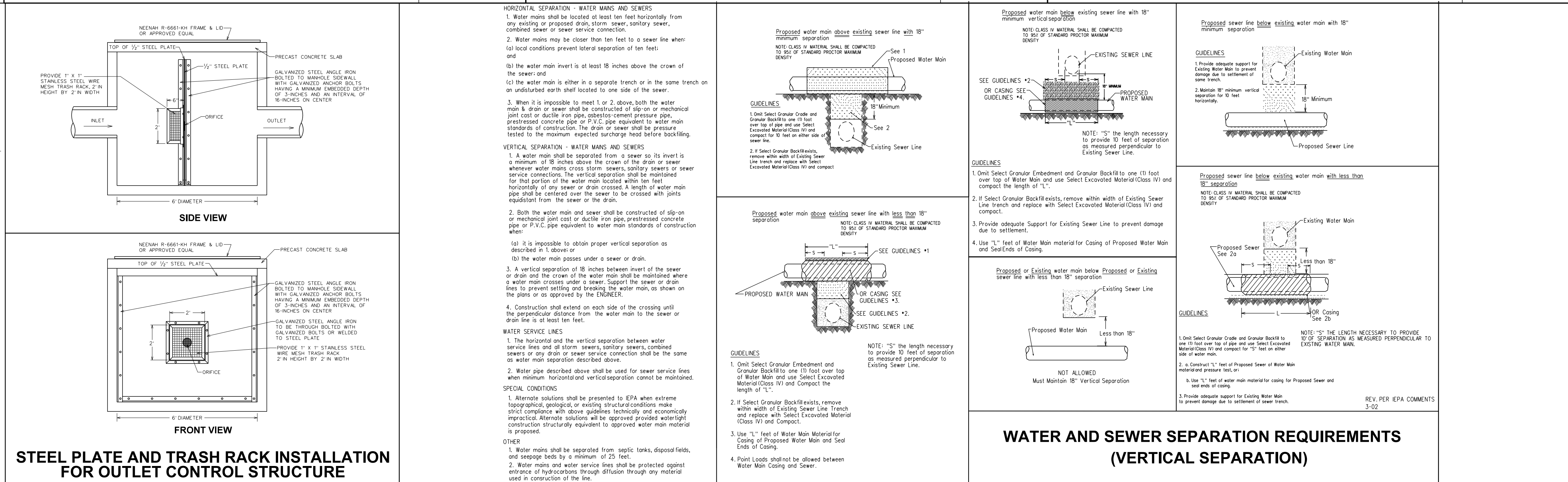
DETAILS

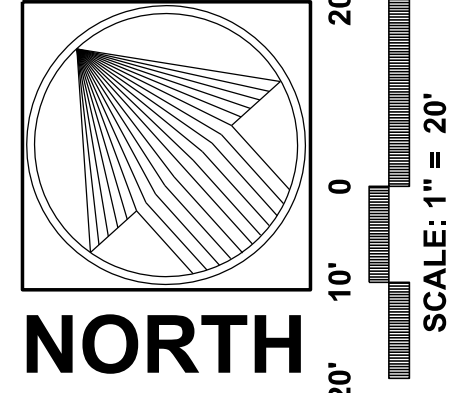
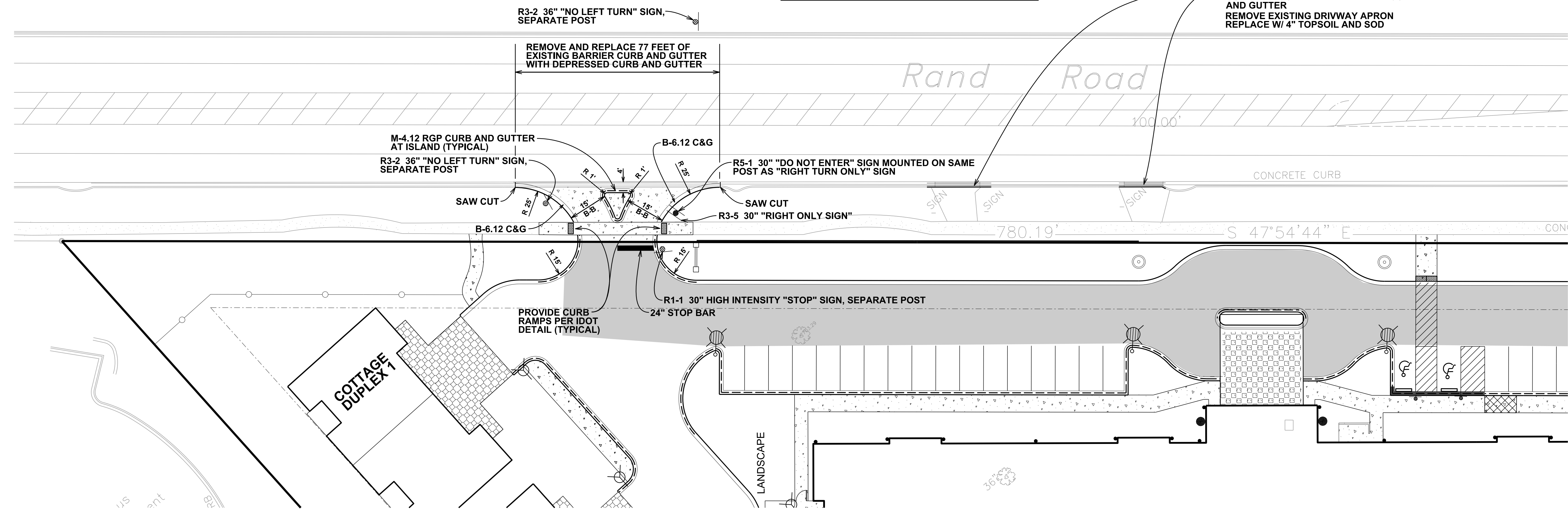
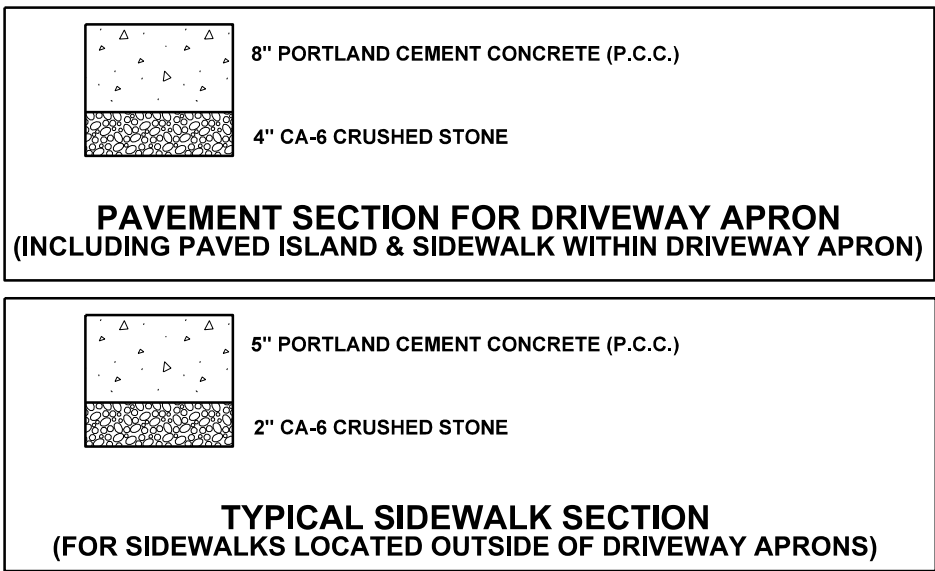
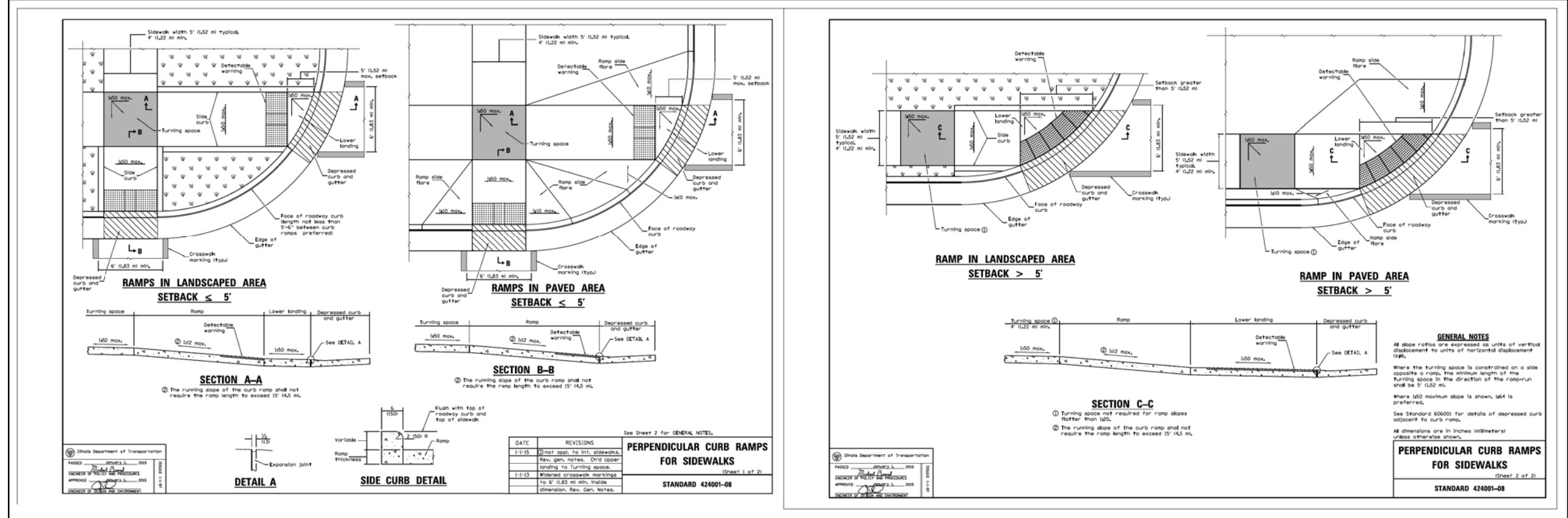
SHEET NUMBER

C9

OF 12 SHEETS

JOB No. 1549





WAVERLY INN MEMORY CARE & COTTAGES
ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

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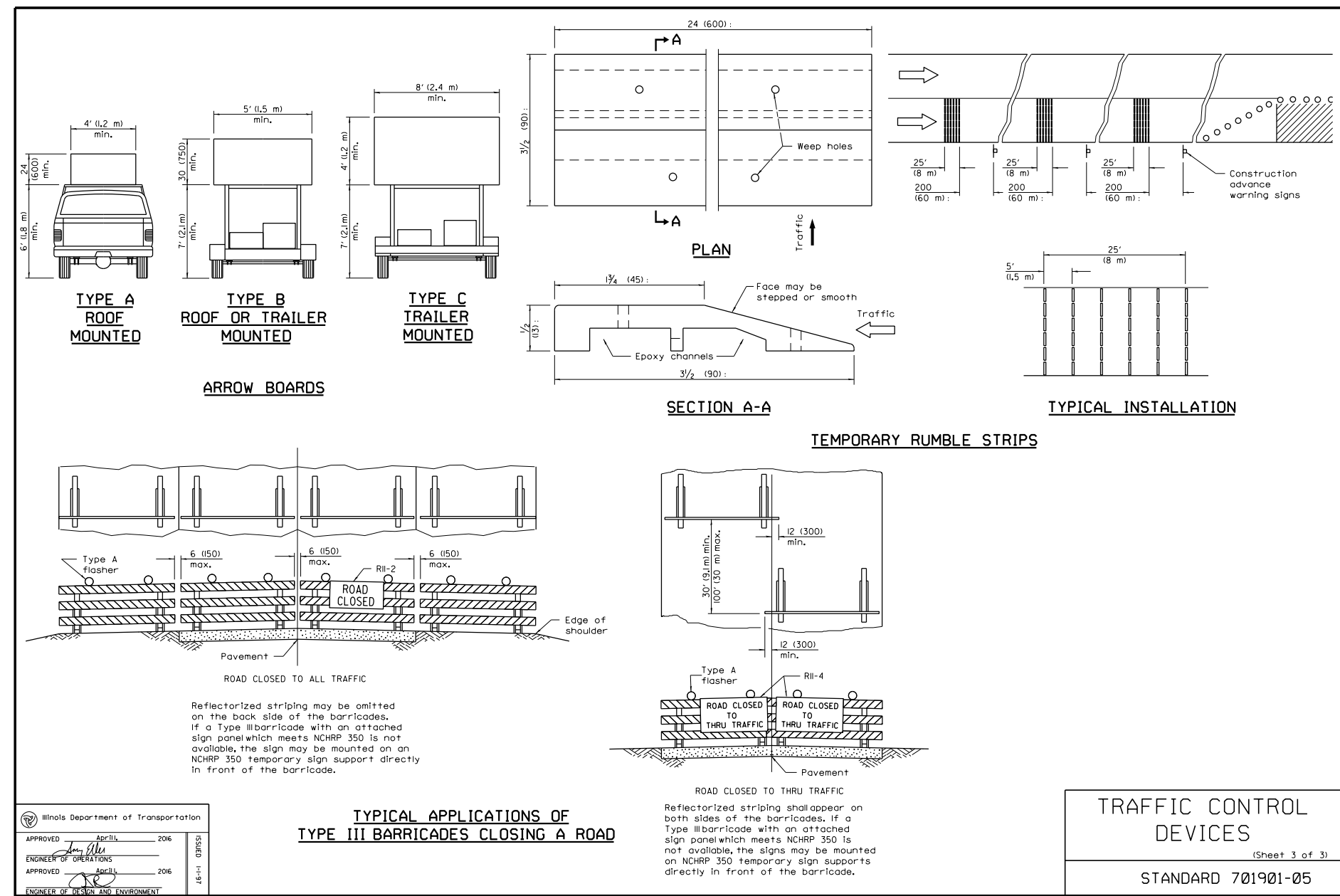
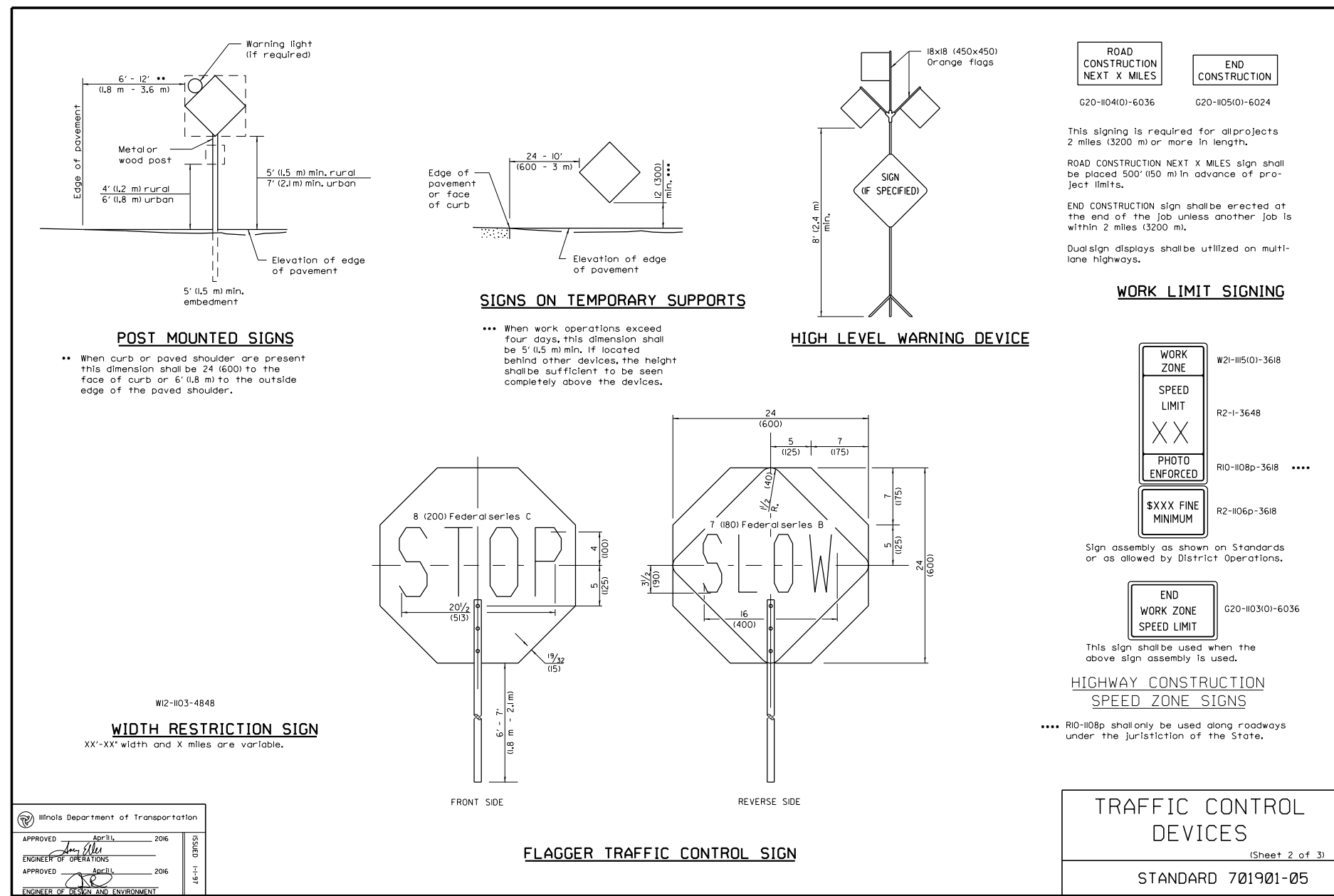
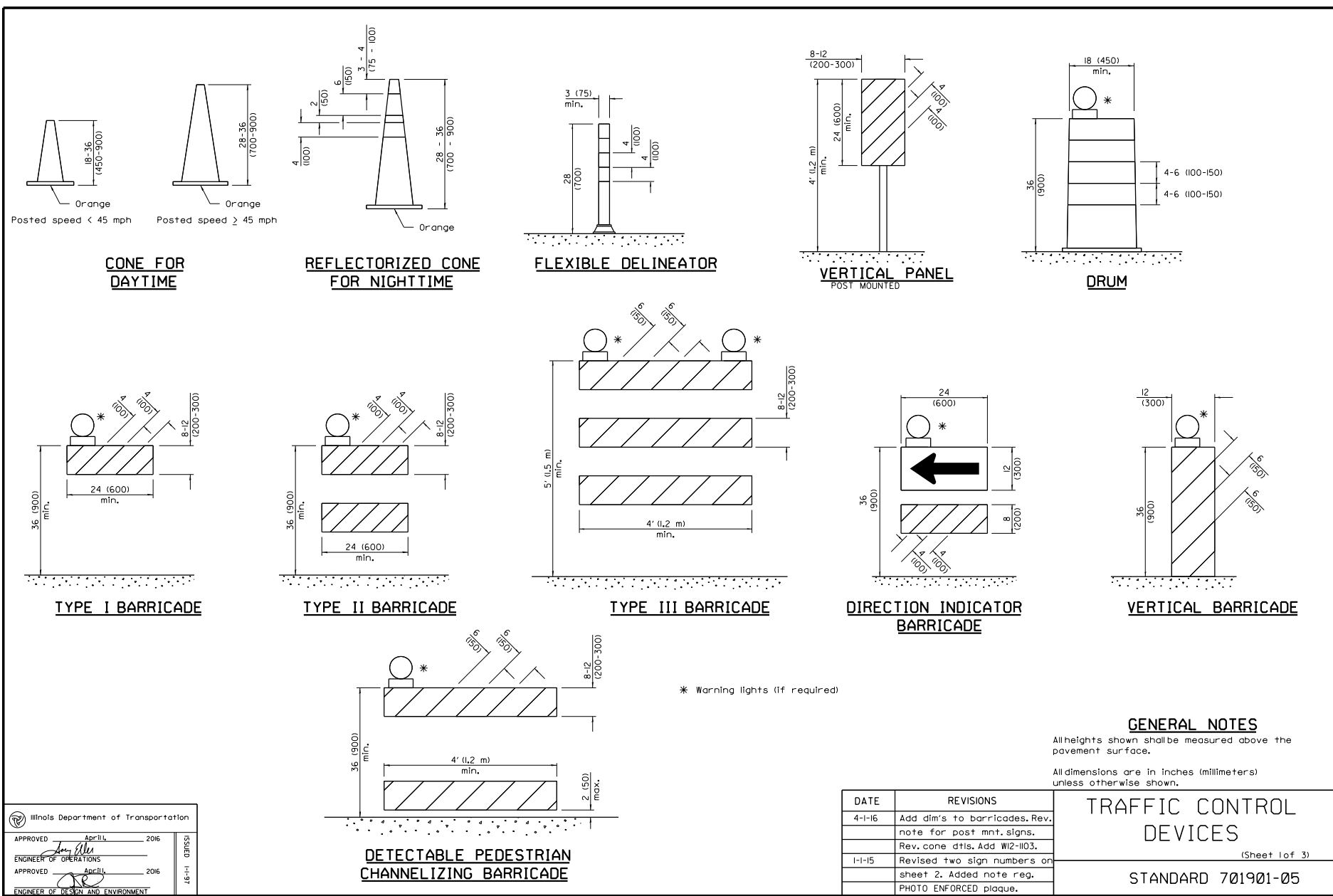
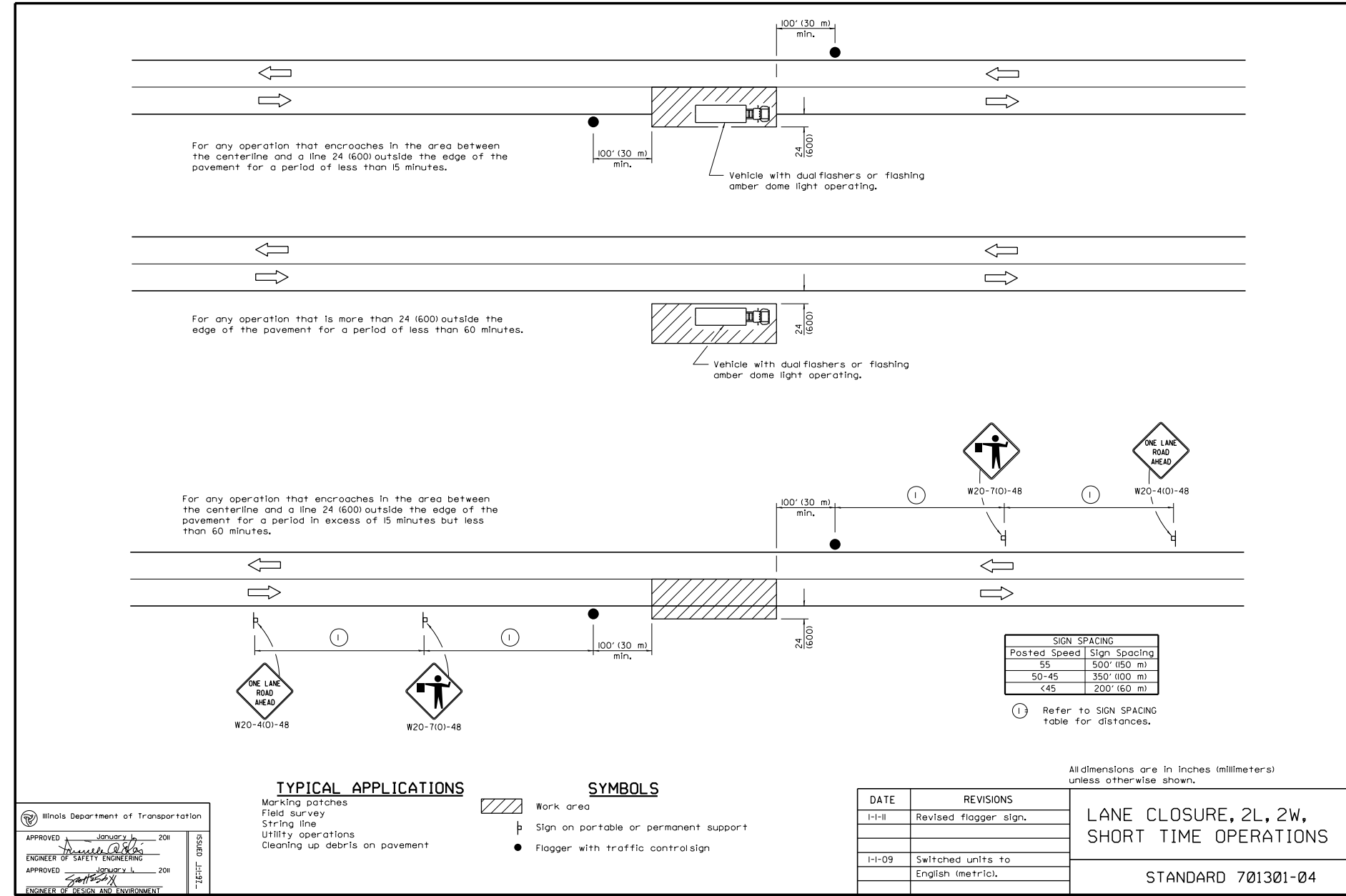
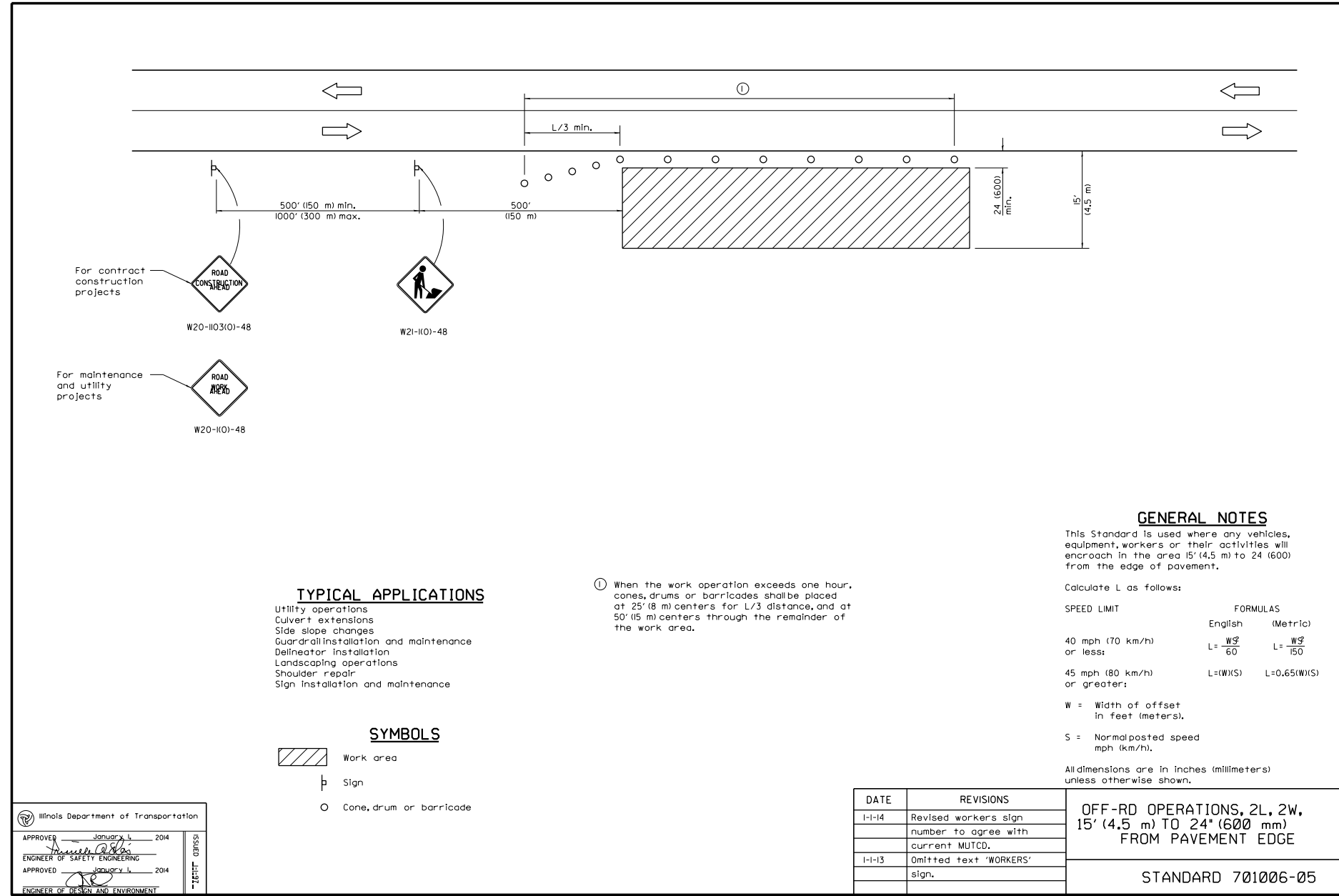
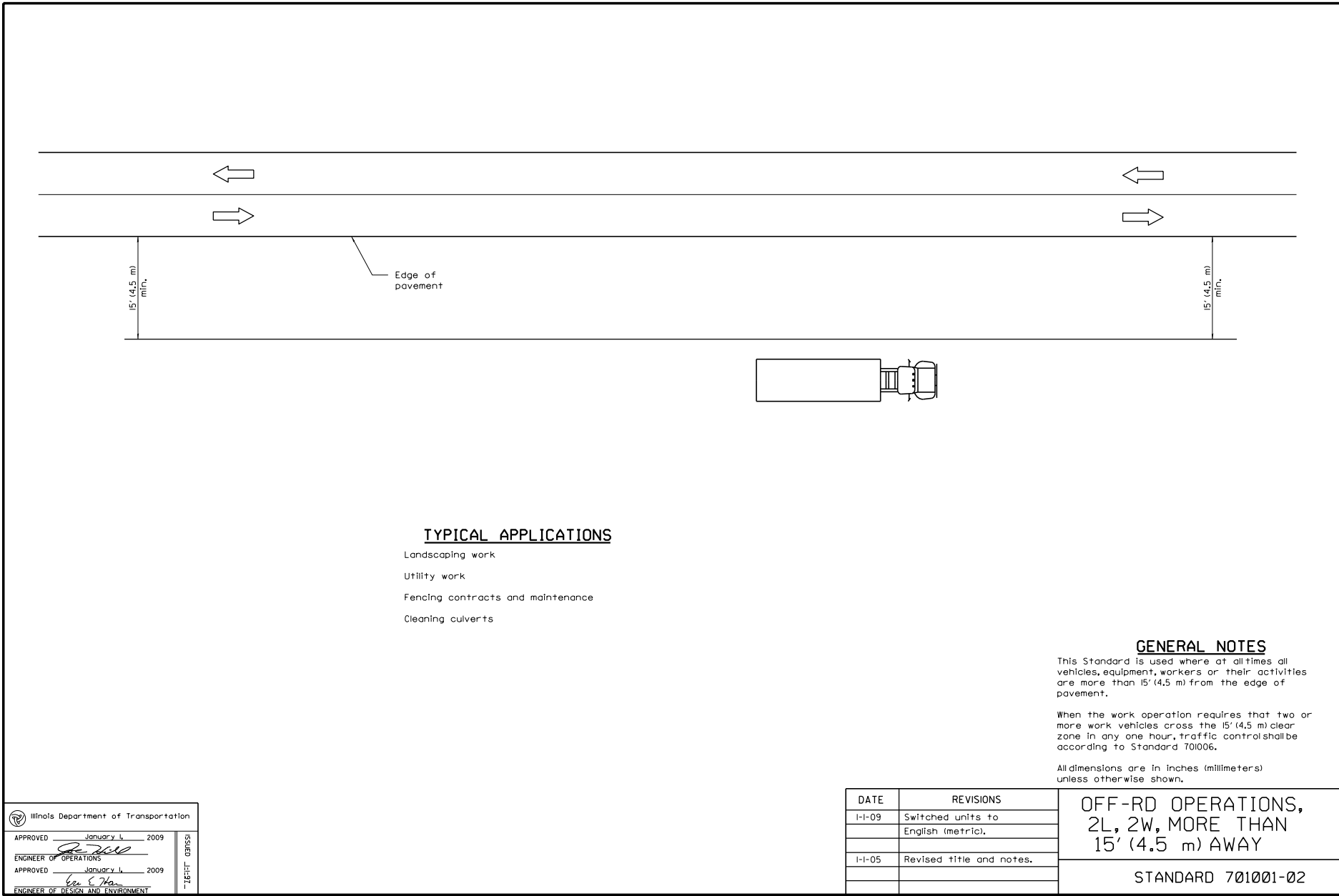
DATE BY	DESCRIPTION
04/14/16 AKZ	REVISED PER IDOT REVIEW COMMENTS
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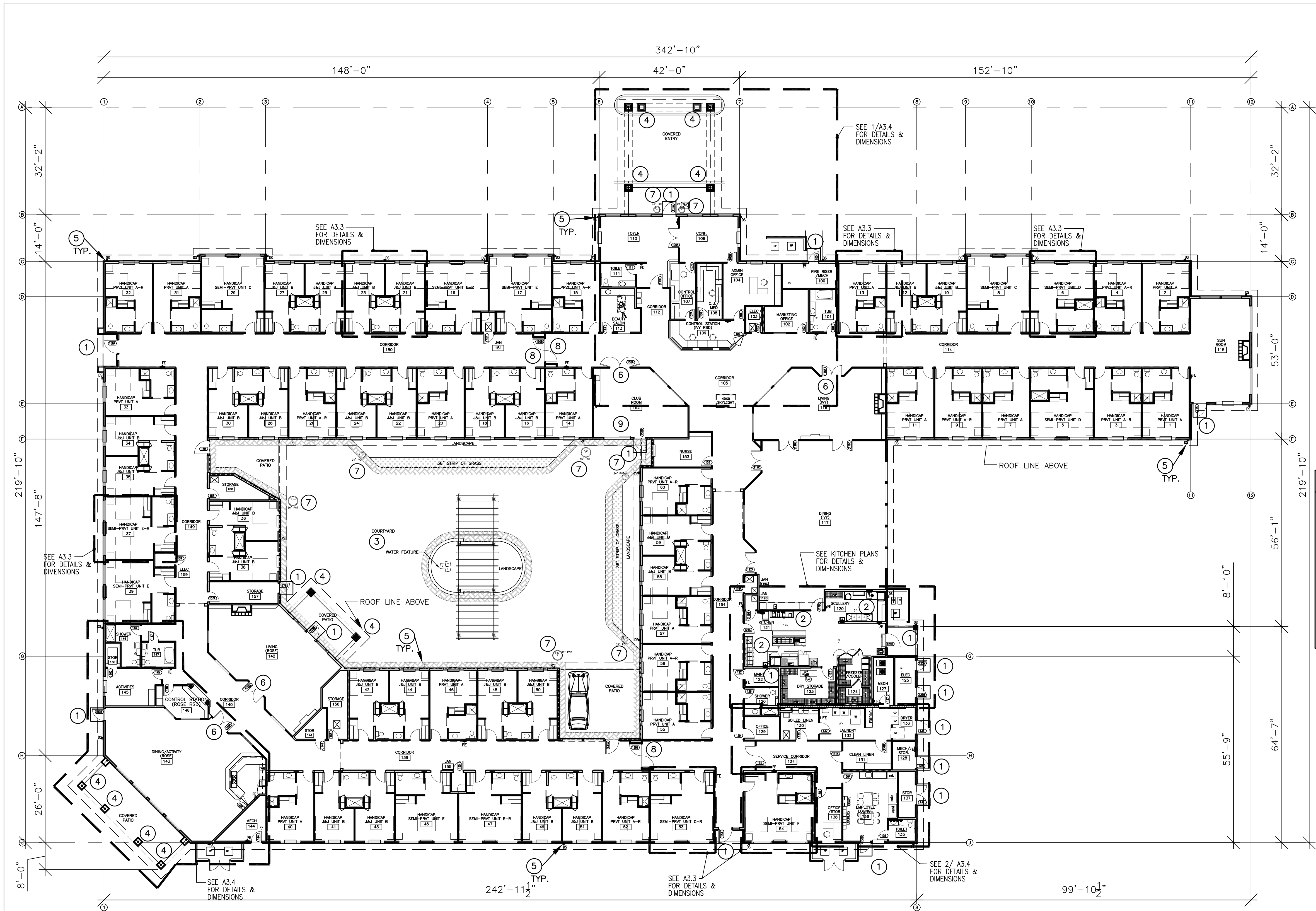
RAND ROAD ENTRANCE

REVISIONS

SHEET NUMBER
C11
OF 12 SHEETS

JOB No. 1549





OVERALL FLOOR PLAN
Scale: 1/16"=1'-0"

0 8' 16' 32' 48'

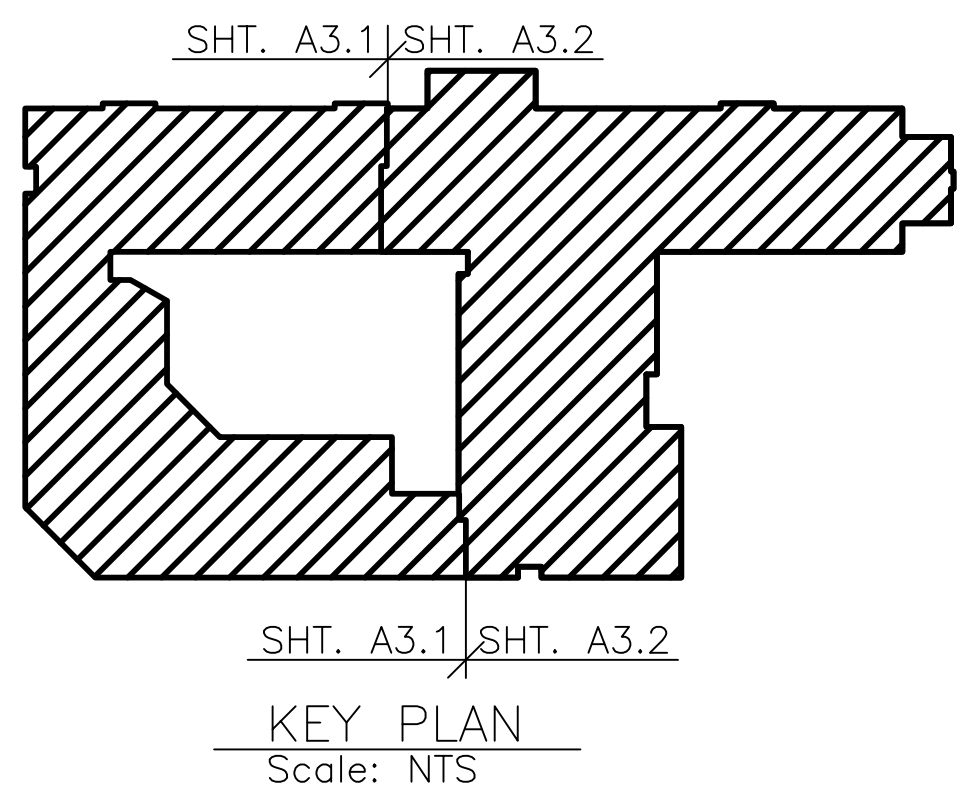
1/16"=1'-0"

60 TOTAL UNITS	60 TOTAL UNITS	INSULATION REQUIREMENTS
22 - A UNITS - SHOWERS 26 - B UNITS - SHOWERS 2 - D UNITS - SHOWERS 1 - F UNITS - SHOWERS	22 - A UNITS - PRIVATE 26 - B UNITS - SEMI-PRIVATE 3 - C UNITS - SEMI-PRIVATE 2 - D UNITS - SEMI-PRIVATE 6 - E UNITS - SEMI-PRIVATE 1 - F UNITS - SEMI-PRIVATE	WALL = R-21 ROOF = R-38
51 - UNITS WITH SHOWERS	60 ACCESSIBLE UNITS (72 BEDS)	
3 - C UNITS - W/O SHOWERS 6 - E UNITS - W/O SHOWERS		
9 - UNITS W/O SHOWERS 9 x 2 (FOR DBL. OCCUPANT UNITS) = 18 OCCUPANTS W/O SHOWERS 18/8 = 3 BATHING ROOMS REQ. 4 BATHING ROOMS PROVIDED		

- ### GENERAL PLAN NOTES
- A. SEE SHEET A2.1 & A2.2 FOR WALL TYPES, FIRE RATED PARTITIONS AND DETAILS.
- B. PROVIDE HEADERS AT ALL OPENINGS IN LOAD BEARING WALLS. SEE STRUCTURAL DRAWINGS.
- C. PORTABLE FIRE EXTINGUISHERS ARE TO COMPLY WITH NFPA 10. APPROVED FIVE-POUND CLASS A-B-C DRY CHEMICAL FIRE EXTINGUISHER IS REQUIRED IN EACH LAUNDRY, KITCHEN AND WALK-IN MECHANICAL ROOM, WALL MOUNTED ON APPROVED HANGERS, BRACKETS OR CABINETS. SEE DETAIL 22/A9.1 - SEE PLAN FOR LOCATIONS
- D. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS. SEE PLUMBING DRAWINGS FOR DRAIN LOCATIONS.
- E. PER 2009 IBC 1210.1 FLOORS-IN OTHER THAN DWELLING UNITS, TOILETS AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4"
- F. PER 2009 IBC 1210.2 WALLS - WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE TO 4' ABOVE THE FLOOR AND EXCEPT FOR THE STRUCTURAL ELEMENTS THE MATERIALS USED IN SUCH WALL SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- EXCEPTIONS:
1. DWELLING UNITS AND SLEEPING UNITS
2. TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND WHICH HAVE NOT MORE THAN ONE WATER CLOSET.
- ### ARCHITECTURAL PLAN NOTES
1. FROST PROOF DOOR STOOPS AT ALL DOORS SWINGING OUT - SEE DETAIL 15/A7.2
2. PROVIDE BLOCKING AS REQUIRED FOR SHELVING/EQUIPMENT. COORDINATE WITH EQUIPMENT SUPPLIER BLOCKING OR BACKING TO BE FIRE RETARDANT TREATED WOOD.
3. SEE LANDSCAPE DRAWINGS FOR COURTYARD LAYOUT.
4. SEE COLUMN DETAILS ON SHEET A7.2
5. DOWNSPOUT - TYPICAL. SEE 18/A7.0 FOR TYPICAL ROOF DOWNSPOUT ADAPTER CONNECTION TO 6" PVC UNDERGROUND DRAIN.
6. PROVIDE AN ENGRAVED PLASTIC OCCUPANCY SIGN WITH 1 INCH HIGH LETTERS, STATING: "MAXIMUM OCCUPANCY - XX PERSONS". LOCATE SIGN ADJACENT TO THE MAIN ENTRANCE WITHIN THE ROOM.
7. CERAMIC POT LOCATION - PROVIDE WATER & DRAINAGE AT EACH LOCATION
8. AT THE CAVITIES AT THE CROSS CORRIDOR DOORS THE GWB MUST BE CONTINUOUS AT SMOKE BARRIER WALL TO MAINTAIN THE CONTINUITY OF THE SMOKE BARRIER WALL.
- NOTE:
FOR ENLARGED UNIT PLANS & PARTIAL ENLARGED PLANS SEE SHEETS A3.3 & A3.4

ARCHITECTURAL SYMBOLS

6" @ 24" O.C. EXT. STEEL STUD WALL W/ STONE VENEER	BIO BOX SEE DETAIL 6/A10.1
STEEL STUD WALL - 8" STUDS @ 16" O.C. - @ ELECT. PANELS	DOOR NUMBER - SEE DOOR SCHEDULE ON A10.0
STEEL STUD WALL - 6" OR 3 5/8" STUDS @ 16" O.C. SEE WALL TYPES.	WINDOW TYPE - SEE WINDOW TYPES ON A10.2
FE SEE DETAIL 22/A9.1	FLOOR DRAIN SEE MECHANICAL PLANS
DS DOWNSPOUT LOCATION	INTERIOR ROOM ELEVATIONS SEE SHEETS A9.0 & A9.1
CHAIR RAIL SEE DETAIL 5/A10.1	WALL TYPES SEE TYPES ON SHT. A2.1
HAND RAIL SEE DETAIL 4/A10.1	DIRECTION OF SECTION BUILDING SECTION LETTER BUILDING SECTION SHEET
ROOM NUMBER - SEE FINISH SCHEDULE ON A10.1	



LICENSED ARCHITECT

LYLE A. BREMMMEYER
001-022390

STATE OF ILLINOIS

DATE: 12/05/14
EXPIRATION: 11/30/16

Lyle Andrew Bremmeyer, NCARB
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PAX (360) 692-2146

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STATES LICENSED:

Washington	Wyoming
Oregon	New Mexico
Michigan	Texas
Colorado	Arizona
Florida	Nevada
Utah	Montana
Georgia	Missouri
Idaho	Illinois

RJ DEVELOPMENT LLC

401 Central Street SE
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PROPOSED
WAVERLY INN
MEMORY CARE
FACILITY

515 W RAND ROAD
ARLINGTON HEIGHTS, IL

SCALE: AS NOTED
DATE OF ISSUE: 03-15-16

DESIGN DOCUMENTS
APPROVAL _____
APPROVAL _____

PERMIT DOCUMENTS
BID DOCUMENTS _____

CONTRACT DOC. _____

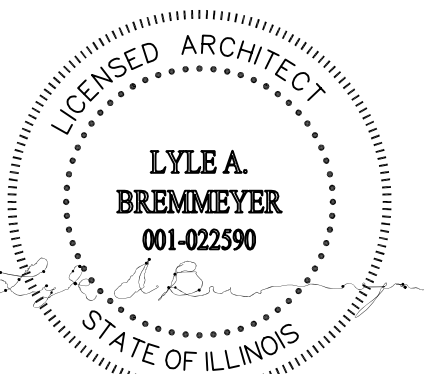
REVISIONS

DATE	SUBJECT
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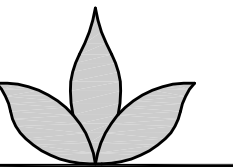
OVERALL FLOOR PLAN

SHEET NO.
A3.0

PROJECT NO.



DATE: 12/05/14
EXPIRATION: 11/30/16



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LLC**

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**PROPOSED
WAVERLY INN
COTTAGE
DUPLEX**

517,519 W RAND ROAD
ARLINGTON HEIGHTS, IL

SCALE: AS NOTED
DATE OF
ISSUE: 03-15-16

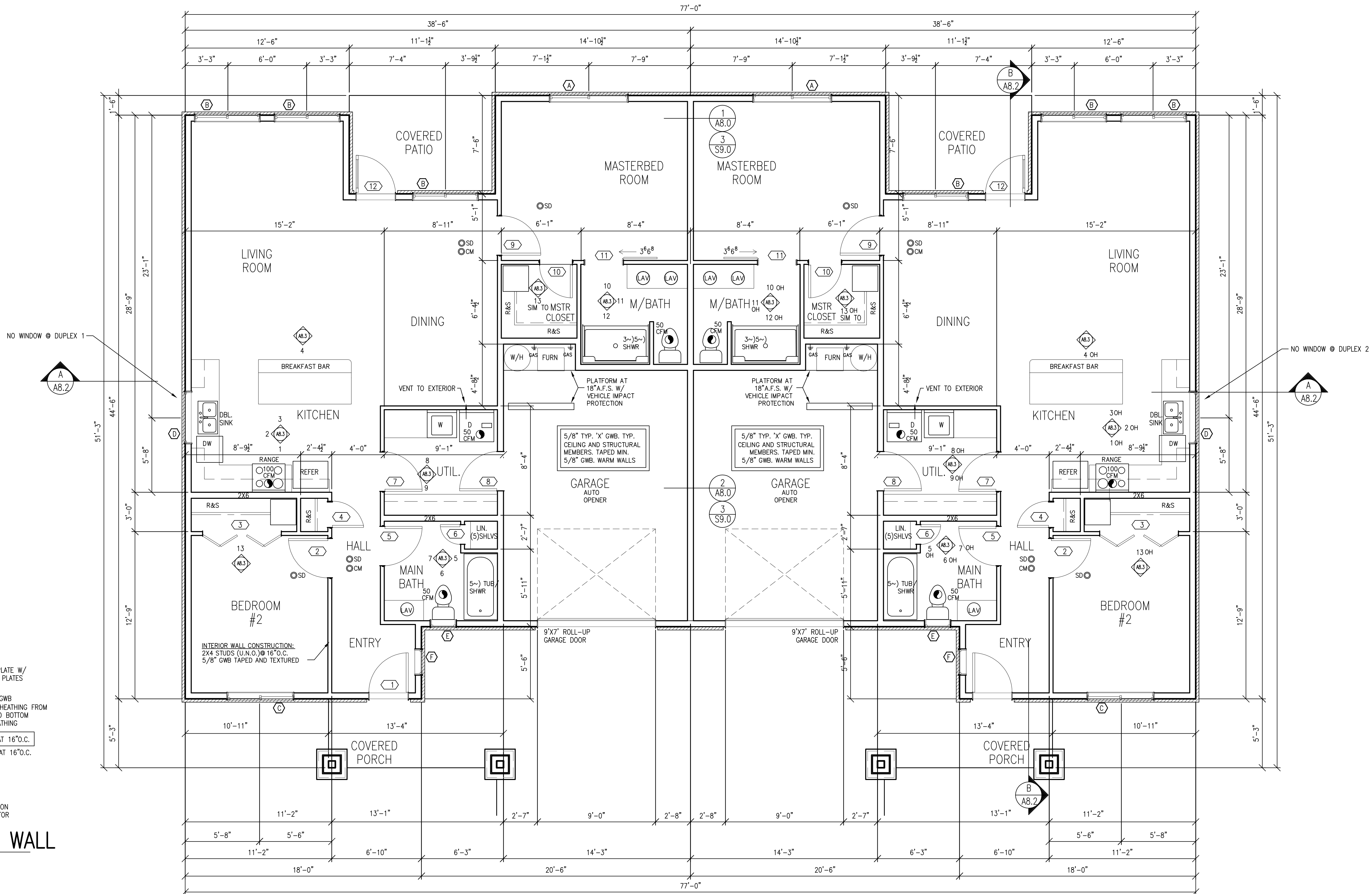
DESIGN DOCUMENTS		
APPROVAL		
PERMIT DOCUMENTS		
BID DOCUMENTS		
CONTRACT DOC.		
REVISIONS		
DATE		SUBJECT
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**DUPLEX
FLOOR PLANS**

SHEET NO.

A8.0

PROJECT NO.



DUPLEX UNIT 'A'

DUPLEX UNIT 'B'

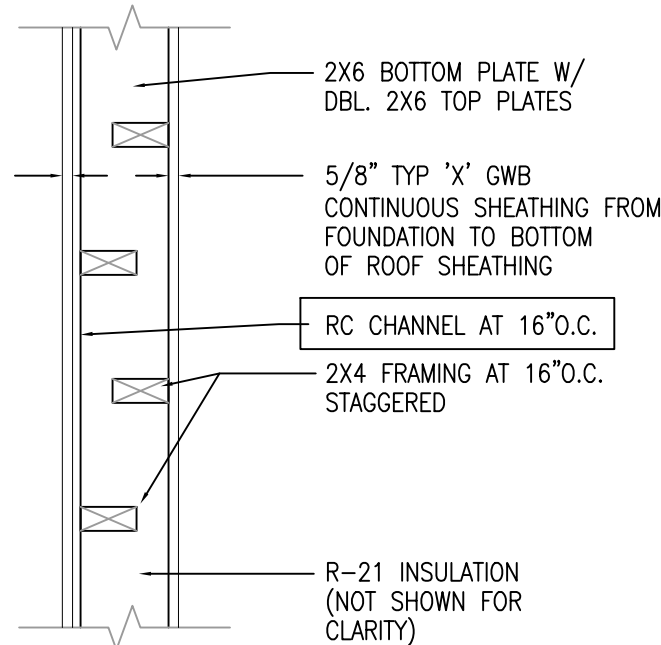
EACH PROPOSED UNIT 1,266 SQ. FT.
EACH PROPOSED GARAGE 289 SQ. FT.
TOTAL PROPOSED UNIT 1,555 SQ. FT.

TOTAL UNITS 'A'+ 'B' 3,110 SQ. FT.

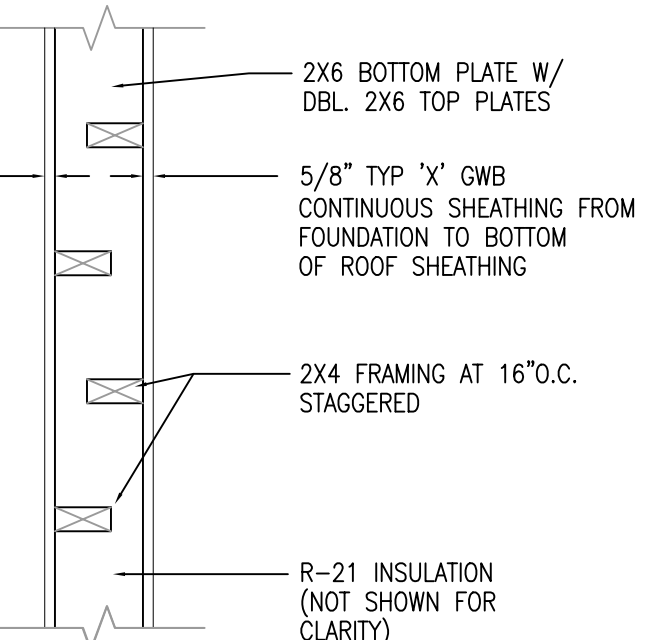
DUPLEX FLOOR PLAN

SCALE 1/4" = 1'-0"

1 ONE HOUR FIRE WALL
SCALE 1" = 1'-0"



2 ONE HOUR FIRE WALL
SCALE 1" = 1'-0"



SHEET NO.
A1.0

WAVERLY INN MEMORY CARE & COTTAGES

ARLINGTON HEIGHTS, ILLINOIS

LANDSCAPE PLANS

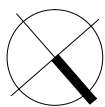


PREPARED FOR:
R.J. Development
401 Central Street SE
Olympia, WA 98501
tel: 360.528.3343 fax: 360.534.9079
rjdevelopmentservices.com

PREPARED BY:
Allen L. Kracower & Associates, Inc.
900 North Shore Drive, Suite 205
Lake Bluff, Illinois 60044
tel: 847.604.9600 fax: 847.604.9601
www.kracower.com

1 SITE LOCATION AERIAL

Scale: 1"=100'



GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT J.U.L.I.E., THE COUNTY PUBLIC WORKS DEPARTMENT, THE VILLAGE OF GLEN ELLYN, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS.
3. THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE STANDARD OF PROFESSIONAL CARE.
4. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE.
5. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.
6. THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRIVEWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER, PEARSON BROWN ASSOCIATES. THE MOST CURRENT REVISIONS ARE HEREIN MADE PART OF THIS DOCUMENT.
7. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.
8. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION.
9. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
10. CIVIL ENGINEERING BASE INFORMATION HAS BEEN PROVIDED BY PEARSON BROWN ASSOCIATES. SEE PEARSON BROWN ASSOCIATES DRAWINGS FOR UTILITY LOCATIONS. THE LOCATIONS OF VARIOUS UTILITIES ON THIS SET OF DRAWINGS IS ONLY ILLUSTRATIVE AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
11. REFER TO CIVIL ENGINEERING DOCUMENTS FOR DETAILED INFORMATION REGARDING SIZE, LOCATION, DEPTH AND TYPE OF UTILITIES.
12. LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL UTILITIES AS PROVIDED BY PEARSON BROWN ASSOCIATES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THEIR ACCURACY.
13. LOCATIONS OF ALL PLANT MATERIAL ILLUSTRATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD.
14. CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND PATIO ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
15. A NEW, FULLY AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED FOR ALL AREAS WITH NEW LANDSCAPE PLANTINGS.

EXISTING SITE INFORMATION

THE EXISTING SITE INFORMATION INDICATED ON THIS PLAN WAS PROVIDED BY PEARSON BROWN ASSOCIATES.

THE LANDSCAPE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THIS DOCUMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES.

THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING ORDINANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON COMPLIANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS LANDSCAPING ORDINANCE.

REVISIONS

DATE	DESCRIPTION
11-23-2015	VILLAGE REVIEW
01-22-2016	△ REV. PER VILLAGE COMMENTS
03-30-2016	△ PERMIT

LANDSCAPE PLAN SHEET INDEX

SHEET #	SHEET TITLE
CVR	COVER SHEET
LP-1	NORTH LANDSCAPE PLAN
LP-2	SOUTH LANDSCAPE PLAN
LP-3	PLANTING DETAILS
LP-4	PLANT LIST
TS-1	TREE SURVEY AND PRESERVATION PLAN

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ALLEN L. KRACOWER
& ASSOCIATES, INCORPORATED
LANDSCAPE ARCHITECTS
900 NORTH SHORE DRIVE, SUITE 205 | LAKE BLUFF, ILLINOIS 60044



COVER SHEET

SHEET TITLE

ISSUED FOR:	DATE:
△ PERMIT	03-30-2016
△ REV. PER VILLAGE COMMENTS	01-22-2016
VILLAGE REVIEW	11-23-2015

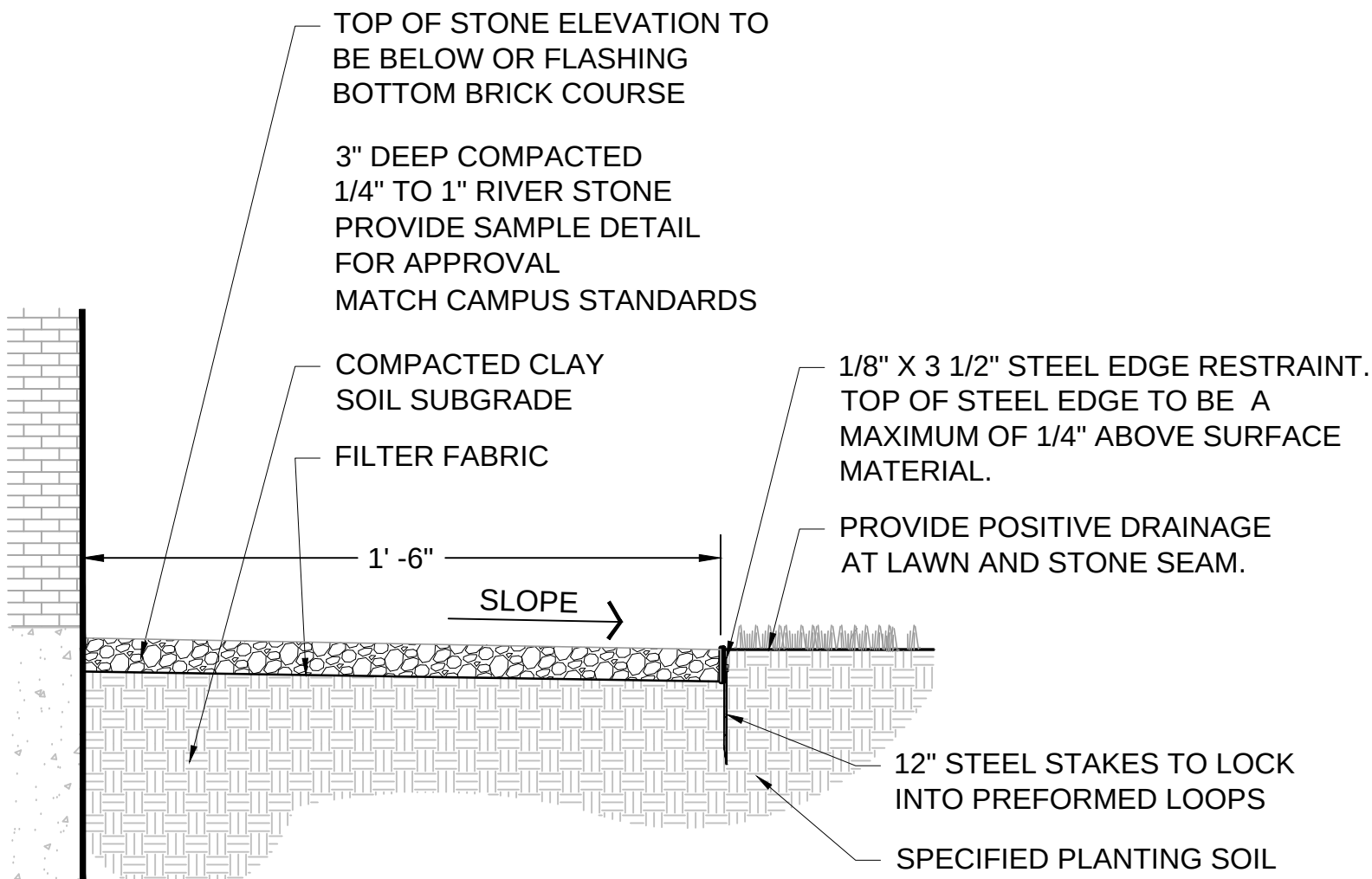
PRINCIPAL:

PROJECT NUMBER: 21523.0	DESIGNED BY: LD
SCALE: AS SHOWN	REVIEWED BY: LD
DATE: 11-17-15	PROJECT MANAGER: LD

SHEET NUMBER:

CVR

**WAVERLY INN
MEMORY CARE & COTTAGES**
ARLINGTON HEIGHTS, ILLINOIS



N.T.S.

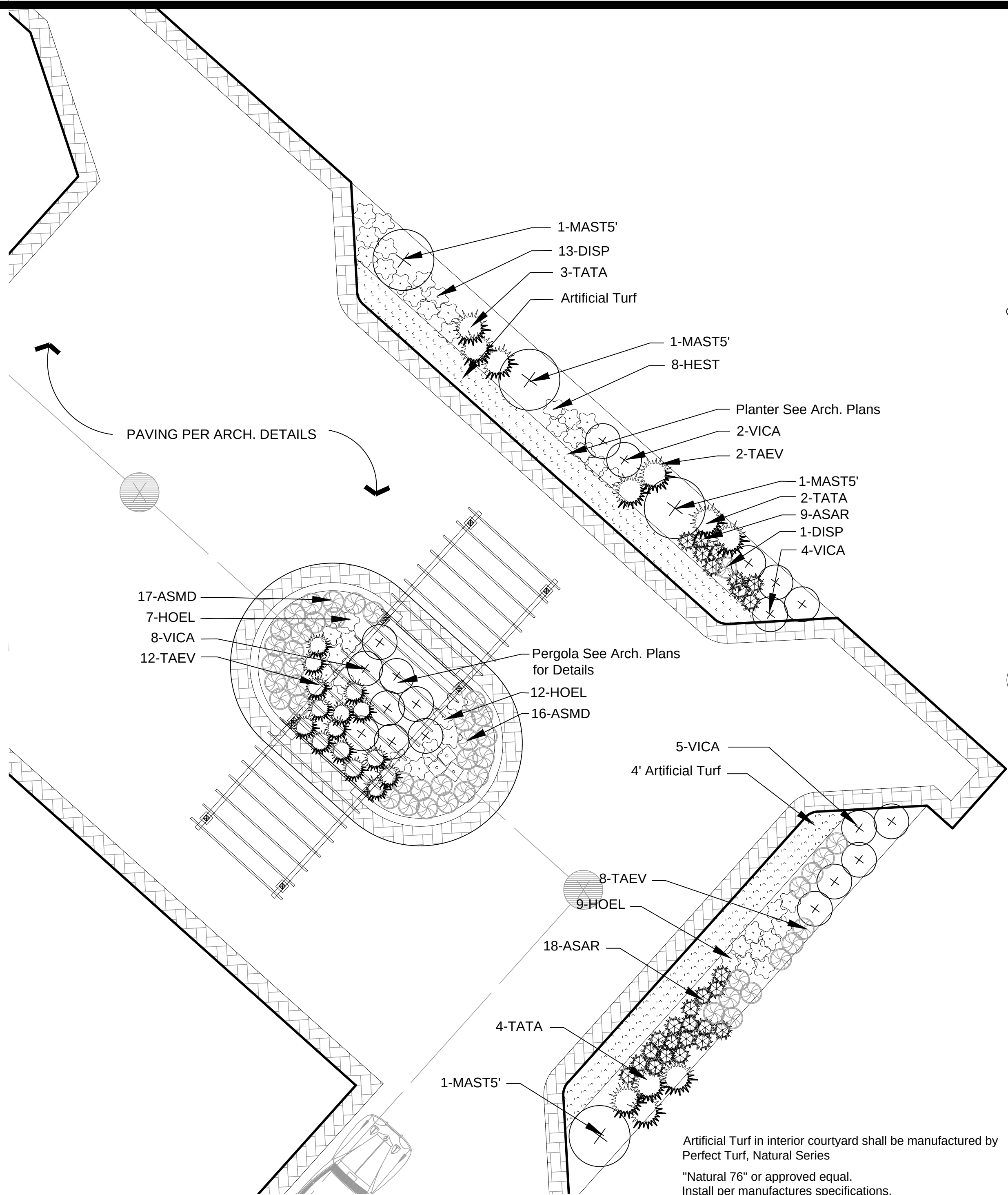
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THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING ORDINANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON COMPLIANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS LANDSCAPING ORDINANCE

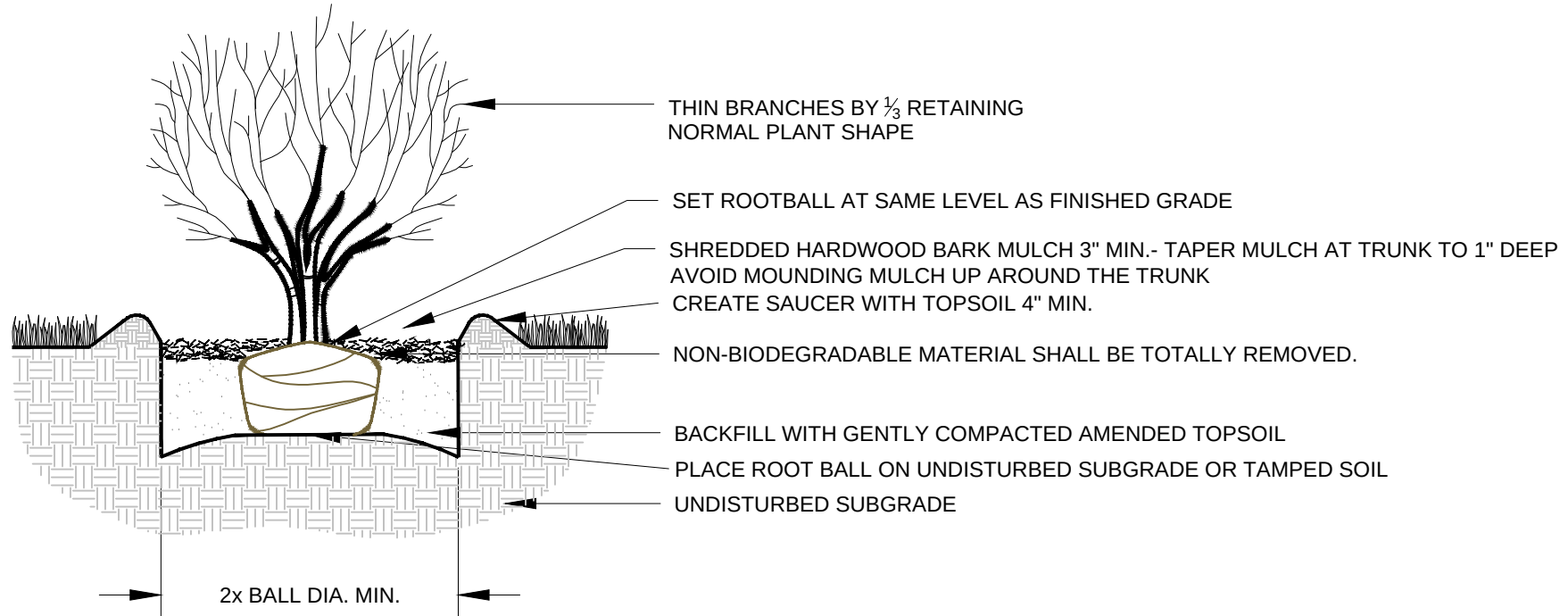
LP-1

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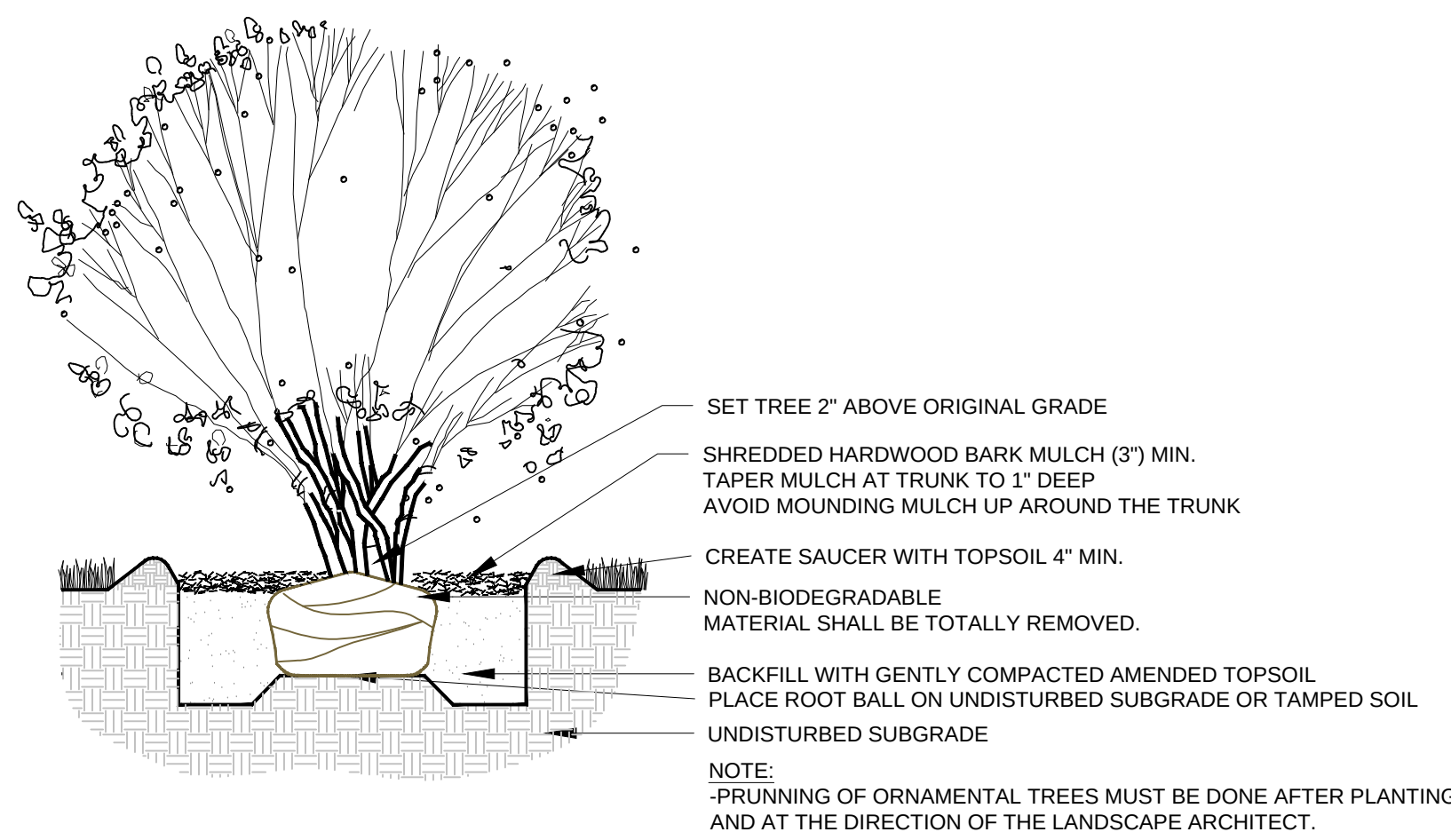
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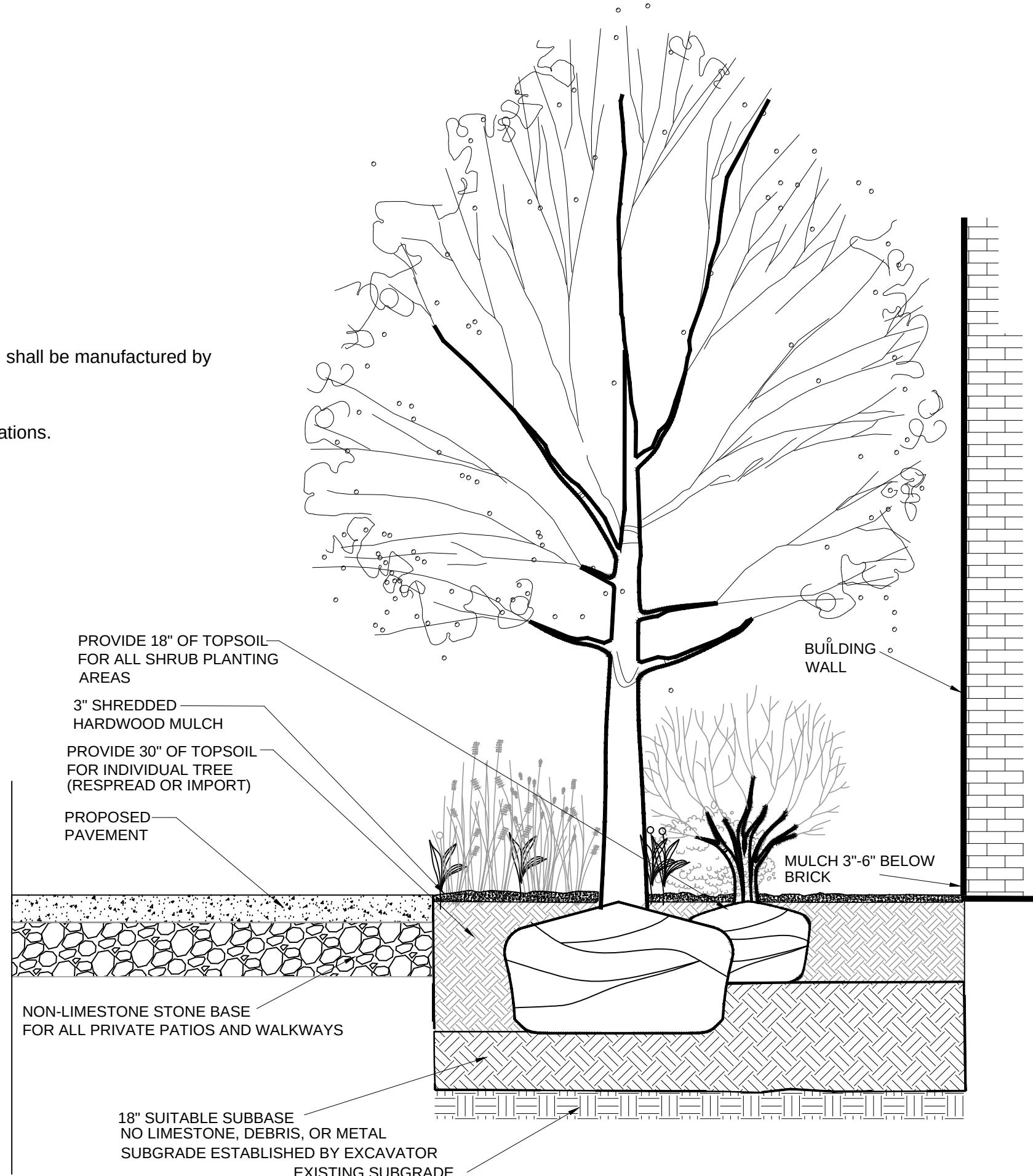
1 COURTYARD PLANTING DETAIL
SCALE: N.T.S.



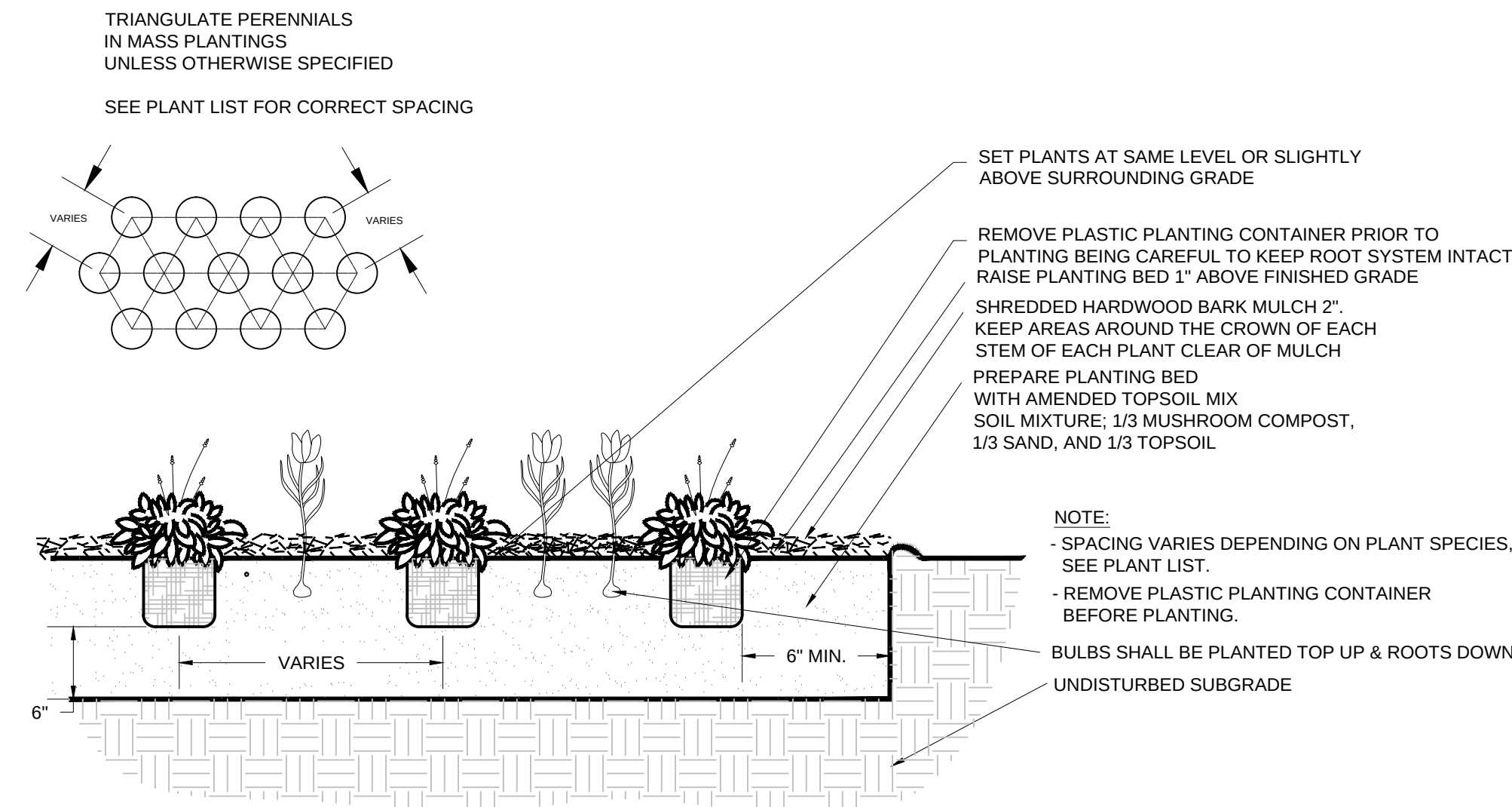
2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



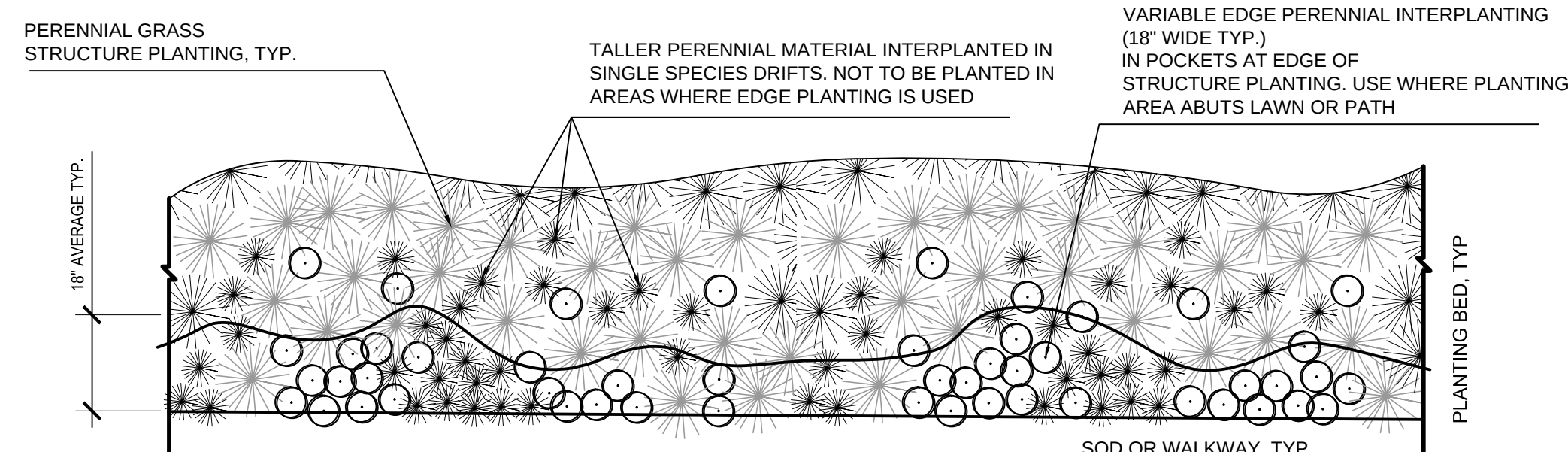
3 ORNAMENTAL TREE PLANTING DETAIL
SCALE: N.T.S.



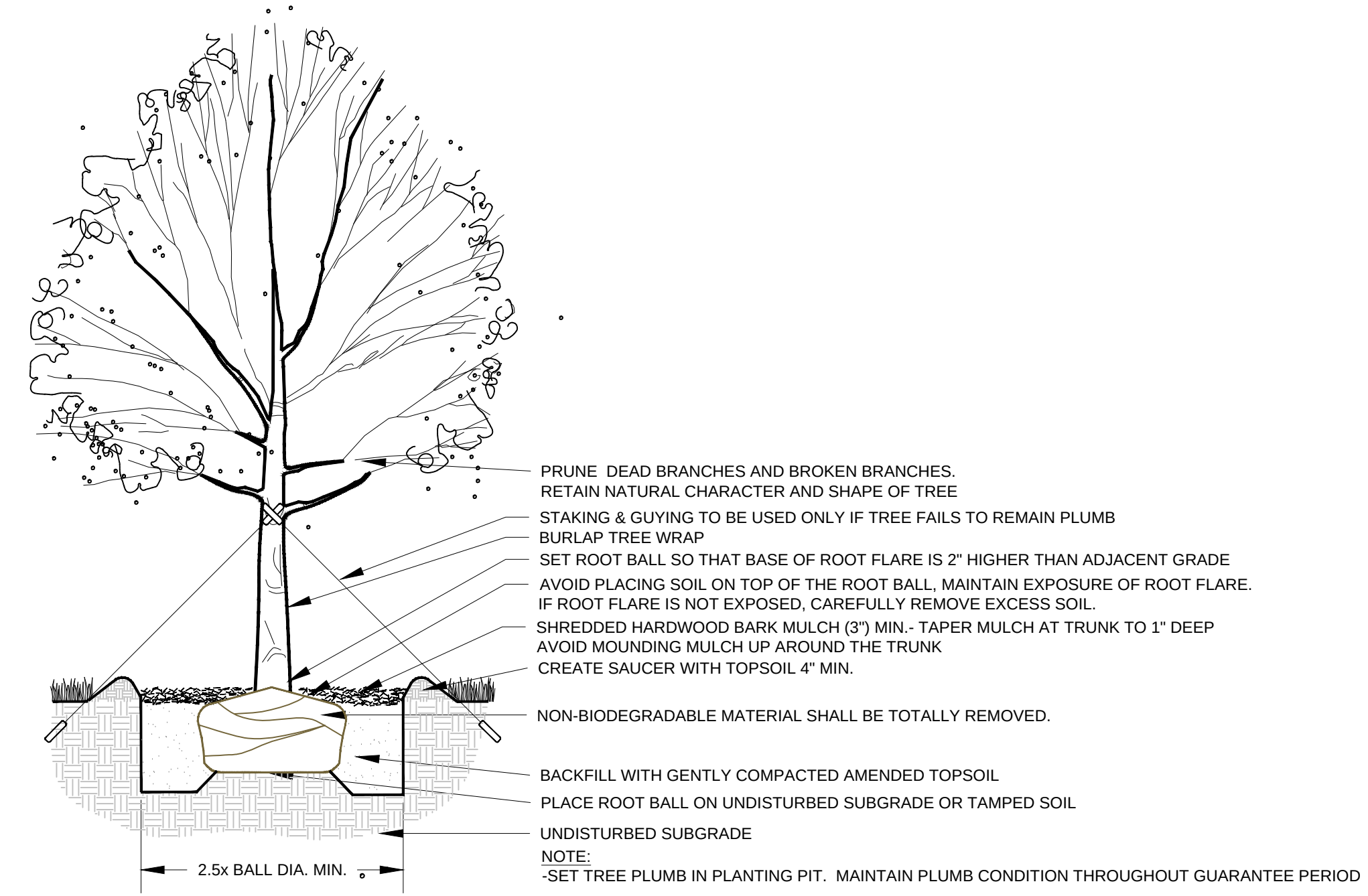
4 TYPICAL BUILDING PLANTING DETAIL
SCALE: N.T.S.



5 GROUNDCOVER & PERENNIAL PLANTING DETAIL
SCALE: N.T.S.



6 PERENNIAL & GRASS EDGE PLANTING DETAIL
SCALE: N.T.S.



7 TREE PLANTING DETAIL
SCALE: N.T.S.

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LANDSCAPE DETAILS

WAVERLY INN
MEMORY CARE & COTTAGES
ARLINGTON HEIGHTS, ILLINOIS

SHEET TITLE	
ISSUED FOR:	
DATE:	
PERMIT	
REV. PER VILLAGE COMMENTS	
VILLAGE REVIEW	
PRINCIPAL:	
PROJECT NUMBER:	DESIGNED BY:
21523.0	LD
SCALE:	REVIEWED BY:
AS SHOWN	LD
DATE:	PROJECT MANAGER:
11-17-15	LD
SHEET NUMBER:	
LP-3	

2

Plant List

KEY QTY. BOTANICAL NAME COMMON NAME SIZE NOTES

SHADE TREES

ACFR	13	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" Cal. BB	Specimen
ACFR 4"	5	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	4" Cal. BB	Specimen
TIAM	10	Tilia americana 'Redmond'	Redmond American Linden	3" Cal. BB	Specimen
ACMA	15	Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" Cal. BB	Specimen
QUBI	9	Quercus bicolor	Swamp White Oak	2.5" Cal. BB	Specimen
PYCA	8	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	4" Cal. BB	Specimen
QUIM 2.5"	18	Quercus imbricaria	Shingle Oak	2.5" Cal. BB	Specimen
GIBI	3	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginko	3" Cal. BB	Specimen

EVERGREEN TREES

PIST	4	Pinus strobus	Eastern White Pine	8' HT. BB	Heavy Specimen
PIOM 10'	18	Picea omori	Serbian Spruce	10' HT. BB	Heavy Specimen
PIOM	8	Picea omori	Serbian Spruce	8' HT. BB	Heavy Specimen
PSME 10'	10	Pseudotsuga menziesii	Douglas Fir	10' HT. BB	Heavy Specimen
PSME	14	Pseudotsuga menziesii	Douglas Fir	8' HT. BB	Heavy Specimen

ORNAMENTAL TREES

AMCA	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance	8' Ht. BB	Multi-Stem
AMCA 5'	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance	5' HT. BB	Multi-Stem
RHTY	16	Rhus typhina	Staghorn Sumac	4'-5' HT. Cont.	Multi-Stem
BENI	5	Betula nigra	River Birch	8' HT. BB	Multi-Stem Heavy
MAST	3	Magnolia stellata 'Royal Star'	Royal Star magnolia	8' HT. BB	Multi-Stem
MAST 5'	9	Magnolia stellata 'Royal Star'	Royal Star magnolia	5' HT. BB	Multi-Stem
MARE	13	Malus 'Red Jewel'	Red Jewel Crabapple	10' HT. BB	Multi-Stem
MAPR	6	Malus 'Prairifire'	Prairifire Crabapple	8' HT. BB	Multi-Stem

SHRUBS

ROEB	45	Rosa 'Korpancom'	Electric Blanket Rose	24" BB
HYLL	45	Hydrangea paniculate 'Little Lamb'	Little Lamb Hydrangea	24" BB
SPFR	68	Spiraea x bumalda 'Froebelii'	Frobel Spirea	36" BB
VICA	45	Viburnum carlesi	Korean Spice Viburnum	36" BB
VIRH	104	Viburnum rhytidophyllum	Leatherleaf Viburnum	36" BB
ROSA	12	Rosa 'Carefree Wonder'	Carefree Wonder Rose	30" BB
HYAR	46	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	30" BB
COSE	193	Cornus sericea 'Kelsey'	Kelsey Red Twig Dogwood	24" BB
HYP A	57	Hydrangea paniculate 'Tardiva'	Tardiva Hydrangea	36" BB
DEGR	10	Deutzia gracilis 'Nikko'	Nikko Slender Deutzia	24" BB
EUAL	11	Euonymus alatus 'Compactus'	Dwarf-Winged Burning Bush	24" BB

EVERGREEN SHRUBS

TATA	115	Taxus media 'Runyani'	Runyan Intermediate Yew	30" Spread BB
TAEV	134	Taxus media 'Everlow'	Everlow Yew	24" Spread BB

PERENNIALS and ORNAMENTAL GRASSES

PEAL	106	Pennisetum alopecuroides	Fountain Grass	2 Gal. Cont.
RUFU	122	Rudbeckia fulgida fulgida 'Goldsturm'	Black Eyed Susan	1 Gal. Cont.
HEST	266	Hemerocallis 'Stalla de Oro'	Stella De Oro Daylily	1 Gal. Cont.
PAVI	43	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	2 Gal. Cont.
CAKF	19	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Grass	2 Gal. Cont.
ECMA	25	Echinacea purpurea 'Magnus'	Magnus Coneflower	1 Gal. Cont.
DEGO	21	Deschampsia 'Goldgehaenge'	Goldgehaenge Tufted Hair Grass	1 Gal. Cont.
ASMD	138	Astilbe 'Maggie Daley'	Maggie Daley Astilbe	1 Gal. Cont.
HOEL	54	Hosta 'Elegans'	Elegans Hosta	1 Gal. Cont.
DISP	14	Dicentra eximia 'Luxuriant'	Luxuriant Bleeding Heart	1 Gal. Cont.
ASAR	78	Astilbe arendsii 'Deutschland'	Deutschland Astilbe	1 Gal. Cont.
GERO	132	Geranium 'Gerwat'	Rozanne Geranium	1 Gal. Cont.

GROUND COVER

EUFO	70 S.F.	Euonymus fortunei 'Coloratus'	Wintercreeper Euonymus	8" O.C.
------	---------	-------------------------------	------------------------	---------

Perennials shall be planted in massings of same species in areas shown on the plans.
Layout shall be completed for Landscape Architects review prior to planting.
Landscape Architect shall be notified 48 hours prior to pond plug planting.

2

Detention Basin Plant List

Grasses Forbs Plug Mix-South Facing Slopes

60% Grasses at 15" O.C.		
Total Grasses	Plugs	Spieces
1260	630	Schizachyrium scoparium
	630	Sporobolus heterolepis

40% Forbs at 15" O.C.		
Total Forbs	Plugs	Spieces
840	100	Rudbeckia hirta
	100	Asclepias tuberosa
	80	Phlox pilosa
	80	Echinacea pallida
	80	Tradescantia ohiensis
	80	Aquilegia canadensis
	100	Aster laevis
	80	Coreopsis palmata
	70	Oenothera pilosela
	70	Penstemon digitalis

Grasses Forbs Plug Mix-North Facing Slopes

60% Grasses at 15" O.C.		
Total Grasses	Plugs	Spieces
1260	630	Schizachyrium scoparium
	630	Sporobolus heterolepis

40% Forbs at 15" O.C.		
Total Forbs	Plugs	Spieces
840	120	Rudbeckia hirta
	120	Asclepias tuberosa
	100	Phlox pilosa
	100	Echinacea purpurea
	100	Tradescantia ohiensis
	80	Aquilegia canadensis
	120	Aster laevis
	100	Coreopsis palmata

Native Plug Mix-Pond Bottom

60% Grasses at 15" O.C.		
Total Grasses	Plugs	Spieces
3500	1750	Schizachyrium scoparium
	1750	Panicum virgatum

40% Forbs at 15" O.C.		
Total Forbs	Plugs	Spieces
2300	330	Asclepias incarnata
	330	Monarda fistulosa
	330	Liatris pycnostachya
	330	Echinacea purpurea
	330	Eryngium yuccifolium
	330	Eupatorium maculatum
	320	Solidago riddellii

Native Grass Plug Mix

Grasses at 18" O.C.		
Total Grasses	Plugs	Spieces
2560	1280	Schizachyrium scoparium
	1280	Sporobolus heterolepis

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900 NORTH SHORE DRIVE, SUITE 200 | LAKE BLUFF, ILLINOIS 60064



PLANT LIST

WAVERLY INN MEMORY CARE & COTTAGES ARLINGTON HEIGHTS, ILLINOIS

SHEET TITLE

ISSUED FOR: DATE:

△ PERMIT 03-30-2016
△ REV. PER VILLAGE COMMENTS 01-22-2016
VILLAGE REVIEW 11-23-2015

PRINCIPAL:

PROJECT NUMBER: 21523.0	DESIGNED BY: LD
SCALE: AS SHOWN	REVIEWED BY: LD
DATE: 11-17-15	PROJECT MANAGER: LD

SHEET NUMBER:

LP-4



General Notes:

Total tree inches to be removed: 72 Inches

TS-1



Consistent with LEED® goals
All Green design system
No light pollution reduction

LuxMaster® Series 53
Area Lighting
70-150W HPS, 100-175W MH

PRODUCT OVERVIEW

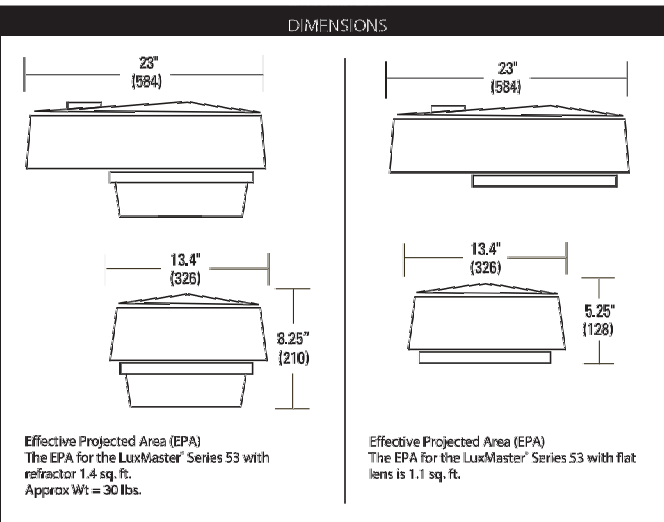


Features:

- Durable die-cast aluminum housing for long-life performance
- Optical assembly designed for maximum performance
- Removable ballast tray electrical system for installation and maintenance ease
- "Breathing Seal" developed by American Electric prevents contaminants from entering optical assembly for maximum efficiency
- Optics available in flat tempered glass, drop acrylic and drop polycarbonate
- Available in a variety of 85 light distributions patterns and cutoff classifications
- Standard product is designed to mount to pipe mast arm. Direct pole mount arms are available
- All electrical components warranted by American Electric Lighting's 6-year guarantee
- UL Listed
- Mogul base, E39, socket standard
- Substitutable for 30°C MH / 40°C HPS
- Complies with ANSI: C136.2, C136.10, C136.14, C136.15

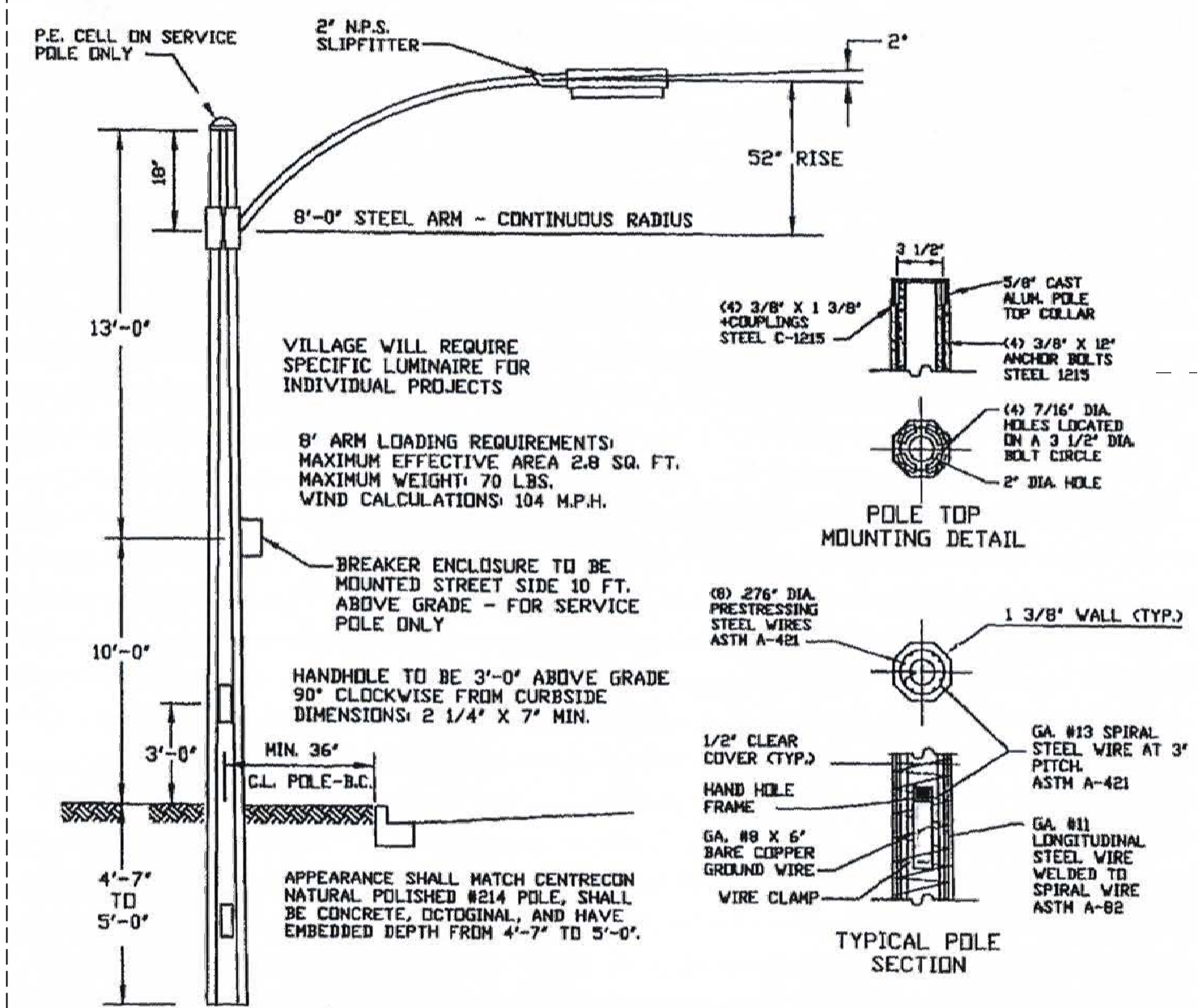
TYPE 'SL'

Applications:
Parking lots
Roadways
Residential communities
Commercial environments
Office communities



WARRANTY	WARRANTY
53 105 CA MT1 R2 DA	53 155 CA MT1 R2 FG
53 105 RH 120 R3 FG	

Area Lighting PROVIDE FIXTURE AND POLE AT EACH TYPE 'SL' LOCATION



RESIDENTIAL STREET LIGHT

PROVIDE FIXTURE AND POLE AT EACH TYPE 'SL' LOCATION

CONTACT INFORMATION: Scott Bellanger 847-368-5845

Note 1:

Village of Arlington Heights

CONTACT INFORMATION: Scott Bellanger 847-368-5845

The contractor will install a Hubbell 'Quazite' PD box (specs provided) on the north side of Techny Road in the parkway where uni-duct crosses the road and makes ninety degree turn to go northwest to 1st light pole. Contractor will use water proof splices in Hubbell 'Quazite' PD box.

Contractor will install 2 1/2" *galvanized rigid steel conduit under roadway on Techny to provide a sleeve for uni-duct T&B ENT flexible raceway #12009-750 west of walnut Ave , and another 2 1/2" *galvanized rigid steel conduit under the driveway entrance to facility on Techny.

Contractor will install new uni-duct T&B ENT flexible raceway #12009-750 to existing light pole on NWC of Techny and Walnut to connect to existing lighting system.

Stresscrete #E280-AP0-G-S40-FC concrete light poles with Sternberg #KA168-S arm will be installed on Techny Road.

American Electric Luxmaster series light fixtures 100w HPS #53-10S-XH-MT7-R2-DA-LC with multi tap ballast will be used.

All poles will be installed in compacted limestone screening.

Fuse holders will be installed in the hand holes of each pole (BUSS # HEB-AA) Fuse size will be 6 1/4 amp 250 volt

Splices in poles will be split bolt type wrapped in rubber splicing and vinyl tape, or equivalent compression type splice.

1 1/4 poly pipe (uniduct) T&B ENT flexible raceway #12009-750 will be installed with 4 conductor 6 Awg copper wire type USE-2

Duct will be installed up into pole

Duct will be installed 2' below grade

No underground splicing will be permitted

Contractor will provide an as built drawing at the completion of the project.

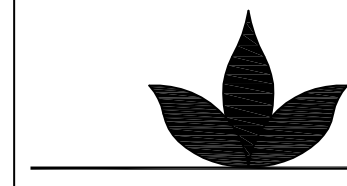
NOTE: 2

PROVIDE 2- 1" PVC FROM THE DEMISING WALL IN THE GARAGE OF COTTAGES TO PEDESTALS AT WALL 1- PHONE/CALL SYSTEM, 1- FIRE ALARM. PROVIDE MDU PANEL FOR PHONE / TV IN EACH GARAGE.

NOTE: 3

PROVIDE 2- 2" PVC FROM THE MEMORY CARE ELECTRICAL ROOM PHONE BOARD TO TWO PEDESTLS. ONE CONDUIT TO EACH.

PROPOSED MEMORY CARE FACILITY



Lyle Andrew Bremmeyer, NCARB
ARCHITECTURAL SERVICES

7600 N.E. 41st Street, Suite #330
Vancouver, Washington 98662
(360) 892-9090
FAX (360) 892-2146

Email: AndyB@WedgwoodServices.com

STATES LICENSED:

Washington	Wyoming
Oregon	New Mexico
Michigan	Texas
Colorado	Arizona
Florida	Nevada
Utah	Montana
Georgia	Missouri
Idaho	Illinois

LJB DESIGNS, LLC

111 Market Street N.E., Suite 325
Olympia, Washington 98501
(360) 867-1945

E-mail: LJBDesigns@Comcast.net

RJ DEVELOPMENT LLC

401 Central Street SE
Olympia, Washington 98501
(360) 528-3343

E-mail: jeff@rjdevelopmentservices.com

WAVERLY INN MEMORY CARE

FACILITY

227 W RAND ROAD
ARLINGTON HEIGHTS, IL

SCALE: AS NOTED
DATE OF ISSUE:

DESIGN DOCUMENTS
APPROVAL APPROVAL

PERMIT DOCUMENTS
BID DOCUMENTS

CONTRACT DOC.

REVISIONS	#	DATE	SUBJECT
	1	DATE	
	2	DATE	
	3	DATE	
	4	DATE	

ELECTRICAL SITE PLAN

SHEET NO.
E1.1

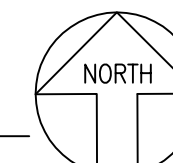
PROJECT NO.

1

E1.1

SCALE: 1" = 30'-0"

ELECTRICAL SITE PLAN

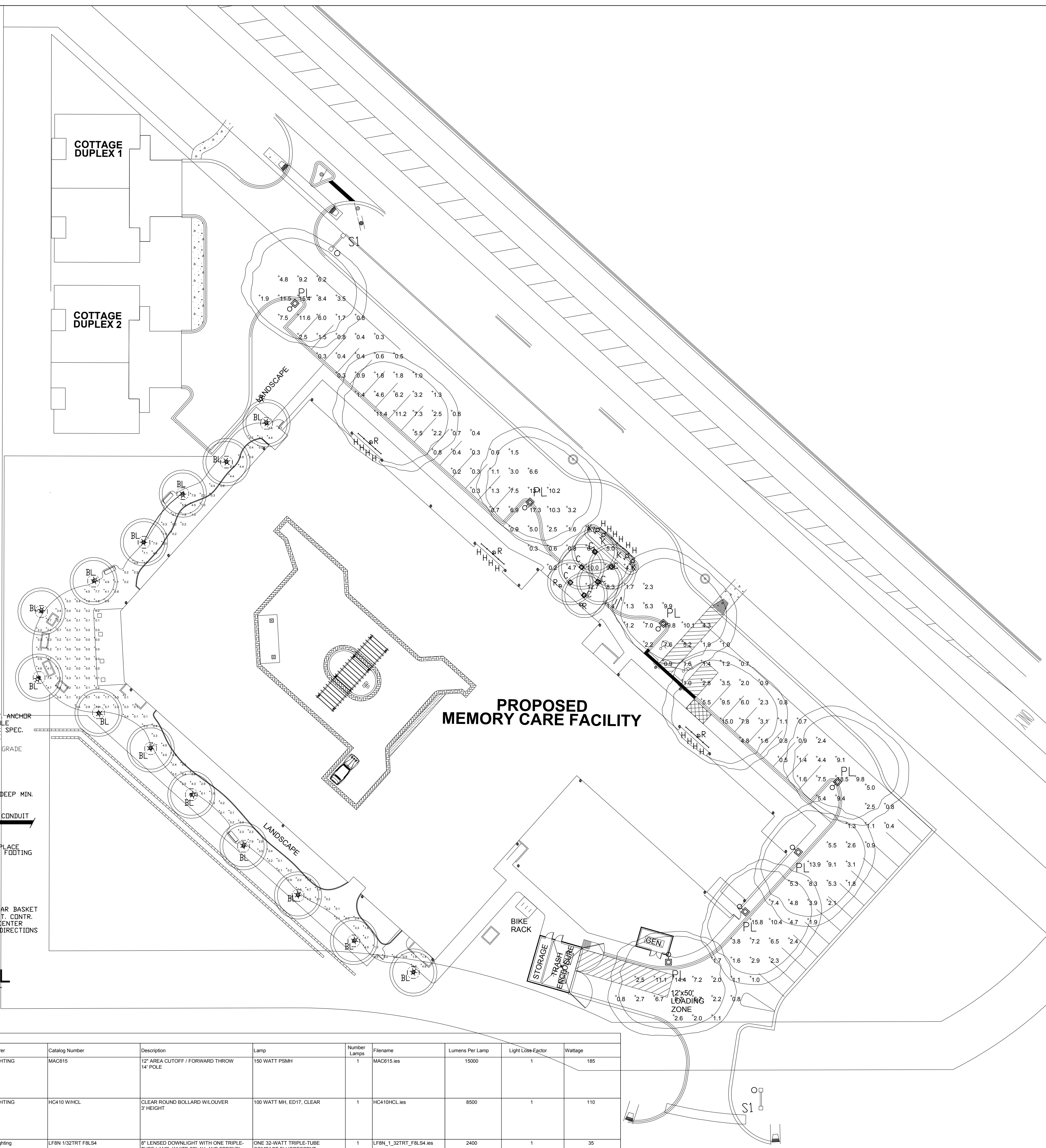


[illegible]

PROVIDE CONCRETE POLE BASE AT EACH
TYPE PL LIGHTING STANDARD.

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Layer Factor	Wattage
	PL	9	RLJJD LIGHTING	MAC615	12" AREA CUTOFF / FORWARD THROW 14' POLE	150 WATT PSBH	1	MAC615.ies	15000	1	185
	BL	14	RLJJD LIGHTING	HC410 WHCL	CLEAR ROUND BOLLARD W/COVER 3' HEIGHT	100 WATT MH, ED17, CLEAR	1	HC410HCL.ies	8500	1	110
	C	6	Lithonia Lighting	LF8N 1/32TRT F8LS4	8" LENSED DOWNLIGHT WITH ONE TRIPLE-TUBE LAMP, WHITE SPAY, AND FRESNEL GLASS LENS 10' HEIGHT	ONE 32-WATT TRIPLE-TUBE COMPACT FLUORESCENT	1	LF8N_1_32TRT_F8LS4.ies	2400	1	35
	BPL	0	Lithonia Lighting	KB08 LED 16C 700 30K SYM MVOLT	KB08 WITH 4 LIGHT BOARDS (16 LEDS), 700mA DRIVER, 3000K COLOR TEMP, AND SYMMETRIC OPTIC 3' HEIGHT	LED	1	KB08_LED_16C_700_30K_SYM_MVOLT.ies	1607.643	1	39

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BACK	+	4.5 fc	15.8 fc	0.4 fc	39.5:1	11.3:1
FRONT	+	4.2 fc	19.8 fc	0.2 fc	99.0:1	21.0:1
WALKWAY	+	1.7 fc	7.9 fc	0.0 fc	N/A	N/A



																		
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MEMORANDUM TO: Jeff Yates
RJ Development

FROM: Brendan May
Consultant

Luay Aboona, PE
Principal

DATE: April 22, 2016

SUBJECT: Traffic Impact Study
Memory Care Facility
Arlington Heights, Illinois

This memorandum summarizes the methodologies, results and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed memory care facility to be located in Arlington Heights, Illinois. The site, which is currently occupied by the Northwest Covenant Church, is located in the northwest quadrant of the intersection of Rand Road with Techny Road. As proposed, the development is to contain 72 memory care units and 4 independent living units. The development will provide 44 parking spaces. Access to the development will be provided via a right-in/right-out access drive on Rand Road and a full movement access drive on Techny Road.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The sections of this memorandum present the following.

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the site
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access system and adjacent roadway system
- Recommendations regarding the adequacy of the parking supply.





Aerial View of Site Location

Figure 2

Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices and existing peak hour traffic volumes.

Site Location

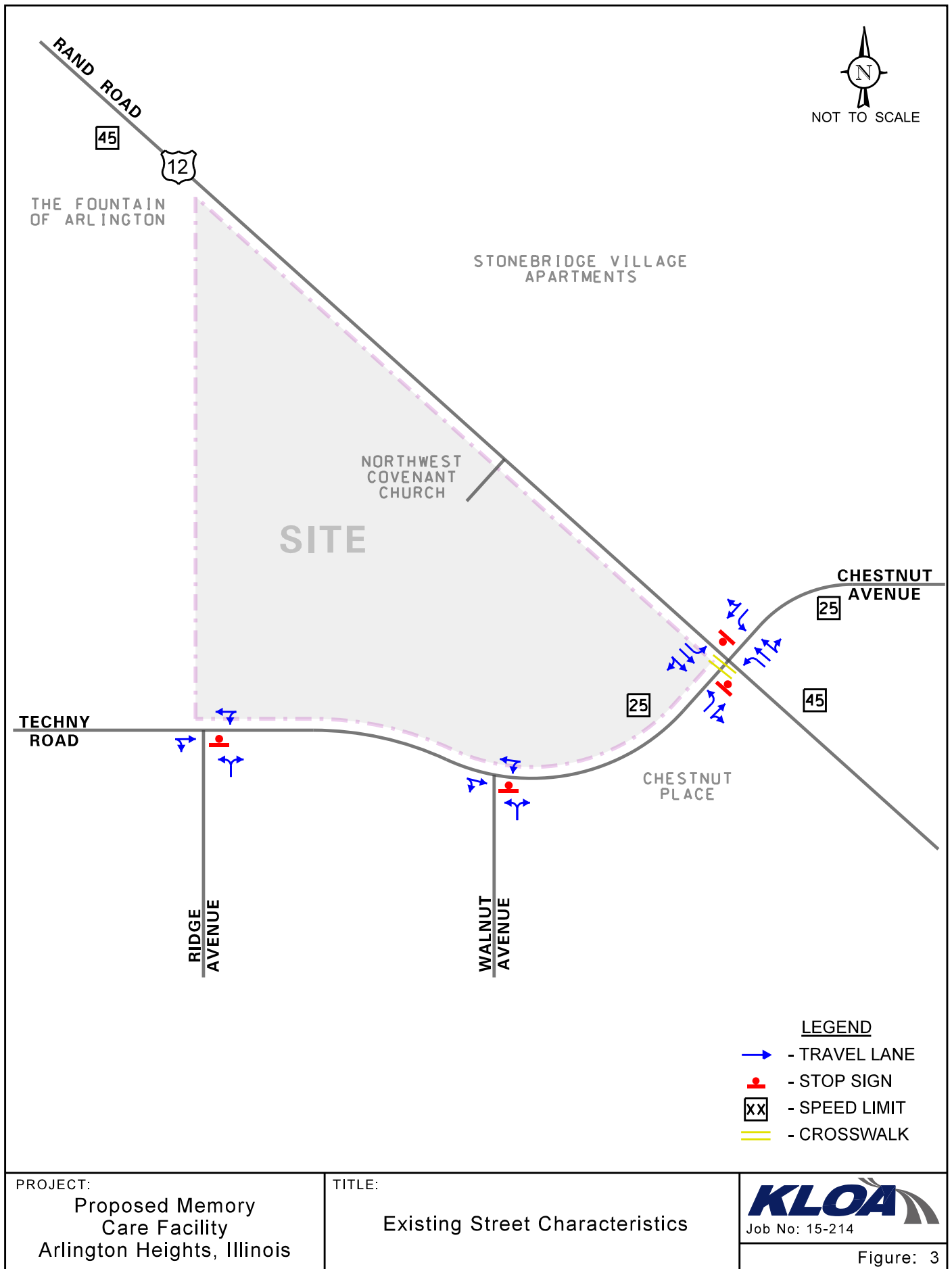
The site, which is currently occupied by the Northwest Covenant Church is located in the northwest quadrant of the intersection of Rand Road with Techny Road. Area land uses in the vicinity of the site are primarily residential in all directions with the Greenbriar Apartments and the Fountain of Arlington to the north, Stonebridge Village Apartments to the north and east, Chestnut Place and Russetwood Terrace subdivision to the south and Greenbriar subdivision and Techny Court subdivision to the west. Furthermore, Arlington Plaza and the Annex of Arlington are located to the southeast.

Existing Roadway System Characteristics

The following and summarizes the existing roadway characteristics within the vicinity of the site which are illustrated in **Figure 3**.

Rand Road (US Route 12) is a northwest-southeast four-lane roadway divided by a painted median. Rand Road in the vicinity of the site provides two lanes in each direction. At its unsignalized intersection with Techny Road, Rand Road provides an exclusive left-turn lane, an exclusive through lane and a shared through/right-turn lane on both approaches. Rand Road is signalized at its intersection with Kennicott Drive approximately 2,000 feet to the northwest and with the Arlington Plaza Access Drive approximately 1,300 feet southeast. Rand Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is classified as a Strategic Regional Arterial (SRA) route, carries an average daily traffic (ADT) volume of 26,900 vehicles and has a posted speed limit of 35 miles per hour south of Techny Road and a posted speed limit of 45 miles per hour north of Techny Road.

Techny Road is an east-west roadway that extends from Rand Road west to Kennicott Drive and provides one lane in each direction. At its unsignalized intersection with Rand Road, Techny Road provides an exclusive left-turn lane and a shared through/right-turn lane that are under stop-sign control. This west leg of Techny Road provides a crosswalk. The east leg at this intersection is Chestnut Avenue which provides an exclusive left-turn lane and a shared through/right-turn lane that are under stop-sign control. At its unsignalized intersections with Walnut Avenue and Ridge Avenue, Techny Road provides a shared through/right-turn lane on the west approach and a shared left-turn/through lane on the east approach. Parking is permitted on both sides of the roadway. Techny Road is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.



Walnut Avenue is a north-south two-lane roadway that extends from Techny Road south to Ladd Street. At its unsignalized intersection with Techny Road, Walnut Avenue provides a shared left/right-turn lane that is under stop-sign control. Parking is permitted on both sides of Walnut Avenue. Walnut Avenue is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

Ridge Avenue is a north-south two-lane roadway that extends from Techny Road south to its terminus approximately 325 feet south of Ladd Street. In the vicinity of the site, parking is permitted on both sides of the roadway. At its unsignalized intersection with Techny Road, Ridge Avenue provides a shared left/right-turn lane that is under stop-sign control. Ridge Avenue is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

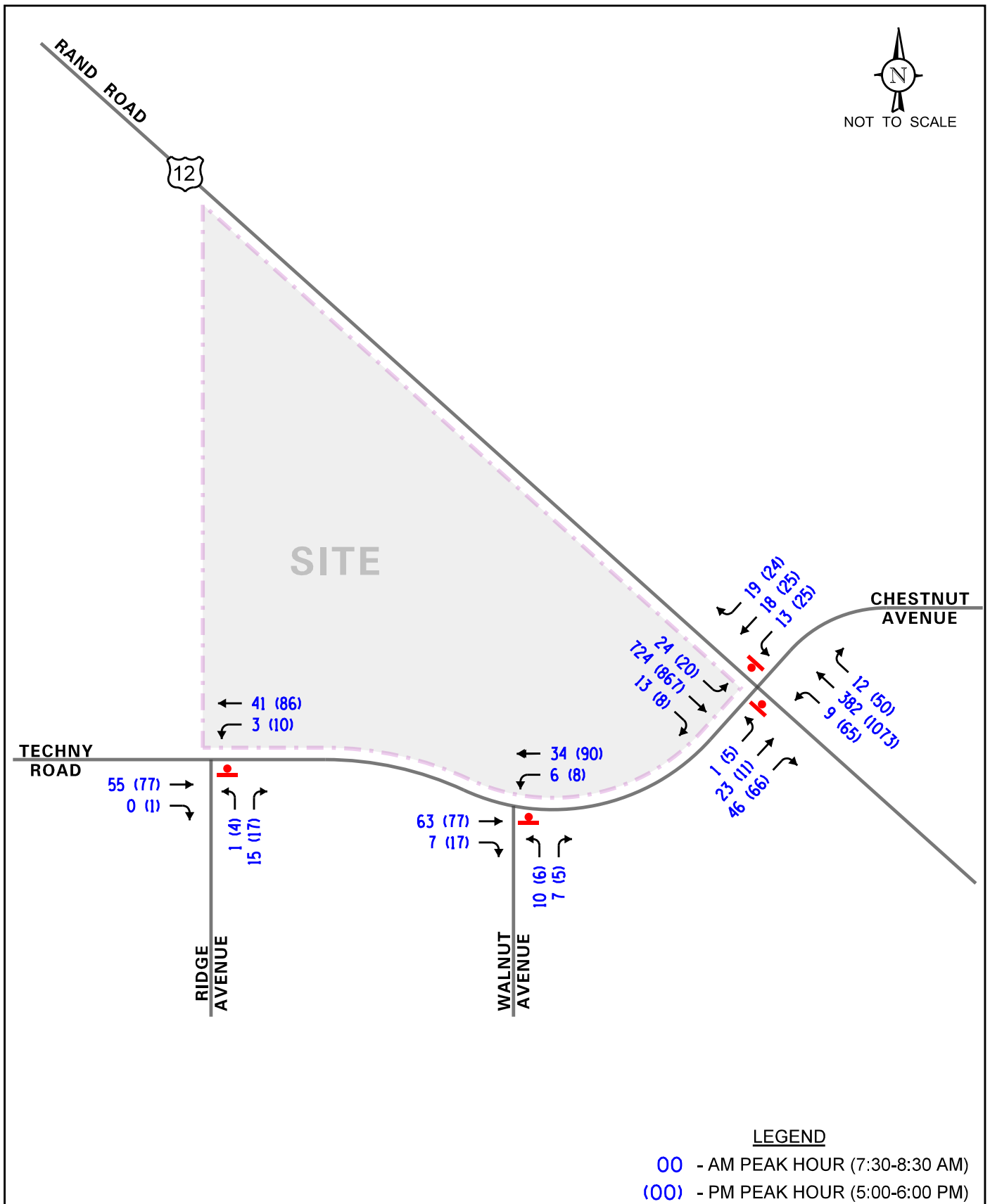
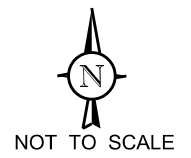
In order to determine current traffic conditions on the existing roads, KLOA, Inc. conducted peak period vehicle traffic counts on Thursday, September 17, 2015 during the morning (7:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Rand Road with Techny Road
- Techny Road with Walnut Road
- Techny Road with Ridge Road

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs 5:00 P.M. to 6:00 P.M. **Figure 4** illustrates the existing peak hour vehicle volumes.

Accident Data

KLOA, Inc. obtained accident data from IDOT for the past five years (2009 to 2013) for the intersections of Rand Road with Techny Road/Chestnut Avenue, Techy Road with Walnut Avenue and Techny Road with Ridge Avenue. A review of the accident data indicated that the intersections of Techny Road with Walnut Avenue and Techny Road with Ridge Avenue experienced zero accidents between 2010 and 2014. The intersection of Rand Road with Techny Road/Chestnut Avenue experienced only two accidents in 2010, three accidents in 2011 and 2014, five accidents in 2012 and one accident in 2013. In addition, there were no fatalities reported and the frequency of accidents was low. Furthermore, the intersection is not listed in IDOT's Statewide or Local Five Percent Report which presents the five percent of state, county, township and municipal roadway segments and intersections exhibiting the most pressing safety needs.



PROJECT: Proposed Memory Care Facility Arlington Heights, Illinois	TITLE: Existing Traffic Volumes	 Job No: 15-214 Figure: 4
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Gap Study Results

A gap study was conducted along Rand Road at the location of the proposed access drive in order to determine the availability of gaps or interruptions in the Rand Road traffic stream. The gap study was conducted on Thursday, September 17, 2015 during the weekday morning and weekday evening peak periods and examined the availability of gaps or interruptions in the traffic streams. Gaps in the southbound direction on Rand Road will allow traffic to turn left onto Techny Road and right onto Rand Road. Gaps in both directions on Rand Road will allow traffic to turn left onto Rand Road and travel across Rand Road onto Chestnut Avenue. The results of the gap study are summarized in **Table 1**. As can be seen, the results indicate that numerous gaps are available in the traffic stream to accommodate turning movements.

Table 1
GAP STUDY RESULTS – RAND ROAD

Time Periods	Number of Potential Movements Based on Gaps Available			
	Northbound Left-Turn	Eastbound Left-Turn	Eastbound Right-Turn	Eastbound Through
Weekday 7:30 - 8:30 A.M.	681	178	312	201
Weekday 5:00 – 6:00 P.M.	742	166	337	135

Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

As proposed, the development is to consist of memory care facility providing 72 beds and two senior duplexes (four independent living units). A total of 44 parking spaces will be provided for staff, visitors and residents. Access to the development is proposed to be provided via a full movement access drive on Techny Road and via a right-in/right-out access drive on Rand Road. The access drive off Techny Road will be aligned opposite of Walnut Avenue and will provide one inbound lane and one outbound lane with outbound movements under stop-sign control. The access drive off Rand Road will be located approximately 600 feet north of Techny Road. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop-sign control. This access drive should provide a raised channelizing island to physically restrict movements to right-turn in and right-turn out movements only. Additionally, appropriate “No Left-Turn” signing should be provided within the raised island to reinforce this restriction.

Directional Distribution

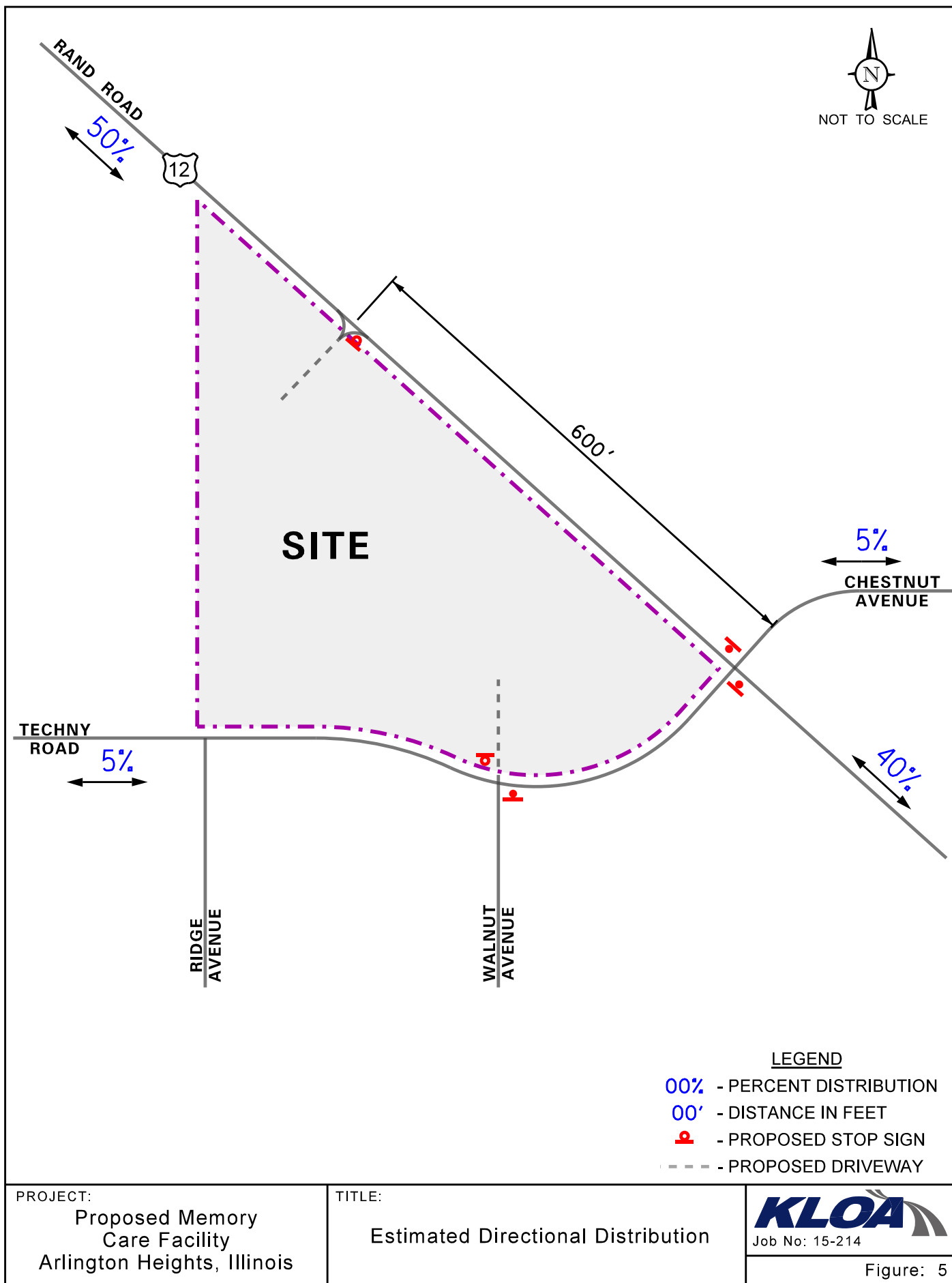
The directional distribution of development-generated trips on the roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directions from which development-generated traffic will approach and depart the facility's proposed location were estimated based on existing travel patterns, as determined from the traffic counts at the existing location. The estimated directional distribution of development traffic is shown in **Figure 5**.

Estimated Site Traffic Generation

The volume of traffic generated by the facility is based on the type of land use and size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed assisted living facility is based on the trip generation rates published in the 9th Edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). Since the ITE *Trip Generation Manual* does not provide rates for memory care units, the Assisted Living (Land-Use Code 254) rates were used to estimate the trips to be generated by the memory care units. **Table 2** shows the site-generated traffic volumes for the proposed facility during the weekday morning and evening peak hours. Copies of the corresponding ITE *Trip Generation Manual* graphs and equations used are included in the Appendix.

Table 2
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

Land Use Code	Quantity	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
Assisted Living (254)	72 Beds	9	4	13	11	10	21
Independent Living (252)	4 Units	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>3</u>
Total		10	5	15	13	11	24



Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

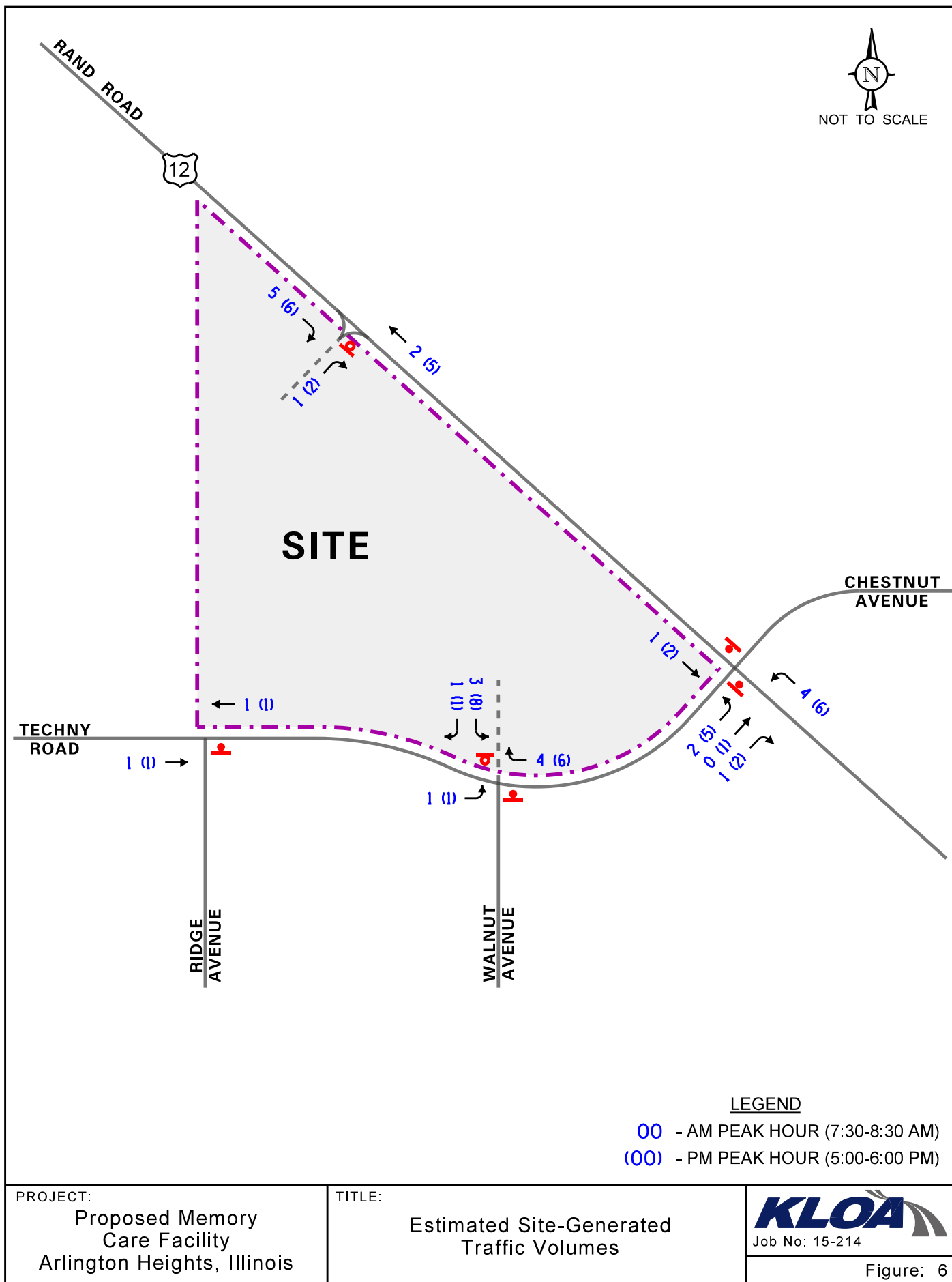
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5) and are illustrated in **Figure 6**.

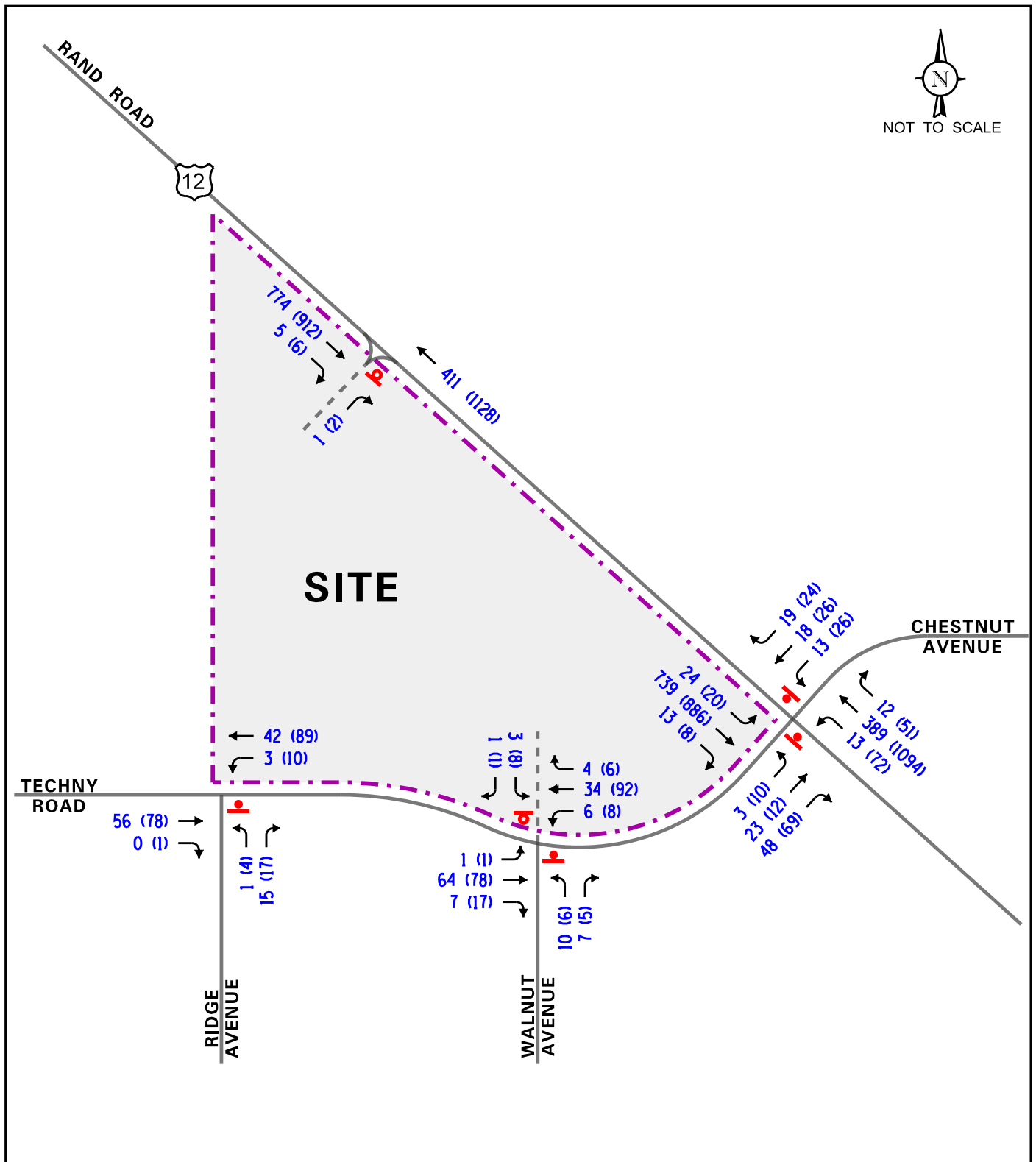
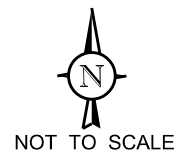
Background Traffic Conditions

Based on the Chicago Metropolitan Agency for Planning (CMAP) Year 2040 population and employment projections, the existing traffic volumes were increased by one-third percent per year for six years (buildout year plus five) to project the Year 2021 background traffic volumes. A copy of the CMAP Year 2040 projections letter is included in the Appendix.

Total Projected Traffic Volumes

The existing traffic volumes accounting for growth were combined with the peak hour traffic volumes generated by the development to determine the Year 2021 total projected traffic volumes that are shown in **Figure 7**.





LEGEND

- 00 - AM PEAK HOUR (7:30-8:30 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)

PROJECT:
Proposed Memory
Care Facility
Arlington Heights, Illinois

TITLE:
Year 2021 Total Projected
Traffic Volumes

KLOA
Job No: 15-214

Figure: 7

Traffic Analysis

Traffic analyses were performed for the intersections in the study area to determine the operation of the existing roadway system, evaluate the impact of the proposed development and determine the ability of the roadway system to accommodate projected traffic demands. Analyses were performed for the weekday morning and evening peak hours for both the existing and projected traffic volumes.

The traffic analyses were performed using the Highway Capacity Software (HCS) computer software. The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation and includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions and Level of Service F is the lowest grade (oversaturated conditions, extensive delays).

For two-way stop controlled (TWSC) intersections, levels of service are only calculated for the approaches controlled by a stop sign (not for the intersection as a whole). The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for unsignalized and signalized intersections are provided in the Appendix. The results of the capacity analysis for both existing and future conditions are summarized in **Table 3** and **Table 4**, respectively.

Table 3
CAPACITY ANALYSIS RESULTS—EXISTING TRAFFIC CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Rand Road with Techny Road/Chestnut Avenue				
• Eastbound Approach	C	18.8	E	45.7
• Westbound Approach	C	20.7	F	>100
• Northbound Lefts	A	9.6	B	10.3
• Southbound Lefts	A	8.2	B	11.2
Techny Road with Walnut Avenue				
• Northbound Approach	A	9.1	A	9.4
• Westbound Lefts	A	7.4	A	7.4
Techny Road with Ridge Avenue				
• Northbound Approach	A	8.8	A	9.0
• Westbound Lefts	A	7.3	A	7.4
LOS - Level of Service Delay is measured in seconds. Note: All of the intersections operate under stop sign control				

Table 4
CAPACITY ANALYSIS RESULTS—PROJECTED TRAFFIC CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Rand Road with Techny Road/Chestnut Avenue				
• Eastbound Approach	C	19.6	F	76.0
• Westbound Approach	C	21.5	F	>100
• Northbound Lefts	A	9.7	B	10.5
• Southbound Lefts	A	8.3	B	11.3
Techny Road with Walnut Avenue/Proposed Access Drive				
• Northbound Approach	A	9.2	A	9.4
• Southbound Approach	A	9.2	A	9.9
• Eastbound Lefts	A	7.3	A	7.4
• Westbound Lefts	A	7.4	A	7.4
Techny Road with Ridge Avenue				
• Northbound Approach	A	8.8	A	9.1
• Westbound Lefts	A	7.3	A	7.4
Rand Road with Proposed Access Drive				
• Eastbound Approach	B	11.0	B	11.8
LOS - Level of Service				
Delay is measured in seconds.				
Note: All of the intersections operate under stop sign control				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identify any roadway and traffic control improvements to accommodate the development traffic.

Rand Road with Techny Road/Chestnut Avenue

The results of the capacity analyses indicate that the eastbound approach at this intersection currently operates at Level of Service (LOS) C during the weekday morning peak hour and at LOS E during the weekday evening peak hour. The westbound approach at this intersection experiences longer delays especially during the evening peak hour due to the higher volume of left-turning vehicles. Under future conditions, the eastbound and westbound approaches are projected to continue operating at their current LOS with the exception of the eastbound approach that is projected to operate at LOS F during the weekday evening peak hour with increases in delay attributed primarily to the assumed growth in background traffic. This is evident by the fact that the proposed development traffic will result in an increase of approximately only one-half percent of the total traffic traversing the intersection. Furthermore, this LOS is expected for minor roadways like Techny Road and Chestnut Avenue that intersect major roadways like Rand Road. As the results of the gap study have shown, there are numerous gaps available in the roadway system created by the existing signals to the northwest and southeast. These available gaps allow for traffic to turn out of Techny Road and Chestnut Avenue more efficiently than the results of the capacity analyses indicate. In addition, left-turns onto Techny Road and Chestnut Avenue are projected to continue to operate at a LOS A during the morning peak hour and at LOS B during the evening peak hour with 95th percentile queues of one to two vehicles which can be accommodated within the provided storage. As such, the proposed development will have a minimal impact on the operations of this intersections.

Techny Road with Walnut Avenue/Proposed Access Drive

The results of the capacity analyses indicate that the Walnut Avenue approach currently operates and is projected to continue operating at LOS A during the peak hours with minimal increases in delay. The proposed access drive is projected to operate at LOS A during both peak hours. Furthermore, left-turns onto Walnut Avenue and the proposed access drive are projected to operate at LOS A during both peak hours with 95th percentile queues of one vehicle. As such, the proposed access driveway will have a minimal impact on the operations of this intersection and no roadway or traffic control improvements are necessary. In addition, this access drive will be adequate in accommodating traffic projected to be generated by the development and will provide efficient and flexible access to the development.

Techny Road with Ridge Avenue

The results of the capacity analyses indicate that the Ridge Avenue approach currently operates and is projected to continue operating at LOS A during the peak hours with minimal increases in delay. Furthermore, left-turns onto Ridge Avenue are projected to continue operating at LOS A during both peak hours with 95th percentile queues of one vehicle. As such, the proposed access driveway will have a minimal impact on the operations of this intersection and no roadway or traffic control improvements are necessary.

Rand Road with Proposed Right-In/Right-Out Access Drive

The results of the capacity analyses indicate that this access drive is projected to operate at LOS B during the weekday morning and evening peak hours. When compared to the turn-lane guidelines published in Chapter 36 of the IDOT *Bureau of Design and Environment (BDE)* Manual, it was determined that a southbound right-turn lane will not be required during either peak hour. Based on these results, the access drive will be adequate in accommodating traffic projected to be generated by the development and will provide efficient and flexible access to the development.

Gap Study Evaluation

Table 5 shows the number of available gaps compared to the number of required gaps that are needed to accommodate the projected traffic turning onto and from the eastbound approach of the intersection of Rand Road with Techny Road. As shown in Table 5, there are more sufficient gaps in traffic to accommodate the northbound left-turns onto Techny Road, eastbound right-turns on Rand Road, the eastbound left-turns onto Rand Road and the through movements from Techny Road onto Chestnut Avenue for both the weekday morning and weekday evening peak hours of adjacent roadway traffic. This indicated that this access roadway will operate adequately and will provide efficient access to the development.

Table 5

REQUIRED GAPS AT INTERSECTION OF RAND ROAD WITH TECHNY ROAD

Time Periods	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Available Gaps	Required Gaps	Available Gaps	Required Gaps
Northbound Left Turns	150+	11	150+	69
Eastbound Right Turns	150+	48	150+	69
Left Turns From Minor	150+	15	150+	32
Through Movements from Minor	150+	41	135	38

Parking Evaluation

The Village of Arlington Heights requires parking for a nursing home be provided at a ratio of one-half spaces per bed and parking for housing for the elderly (60+) be provided at a ratio of two spaces per dwelling unit. This equates to a total of 44 spaces required. The proposed development is proposed to provide 44 total parking spaces, meeting the amount required by village code. Additionally, the proposed 44 parking spaces exceeds the number of spaces required by the rates published in the ITE *Parking Generation Manual* which requires a total of 32 spaces at a ratio of 0.41 spaces per bed and 0.59 spaces per duplex unit. As such, the proposed parking supply will be adequate in meeting the parking needs of the proposed development.

Conclusion and Recommendations

Based on the proposed development plans and the preceding traffic impact study, the following conclusions and recommendations are made.

- The peak hour traffic that will be generated by the proposed development will be low as very few residents will own a vehicle.
- The limited volume of new traffic to be generated by the proposed development can be accommodated by the existing roadway system.
- The access system has been designed to provide efficient and orderly access to/from the development
- Sufficient gaps are available in the Rand Road traffic stream to accommodate the projected turning movements out of the site for both the weekday morning and weekday evening peak hours.
- The proposed parking supply of 44 parking spaces will be sufficient to meet the peak parking needs of the development.

Appendix

Traffic Count Summary Sheets



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400
Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Rand Road with Techny Road
Site Code:
Start Date: 09/17/2015
Page No: 1

Turning Movement Data

Start Time	Techny Road Eastbound						Techny Road Westbound						Rand Road Northbound						Rand Road Southbound						Int. Total	
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total		
7:00 AM	0	1	1	6	0	8	0	4	4	4	0	12	0	2	61	1	0	64	0	7	210	2	0	219	303	
7:15 AM	0	0	4	6	0	10	0	5	3	4	0	12	0	5	77	1	0	83	0	4	161	0	0	165	270	
7:30 AM	0	0	4	18	0	22	0	4	4	4	0	12	0	0	79	3	0	82	0	8	191	3	0	202	318	
7:45 AM	0	1	6	9	0	16	0	5	5	4	0	14	0	3	112	4	0	119	0	4	177	1	0	182	331	
Hourly Total	0	2	15	39	0	56	0	18	16	16	0	50	0	10	329	9	0	348	0	23	739	6	0	768	1222	
8:00 AM	0	0	10	6	0	16	0	1	4	6	0	11	1	3	91	4	0	99	0	6	185	3	0	194	320	
8:15 AM	0	0	3	13	2	16	0	3	5	5	0	13	0	2	100	1	0	103	0	6	171	5	2	182	314	
8:30 AM	0	1	7	11	1	19	0	6	6	6	0	18	0	0	107	9	0	116	0	5	154	5	1	164	317	
8:45 AM	0	1	7	20	0	28	0	5	5	5	0	15	0	2	109	0	0	111	0	7	163	4	0	174	328	
Hourly Total	0	2	27	50	3	79	0	15	20	22	0	57	1	7	407	14	0	429	0	24	673	17	3	714	1279	
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4:00 PM	0	1	3	13	0	17	0	5	2	8	0	15	0	17	225	14	0	256	0	5	206	1	0	212	500	
4:15 PM	0	0	2	11	1	13	0	0	4	6	0	10	0	21	239	4	0	264	0	2	189	2	0	193	480	
4:30 PM	0	0	1	11	0	12	0	3	2	9	0	14	0	10	243	9	0	262	0	6	185	2	0	193	481	
4:45 PM	0	1	2	12	0	15	0	0	6	8	0	14	0	12	260	4	0	276	0	4	179	1	0	184	489	
Hourly Total	0	2	8	47	1	57	0	8	14	31	0	53	0	60	967	31	0	1058	0	17	759	6	0	782	1950	
5:00 PM	0	1	2	13	0	16	0	2	4	6	0	12	0	17	280	10	0	307	0	1	206	3	0	210	545	
5:15 PM	0	0	2	19	0	21	0	5	6	5	0	16	0	14	256	15	0	285	0	8	229	2	0	239	561	
5:30 PM	0	2	1	14	0	17	0	7	11	7	0	25	0	21	262	10	0	293	0	5	208	3	0	216	551	
5:45 PM	0	2	6	20	0	28	0	11	4	6	0	21	0	12	275	15	0	302	0	6	224	0	0	230	581	
Hourly Total	0	5	11	66	0	82	0	25	25	24	0	74	0	64	1073	50	0	1187	0	20	867	8	0	895	2238	
Grand Total	0	11	61	202	4	274	0	66	75	93	0	234	1	141	2776	104	0	3022	0	84	3038	37	3	3159	6689	
Approach %	0.0	4.0	22.3	73.7	-	-	0.0	28.2	32.1	39.7	-	-	0.0	4.7	91.9	3.4	-	-	0.0	2.7	96.2	1.2	-	-	-	
Total %	0.0	0.2	0.9	3.0	-	4.1	0.0	1.0	1.1	1.4	-	3.5	0.0	2.1	41.5	1.6	-	45.2	0.0	1.3	45.4	0.6	-	47.2	-	
Lights	0	11	60	198	-	269	0	65	74	91	-	230	1	139	2706	100	-	2946	0	83	2964	37	-	3084	6529	
% Lights	-	100.0	98.4	98.0	-	98.2	-	98.5	98.7	97.8	-	98.3	100.0	98.6	97.5	96.2	-	97.5	-	98.8	97.6	100.0	-	-	97.6	97.6
Buses	0	0	1	4	-	5	0	1	0	2	-	3	0	0	8	3	-	11	0	0	11	0	-	11	30	
% Buses	-	0.0	1.6	2.0	-	1.8	-	1.5	0.0	2.2	-	1.3	0.0	0.0	0.3	2.9	-	0.4	-	0.0	0.4	0.0	-	0.3	0.4	
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	2	54	0	-	56	0	1	51	0	-	52	108	
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	1.4	1.9	0.0	-	1.9	-	1.2	1.7	0.0	-	1.6	1.6	
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	8	1	-	9	0	0	12	0	-	12	21	
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.3	1.0	-	0.3	-	0.0	0.4	0.0	-	0.4	0.3	
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1	
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	1.3	0.0	-	0.4	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	
Pedestrians	-	-	-	-	4	-	-	-	-	0	-	-	-	-	-	-	0	-	-	-	-	3	-	-	-	



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Rand Road with Techny Road
Site Code:
Start Date: 09/17/2015
Page No: 4

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Techny Road Eastbound						Techny Road Westbound						Rand Road Northbound						Rand Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:30 AM	0	0	4	18	0	22	0	4	4	4	0	12	0	0	79	3	0	82	0	8	191	3	0	202	318
7:45 AM	0	1	6	9	0	16	0	5	5	4	0	14	0	3	112	4	0	119	0	4	177	1	0	182	331
8:00 AM	0	0	10	6	0	16	0	1	4	6	0	11	1	3	91	4	0	99	0	6	185	3	0	194	320
8:15 AM	0	0	3	13	2	16	0	3	5	5	0	13	0	2	100	1	0	103	0	6	171	5	2	182	314
Total	0	1	23	46	2	70	0	13	18	19	0	50	1	8	382	12	0	403	0	24	724	12	2	760	1283
Approach %	0.0	1.4	32.9	65.7	-	-	0.0	26.0	36.0	38.0	-	-	0.2	2.0	94.8	3.0	-	-	0.0	3.2	95.3	1.6	-	-	-
Total %	0.0	0.1	1.8	3.6	-	5.5	0.0	1.0	1.4	1.5	-	3.9	0.1	0.6	29.8	0.9	-	31.4	0.0	1.9	56.4	0.9	-	59.2	-
PHF	0.000	0.250	0.575	0.639	-	0.795	0.000	0.650	0.900	0.792	-	0.893	0.250	0.667	0.853	0.750	-	0.847	0.000	0.750	0.948	0.600	-	0.941	0.969
Lights	0	1	23	46	-	70	0	12	18	18	-	48	1	7	352	11	-	371	0	23	701	12	-	736	1225
% Lights	-	100.0	100.0	100.0	-	100.0	-	92.3	100.0	94.7	-	96.0	100.0	87.5	92.1	91.7	-	92.1	-	95.8	96.8	100.0	-	96.8	95.5
Buses	0	0	0	0	-	0	0	1	0	1	-	2	0	0	3	0	-	3	0	0	2	0	-	2	7
% Buses	-	0.0	0.0	0.0	-	0.0	-	7.7	0.0	5.3	-	4.0	0.0	0.0	0.8	0.0	-	0.7	-	0.0	0.3	0.0	-	0.3	0.5
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	22	0	-	23	0	1	20	0	-	21	44
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	12.5	5.8	0.0	-	5.7	-	4.2	2.8	0.0	-	2.8	3.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	5	1	-	6	0	0	1	0	-	1	7
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	1.3	8.3	-	1.5	-	0.0	0.1	0.0	-	0.1	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

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Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Techny Road with Walnut Avenue
Site Code:
Start Date: 09/17/2015
Page No: 1

Turning Movement Data

Start Time	Techny Road Eastbound					Techny Road Westbound					Walnut Avenue Northbound					Int. Total
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:00 AM	0	9	1	0	10	0	0	8	0	8	0	1	1	0	2	20
7:15 AM	0	9	1	0	10	0	1	7	0	8	0	0	1	1	1	19
7:30 AM	0	16	1	2	17	0	0	6	0	6	0	9	5	0	14	37
7:45 AM	0	15	1	0	16	0	1	8	0	9	0	1	1	1	2	27
Hourly Total	0	49	4	2	53	0	2	29	0	31	0	11	8	2	19	103
8:00 AM	0	16	2	0	18	0	3	7	0	10	0	0	0	0	0	28
8:15 AM	0	15	3	0	18	0	2	10	0	12	0	0	1	0	1	31
8:30 AM	0	16	4	0	20	0	2	9	0	11	0	7	4	0	11	42
8:45 AM	0	26	6	0	32	0	1	10	0	11	0	10	5	2	15	58
Hourly Total	0	73	15	0	88	0	8	36	0	44	0	17	10	2	27	159
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	17	10	11	27	0	2	16	0	18	0	0	3	1	3	48
4:15 PM	0	9	1	0	10	1	6	22	0	29	0	1	2	0	3	42
4:30 PM	0	12	6	0	18	0	2	11	0	13	0	2	0	0	2	33
4:45 PM	0	15	6	0	21	0	2	16	0	18	0	2	0	0	2	41
Hourly Total	0	53	23	11	76	1	12	65	0	78	0	5	5	1	10	164
5:00 PM	0	17	4	0	21	0	1	23	0	24	0	4	2	0	6	51
5:15 PM	0	17	2	0	19	1	2	19	0	22	0	0	0	0	0	41
5:30 PM	0	16	8	0	24	0	2	33	0	35	0	1	0	0	1	60
5:45 PM	0	27	3	0	30	0	3	13	0	16	0	1	3	0	4	50
Hourly Total	0	77	17	0	94	1	8	88	0	97	0	6	5	0	11	202
Grand Total	0	252	59	13	311	2	30	218	0	250	0	39	28	5	67	628
Approach %	0.0	81.0	19.0	-	-	0.8	12.0	87.2	-	-	0.0	58.2	41.8	-	-	-
Total %	0.0	40.1	9.4	-	49.5	0.3	4.8	34.7	-	39.8	0.0	6.2	4.5	-	10.7	-
Lights	0	248	55	-	303	2	30	217	-	249	0	38	27	-	65	617
% Lights	-	98.4	93.2	-	97.4	100.0	100.0	99.5	-	99.6	-	97.4	96.4	-	97.0	98.2
Buses	0	4	2	-	6	0	0	0	-	0	0	1	1	-	2	8
% Buses	-	1.6	3.4	-	1.9	0.0	0.0	0.0	-	0.0	-	2.6	3.6	-	3.0	1.3
Single-Unit Trucks	0	0	2	-	2	0	0	0	-	0	0	0	0	-	0	2
% Single-Unit Trucks	-	0.0	3.4	-	0.6	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.3
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	1	-	1	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	-	0.0	0.0	0.0	0.5	-	0.4	-	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	13	-	-	-	-	0	-	-	-	-	5	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Techny Road with Walnut Avenue
Site Code:
Start Date: 09/17/2015
Page No: 3

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Techny Road Eastbound					Techny Road Westbound					Walnut Avenue Northbound					Int. Total
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:30 AM	0	16	1	2	17	0	0	6	0	6	0	9	5	0	14	37
7:45 AM	0	15	1	0	16	0	1	8	0	9	0	1	1	1	2	27
8:00 AM	0	16	2	0	18	0	3	7	0	10	0	0	0	0	0	28
8:15 AM	0	15	3	0	18	0	2	10	0	12	0	0	1	0	1	31
Total	0	62	7	2	69	0	6	31	0	37	0	10	7	1	17	123
Approach %	0.0	89.9	10.1	-	-	0.0	16.2	83.8	-	-	0.0	58.8	41.2	-	-	-
Total %	0.0	50.4	5.7	-	56.1	0.0	4.9	25.2	-	30.1	0.0	8.1	5.7	-	13.8	-
PHF	0.000	0.969	0.583	-	0.958	0.000	0.500	0.775	-	0.771	0.000	0.278	0.350	-	0.304	0.831
Lights	0	62	5	-	67	0	6	31	-	37	0	10	7	-	17	121
% Lights	-	100.0	71.4	-	97.1	-	100.0	100.0	-	100.0	-	100.0	100.0	-	100.0	98.4
Buses	0	0	1	-	1	0	0	0	-	0	0	0	0	-	0	1
% Buses	-	0.0	14.3	-	1.4	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.8
Single-Unit Trucks	0	0	1	-	1	0	0	0	-	0	0	0	0	-	0	1
% Single-Unit Trucks	-	0.0	14.3	-	1.4	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.8
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	2	-	-	-	-	0	-	-	-	-	1	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	100.0	-	-

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Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Techny Road with Ridge Avenue
Site Code:
Start Date: 09/17/2015
Page No: 1

Turning Movement Data

Start Time	Techny Road Eastbound					Techny Road Westbound					Ridge Avenue Northbound					Int. Total
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:00 AM	0	7	0	0	7	0	0	9	3	9	0	0	3	0	3	19
7:15 AM	0	7	0	0	7	0	2	5	0	7	0	1	2	0	3	17
7:30 AM	0	17	0	0	17	0	1	16	0	17	0	0	2	0	2	36
7:45 AM	0	14	0	0	14	0	1	7	0	8	0	0	3	0	3	25
Hourly Total	0	45	0	0	45	0	4	37	3	41	0	1	10	0	11	97
8:00 AM	0	12	0	0	12	0	0	8	0	8	0	0	4	1	4	24
8:15 AM	0	11	0	0	11	0	1	10	0	11	0	1	6	0	7	29
8:30 AM	0	18	0	1	18	0	0	16	0	16	0	1	3	0	4	38
8:45 AM	0	23	1	0	24	0	2	17	0	19	0	0	9	2	9	52
Hourly Total	0	64	1	1	65	0	3	51	0	54	0	2	22	3	24	143
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	20	0	0	20	0	3	12	0	15	0	0	2	2	2	37
4:15 PM	0	8	0	0	8	0	2	21	0	23	0	0	4	1	4	35
4:30 PM	0	15	0	0	15	0	0	16	0	16	0	0	2	0	2	33
4:45 PM	0	19	0	0	19	0	2	12	0	14	0	0	1	0	1	34
Hourly Total	0	62	0	0	62	0	7	61	0	68	0	0	9	3	9	139
5:00 PM	0	18	1	0	19	0	4	23	0	27	0	0	5	0	5	51
5:15 PM	0	14	0	0	14	0	1	20	0	21	0	2	3	0	5	40
5:30 PM	0	24	0	0	24	0	0	32	0	32	0	2	4	0	6	62
5:45 PM	0	21	0	0	21	0	5	11	0	16	0	0	5	2	5	42
Hourly Total	0	77	1	0	78	0	10	86	0	96	0	4	17	2	21	195
Grand Total	0	248	2	1	250	0	24	235	3	259	0	7	58	8	65	574
Approach %	0.0	99.2	0.8	-	-	0.0	9.3	90.7	-	-	0.0	10.8	89.2	-	-	-
Total %	0.0	43.2	0.3	-	43.6	0.0	4.2	40.9	-	45.1	0.0	1.2	10.1	-	11.3	-
Lights	0	243	2	-	245	0	24	232	-	256	0	7	55	-	62	563
% Lights	-	98.0	100.0	-	98.0	-	100.0	98.7	-	98.8	-	100.0	94.8	-	95.4	98.1
Buses	0	4	0	-	4	0	0	1	-	1	0	0	2	-	2	7
% Buses	-	1.6	0.0	-	1.6	-	0.0	0.4	-	0.4	-	0.0	3.4	-	3.1	1.2
Single-Unit Trucks	0	1	0	-	1	0	0	0	-	0	0	0	1	-	1	2
% Single-Unit Trucks	-	0.4	0.0	-	0.4	-	0.0	0.0	-	0.0	-	0.0	1.7	-	1.5	0.3
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	2	-	2	0	0	0	-	0	2
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.9	-	0.8	-	0.0	0.0	-	0.0	0.3
Pedestrians	-	-	-	1	-	-	-	-	3	-	-	-	-	8	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Techny Road with Ridge Avenue
Site Code:
Start Date: 09/17/2015
Page No: 3

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Techny Road Eastbound					Techny Road Westbound					Ridge Avenue Northbound					Int. Total
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:30 AM	0	17	0	0	17	0	1	16	0	17	0	0	2	0	2	36
7:45 AM	0	14	0	0	14	0	1	7	0	8	0	0	3	0	3	25
8:00 AM	0	12	0	0	12	0	0	8	0	8	0	0	4	1	4	24
8:15 AM	0	11	0	0	11	0	1	10	0	11	0	1	6	0	7	29
Total	0	54	0	0	54	0	3	41	0	44	0	1	15	1	16	114
Approach %	0.0	100.0	0.0	-	-	0.0	6.8	93.2	-	-	0.0	6.3	93.8	-	-	-
Total %	0.0	47.4	0.0	-	47.4	0.0	2.6	36.0	-	38.6	0.0	0.9	13.2	-	14.0	-
PHF	0.000	0.794	0.000	-	0.794	0.000	0.750	0.641	-	0.647	0.000	0.250	0.625	-	0.571	0.792
Lights	0	53	0	-	53	0	3	40	-	43	0	1	14	-	15	111
% Lights	-	98.1	-	-	98.1	-	100.0	97.6	-	97.7	-	100.0	93.3	-	93.8	97.4
Buses	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Buses	-	1.9	-	-	1.9	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.9
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	1	-	1	1
% Single-Unit Trucks	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	-	0.0	6.7	-	6.3	0.9
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	1	-	1	0	0	0	-	0	1
% Bicycles on Road	-	0.0	-	-	0.0	-	0.0	2.4	-	2.3	-	0.0	0.0	-	0.0	0.9
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Techny Road with Ridge Avenue
Site Code:
Start Date: 09/17/2015
Page No: 5

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Techny Road Eastbound					Techny Road Westbound					Ridge Avenue Northbound					Int. Total
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
5:00 PM	0	18	1	0	19	0	4	23	0	27	0	0	5	0	5	51
5:15 PM	0	14	0	0	14	0	1	20	0	21	0	2	3	0	5	40
5:30 PM	0	24	0	0	24	0	0	32	0	32	0	2	4	0	6	62
5:45 PM	0	21	0	0	21	0	5	11	0	16	0	0	5	2	5	42
Total	0	77	1	0	78	0	10	86	0	96	0	4	17	2	21	195
Approach %	0.0	98.7	1.3	-	-	0.0	10.4	89.6	-	-	0.0	19.0	81.0	-	-	-
Total %	0.0	39.5	0.5	-	40.0	0.0	5.1	44.1	-	49.2	0.0	2.1	8.7	-	10.8	-
PHF	0.000	0.802	0.250	-	0.813	0.000	0.500	0.672	-	0.750	0.000	0.500	0.850	-	0.875	0.786
Lights	0	77	1	-	78	0	10	86	-	96	0	4	17	-	21	195
% Lights	-	100.0	100.0	-	100.0	-	100.0	100.0	-	100.0	-	100.0	100.0	-	100.0	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

ITE Graphs and Equations

Senior Adult Housing - Attached (252)

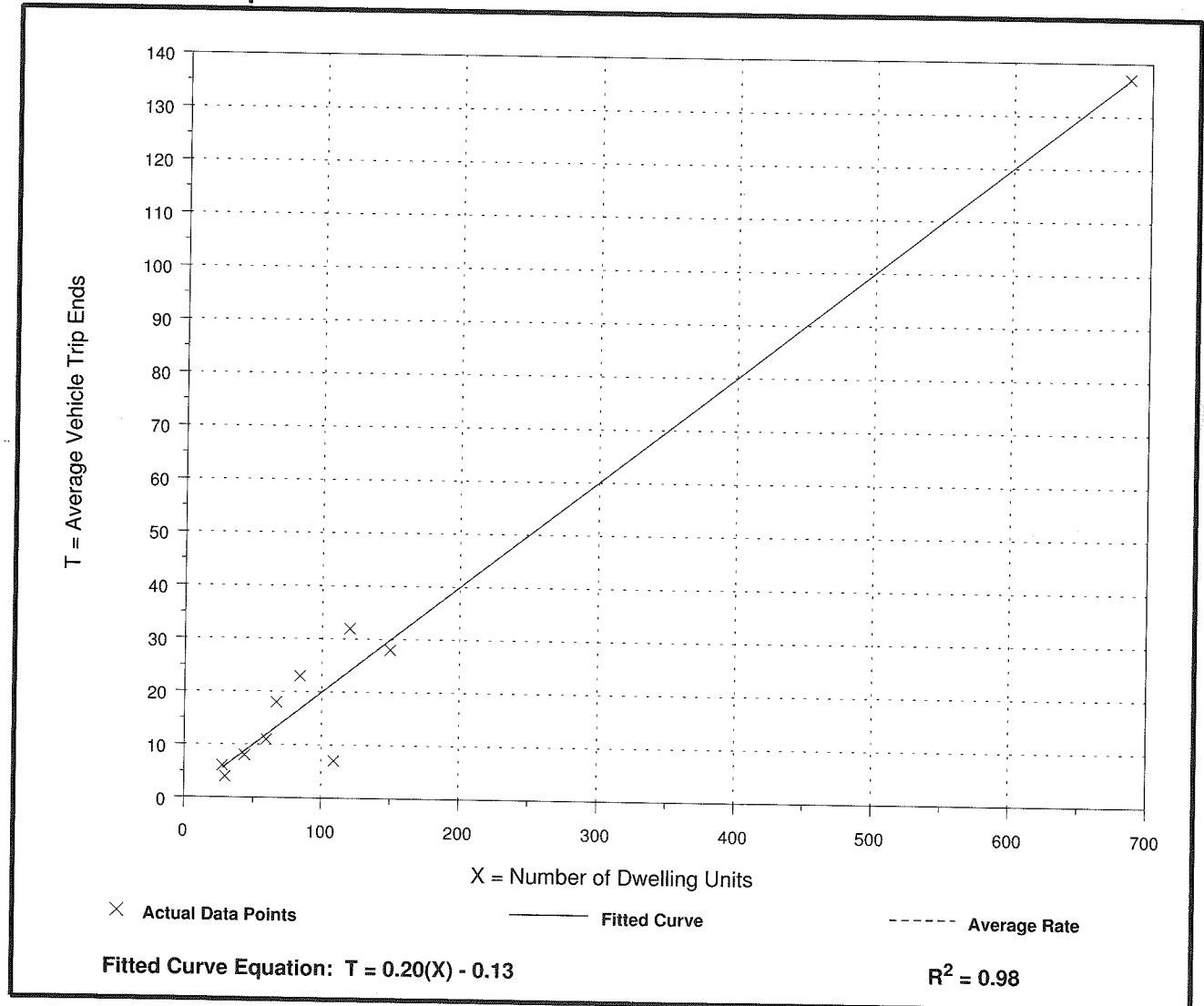
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 10
Avg. Number of Dwelling Units: 138
Directional Distribution: 34% entering, 66% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.06 - 0.27	0.45

Data Plot and Equation



Senior Adult Housing - Attached (252)

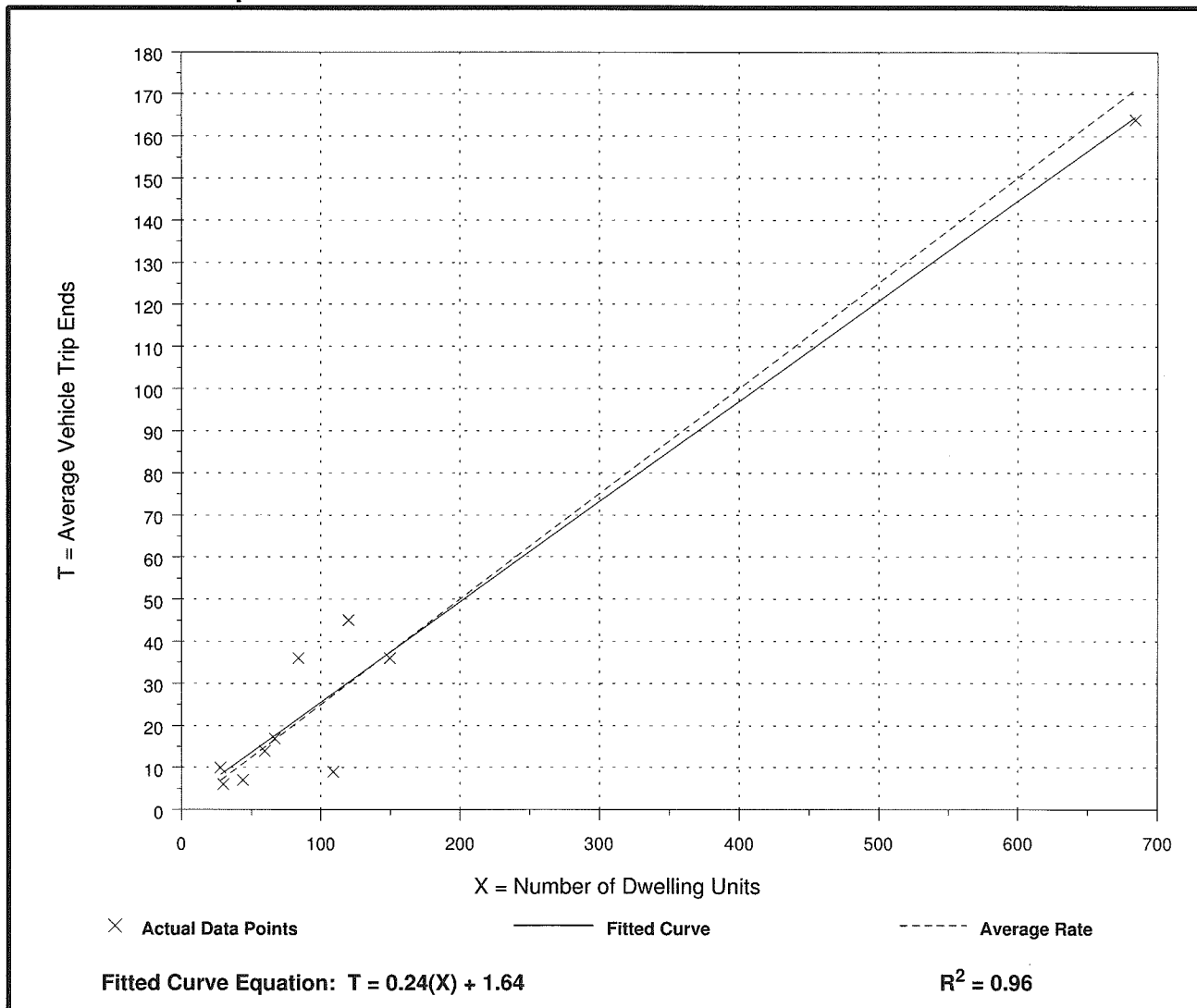
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 10
 Avg. Number of Dwelling Units: 138
 Directional Distribution: 54% entering, 46% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.25	0.08 - 0.43	0.50

Data Plot and Equation



Assisted Living (254)

Average Vehicle Trip Ends vs: Occupied Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

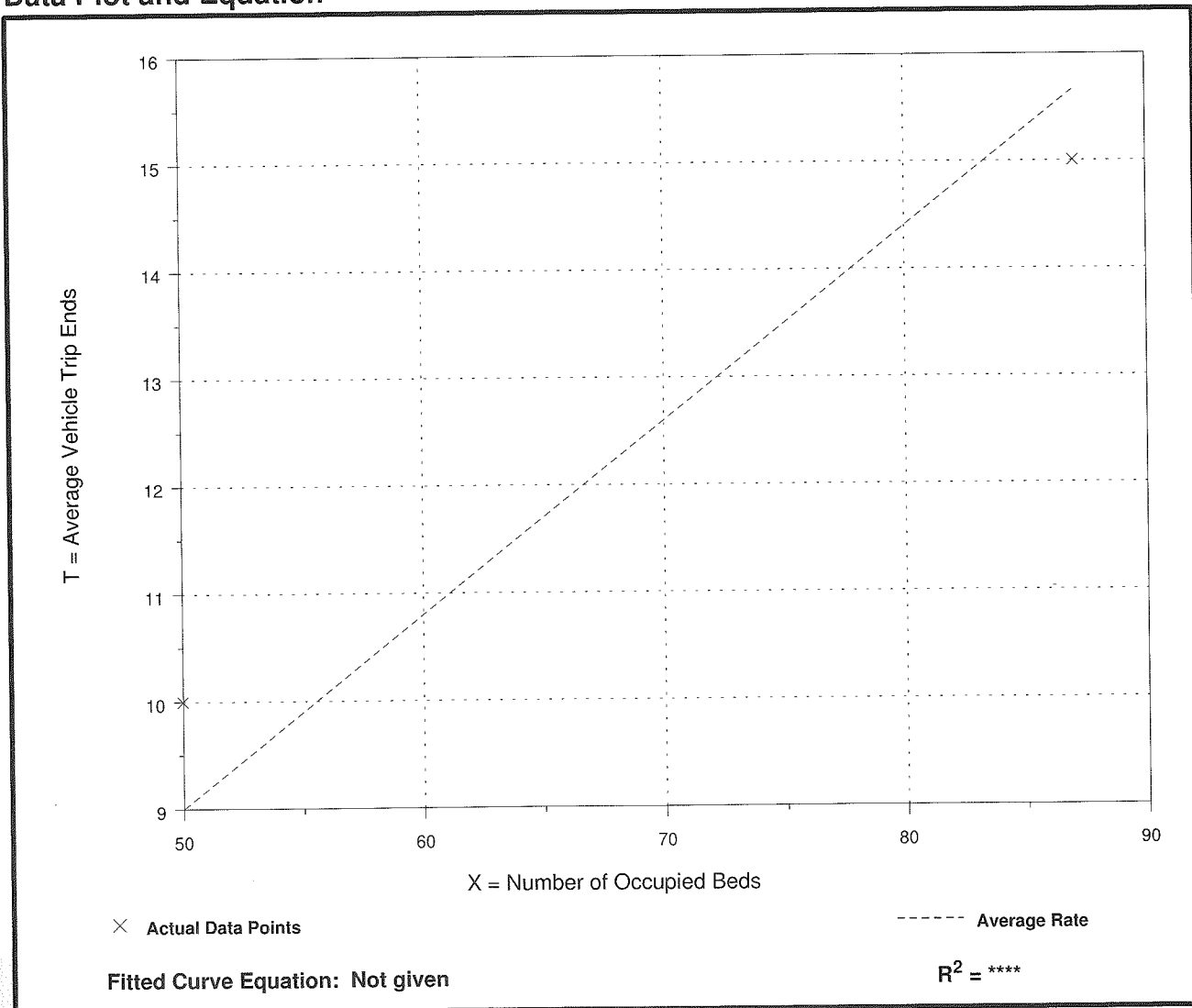
Number of Studies: 2
 Average Number of Occupied Beds: 69
 Directional Distribution: 68% entering, 32% exiting

Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
0.18	0.17 - 0.20	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Assisted Living (254)

Average Vehicle Trip Ends vs: Occupied Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

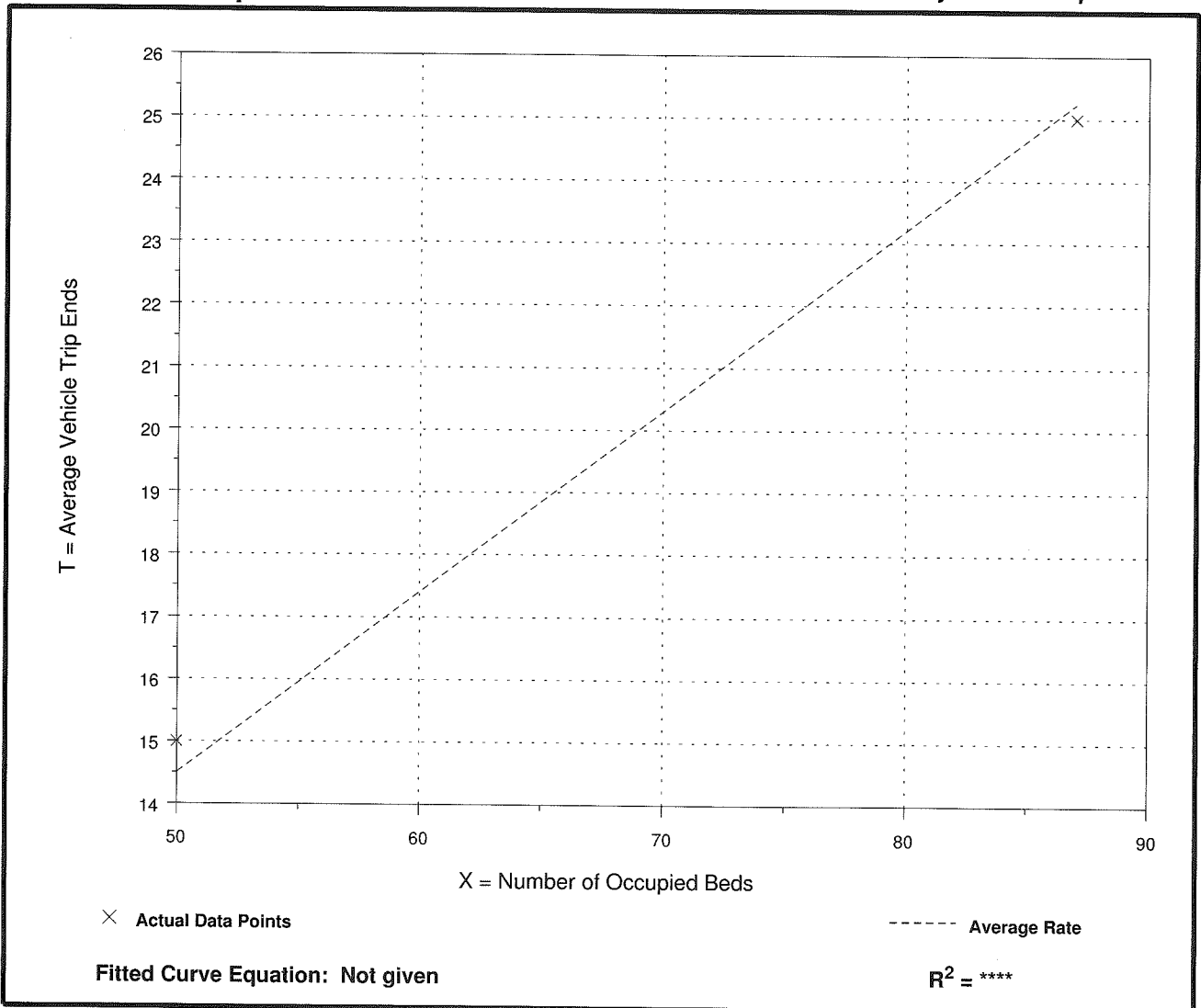
Number of Studies: 2
 Average Number of Occupied Beds: 69
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
0.29	0.29 - 0.30	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



CMAP 2040 Projections Letter



Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

April 18, 2016

Brendan May
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Rand Road (@ Techny Road/Chestnut Road)
IDOT

Dear Mr. May:

In response to a request made on your behalf and dated April 15, 2016, we have developed a year 2040 average daily traffic (ADT) projection of 31,000 for the subject location.

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2016 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jose Rodriguez'.

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Fortmann (IDOT)
S:\AdminGroups\ResearchAnalysis\SmallAreaTrafficForecasts_CY16\ArlingtonHeights\ck-30-16\ck-30-16.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	

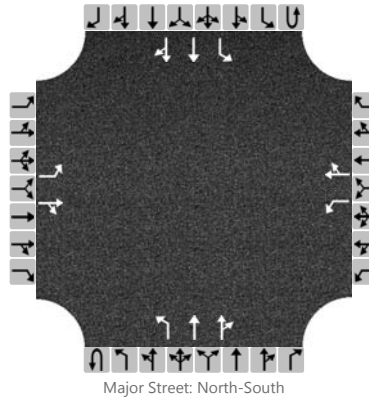
Source: Highway Capacity Manual, 2010.

Capacity Analysis Summary Sheets

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand with Techny
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2015	North/South Street	Techny Road
Time Analyzed	AM Existing Peak Hour	Peak Hour Factor	0.97
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	2	0	0	1	2	0
Configuration		L		TR		L		TR		L	T	TR		L	T	TR
Volume (veh/h)		1	23	46		13	18	19		9	382	12		24	724	13
Percent Heavy Vehicles		0	0	0		8	0	5		12				4		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

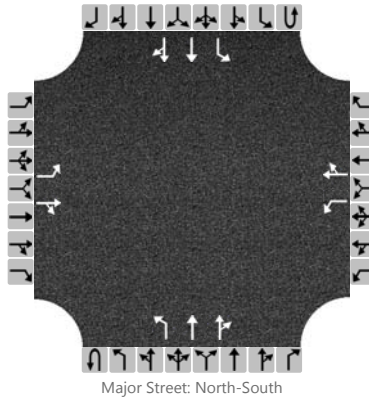
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		1		71		13		39		9				25		
Capacity		167		333		196		290		786				1135		
v/c Ratio		0.01		0.21		0.07		0.13		0.01				0.02		
95% Queue Length		0.0		0.8		0.2		0.5		0.0				0.1		
Control Delay (s/veh)		26.7		18.7		24.7		19.3		9.6				8.2		
Level of Service (LOS)		D		C		C		C		A				A		
Approach Delay (s/veh)	18.8				20.7				0.2				0.3			
Approach LOS	C				C				A				A			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand with Techny
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2015	North/South Street	Techny Road
Time Analyzed	PM Existing Peak Hour	Peak Hour Factor	0.96
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	2	0	0	1	2	0
Configuration		L		TR		L		TR		L	T	TR		L	T	TR
Volume (veh/h)		5	11	66		25	25	24		65	1073	50		20	867	8
Percent Heavy Vehicles		0	0	0		0	0	5		2				0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

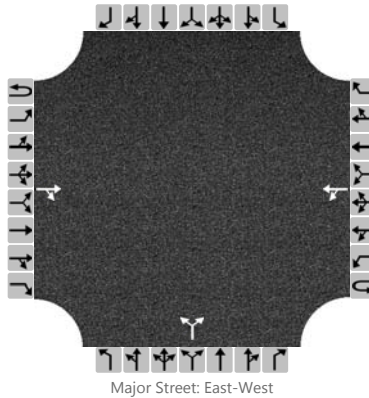
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		5		80		26		51		68				21		
Capacity		25		189		33		69		744				604		
v/c Ratio		0.20		0.42		0.80		0.74		0.09				0.03		
95% Queue Length		0.6		1.9		2.7		3.4		0.3				0.1		
Control Delay (s/veh)		178.5		37.4		274.3		143.5		10.3				11.2		
Level of Service (LOS)		F		E		F		F		B				B		
Approach Delay (s/veh)	45.7				187.7				0.6				0.3			
Approach LOS	E				F				A				A			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Walnut
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2015	North/South Street	Walnut Avenue
Time Analyzed	AM Existing Peak Hour	Peak Hour Factor	0.83
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			63	7		6	34			10		7				
Percent Heavy Vehicles						0				0		0				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

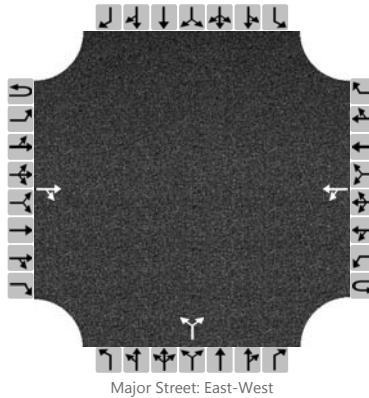
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						48						20				
Capacity						1526						906				
v/c Ratio						0.03						0.02				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						7.4						9.1				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					1.1				9.1							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Walnut
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2015	North/South Street	Walnut Avenue
Time Analyzed	PM Existing Peak Hour	Peak Hour Factor	0.84
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			77	17		8	90			6		5				
Percent Heavy Vehicles						0				0		0				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

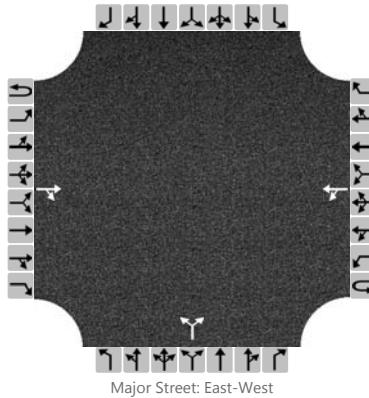
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						117						13				
Capacity						1490						839				
v/c Ratio						0.08						0.02				
95% Queue Length						0.0						0.0				
Control Delay (s/veh)						7.4						9.4				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.7				9.4							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Ridge
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2015	North/South Street	Ridge Avenue
Time Analyzed	AM Existing Peak Hour	Peak Hour Factor	0.79
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			55	0		3	41			1		15				
Percent Heavy Vehicles						0				0		7				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

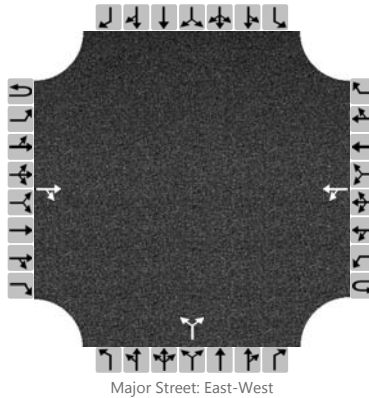
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						56						20				
Capacity						1544						974				
v/c Ratio						0.04						0.02				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						7.3						8.8				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.5				8.8							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Ridge
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2015	North/South Street	Ridge Avenue
Time Analyzed	PM Existing Peak Hour	Peak Hour Factor	0.79
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			77	1		10	86			4		17				
Percent Heavy Vehicles						0				0		0				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

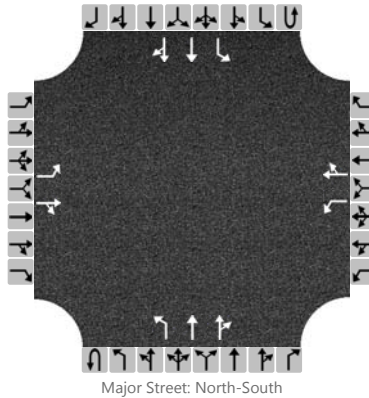
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						122						27				
Capacity						1508						916				
v/c Ratio						0.08						0.03				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						7.4						9.0				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.9				9.0							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand with Techny
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2021	North/South Street	Techny Road
Time Analyzed	AM Projected Peak Hour	Peak Hour Factor	0.97
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	2	0	0	1	2	0
Configuration		L		TR		L		TR		L	T	TR		L	T	TR
Volume (veh/h)		3	23	48		13	18	19		13	389	12		24	739	13
Percent Heavy Vehicles		0	0	0		8	0	5		12				4		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

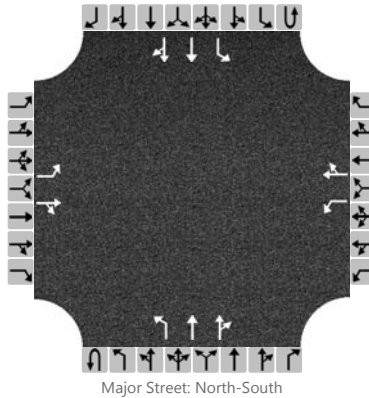
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		3		73		13		39		13				25		
Capacity		158		326		186		279		775				1128		
v/c Ratio		0.02		0.22		0.07		0.14		0.02				0.02		
95% Queue Length		0.1		0.8		0.2		0.5		0.1				0.1		
Control Delay (s/veh)		28.2		19.2		25.8		20.0		9.7				8.3		
Level of Service (LOS)		D		C		D		C		A				A		
Approach Delay (s/veh)	19.6				21.5				0.3				0.3			
Approach LOS	C				C											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand with Techny
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2021	North/South Street	Techny Road
Time Analyzed	PM Projected Peak Hour	Peak Hour Factor	0.96
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	2	0	0	1	2	0
Configuration		L		TR		L		TR		L	T	TR		L	T	TR
Volume (veh/h)		10	12	69		26	26	24		72	1094	51		20	886	8
Percent Heavy Vehicles		0	0	0		0	0	5		2				0		
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

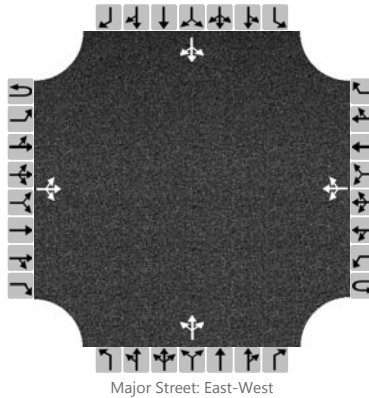
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		10		84		27		52		75				21		
Capacity		18		171		28		62		731				592		
v/c Ratio		0.54		0.49		0.97		0.84		0.10				0.04		
95% Queue Length		1.5		2.4		3.1		3.8		0.3				0.1		
Control Delay (s/veh)		337.9		44.8		367.9		180.0		10.5				11.3		
Level of Service (LOS)		F		E		F		F		B				B		
Approach Delay (s/veh)	76.0				244.2				0.6				0.2			
Approach LOS	F				F											

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Walnut/Access
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2021	North/South Street	Walnut Avenue/Access
Time Analyzed	AM Projected Peak Hour	Peak Hour Factor	0.83
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		1	64	7		6	34	4		10	0	7		3	0	1
Percent Heavy Vehicles		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

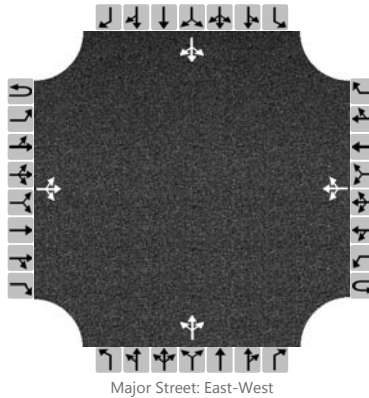
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		1				7					20				5	
Capacity		1575				1524					885				855	
v/c Ratio		0.00				0.00					0.02				0.01	
95% Queue Length		0.0				0.0					0.1				0.0	
Control Delay (s/veh)		7.3				7.4					9.2				9.2	
Level of Service (LOS)		A				A					A				A	
Approach Delay (s/veh)	0.1				1.0				9.2				9.2			
Approach LOS									A				A			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Walnut/Access
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2021	North/South Street	Walnut Avenue/Access
Time Analyzed	PM Projected Peak Hour	Peak Hour Factor	0.84
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		1	78	17		8	92	6		6	0	5		4	0	1
Percent Heavy Vehicles		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

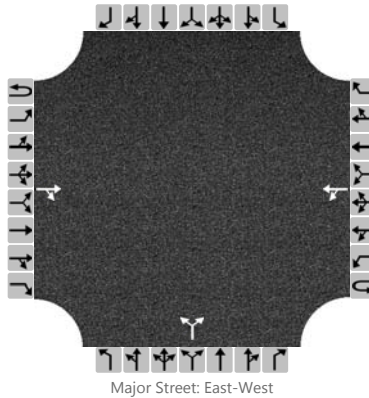
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		1				10					13					6
Capacity		1484				1489					832					738
v/c Ratio		0.00				0.01					0.02					0.01
95% Queue Length		0.0				0.0					0.0					0.0
Control Delay (s/veh)		7.4				7.4					9.4					9.9
Level of Service (LOS)		A				A					A					A
Approach Delay (s/veh)	0.1				0.6				9.4				9.9			
Approach LOS									A				A			

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Ridge
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2021	North/South Street	Ridge Avenue
Time Analyzed	AM Projected Peak Hour	Peak Hour Factor	0.79
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			56	0		3	42			1		15				
Percent Heavy Vehicles						0				0		7				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

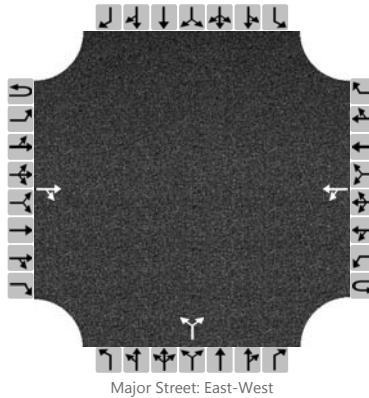
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						57						20				
Capacity						1542						972				
v/c Ratio						0.04						0.02				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						7.3						8.8				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.5				8.8							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Techny with Ridge
Agency/Co.	KLOA, Inc.	Jurisdiction	Arlington Heights
Date Performed	11/12/2015	East/West Street	Techny Road
Analysis Year	2021	North/South Street	Ridge Avenue
Time Analyzed	PM Projected Peak Hour	Peak Hour Factor	0.79
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			78	1		10	89			4		17				
Percent Heavy Vehicles						0				0		0				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

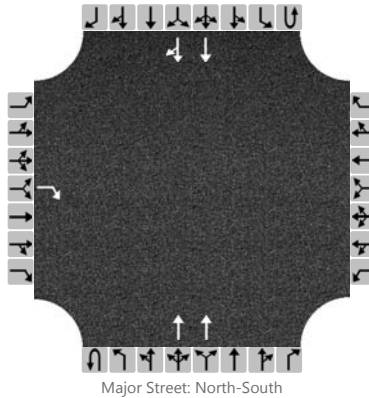
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						126						27				
Capacity						1505						913				
v/c Ratio						0.08						0.03				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						7.4						9.1				
Level of Service (LOS)						A						A				
Approach Delay (s/veh)					0.8				9.1							
Approach LOS					A				A							

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand Road with Access
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2021	North/South Street	Access Drive
Time Analyzed	AM Projected Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				1							411				774	5
Percent Heavy Vehicles				0												
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

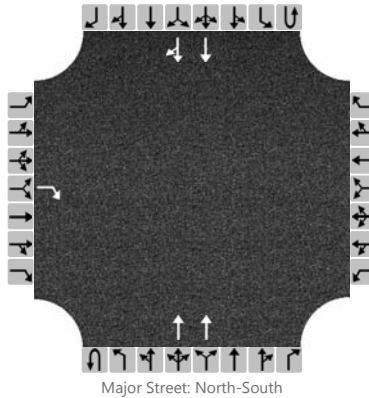
Delay, Queue Length, and Level of Service

Flow Rate (veh/h)				1												
Capacity				597												
v/c Ratio				0.00												
95% Queue Length				0.0												
Control Delay (s/veh)				11.0												
Level of Service (LOS)				B												
Approach Delay (s/veh)	11.0															
Approach LOS	B															

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	BSM	Intersection	Rand Road with Access
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT
Date Performed	11/12/2015	East/West Street	Rand Road
Analysis Year	2021	North/South Street	Access Drive
Time Analyzed	PM Projected Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Memory Care Facility		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				2							1128				912	6
Percent Heavy Vehicles				0												
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)				2												
Capacity				535												
v/c Ratio				0.00												
95% Queue Length				0.0												
Control Delay (s/veh)				11.8												
Level of Service (LOS)				B												
Approach Delay (s/veh)	11.8															
Approach LOS	B															

April 22, 2016

Mr. Tom Gallenbach
Illinois Department of Transportation
Division of Highways/Region One/District One
201 West Center Court
Schaumburg, Illinois 60196-1096

Location: US 12 (Rand Rd.) n/o Techny Road
Municipality: Village of Arlington Heights, Cook County
Re: Arlington Heights Memory Care
Reference No: 016-69811

Dear Tom:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed and prepared a response to the comments raised by the Illinois Department of Transportation (IDOT) in its April 12, 2016 letter. Our responses to the comments are summarized below:

Bureau of Traffic Operations Review Comments (March 17, 2016)

1. **A new full access driveway along southeast-bound US Route 12 cannot be granted. Desirable new full access locations along Strategic Regional Arterial (SRA) designated routes should achieve 1000-foot spacing. The proposed full access would only be 600 feet from Techy Road/Chestnut Avenue and only 600 feet from the "Fountains of Arlington" and "Stonebridge Village" full access driveways.**

The access drive has been modified to right-turn in and out only.

2. **A new limited Right-In/Right-Out (RI-RO) access northwest of Techny Road/Chestnut Avenue can be permitted along US Route 12. The Traffic Impact Study (TIS) should reassign site-traffic destined for northwest-bound US Route 12 to the new access driveway on Techny Road followed by an eastbound to northwest-bound left-turn at the intersection. The TIS should also reassign all site-traffic coming from the southeast on US Route 12 to Techny Road to access the site.**

Site-traffic has been reassigned to reflect the provision of a right-in/right-out access drive on Rand Road.

3. **The new access should provide a raised channelizing island (i.e. "pork chop") to physically prohibit inbound and outbound left-turn movements as US Route 12 lacks a raised median in this area. Appropriate "No Left-Turn" signing should be placed within the raised island to reinforce the prohibition.**

Noted.

4. **Site traffic destined for the northwest can also take Techny Road west to Kennicott Drive north and use the existing traffic signal at US Route 12 and Kennicott Drive. Additionally, a new cross access connection from this site to the "Fountains of Arlington" to the north would allow the small number of projected outbound left-turns to use the existing full access already serving that site.**

As shown in the directional distribution (Figure 5) traffic was projected to travel west to Kennicott Drive. A cross access connection will not be provided to the "Fountains of Arlington" to the north. Therefore, projected site traffic has been reassigned to the intersection of Rand Road with Techny Road.

5. **Documentation from the Chicago Metropolitan Agency for Planning (CMAP) stating the projected percentages of growth for this segment of US Route 12 should be provided in the TIS.**

A copy of CMAP letter is included in the revised traffic study.

6. **Please provide copies of the corresponding ITE Trip Generation Manual graphs and equations used to determine the estimated development traffic generation.**

Copies of the corresponding trip generation rates are included in the revised traffic study.

7. **Given the proposed senior facility as part of this redevelopment, the existing sidewalk at US Route 12 and Techny Road I Chestnut should be upgraded to meet Americans with Disabilities Act (ADA) and IDOT standards, including, but not limited to ramp and landing compliance.**

Noted.

8. **Submit a revised Traffic Impact Study (TIS) for continued review.**

Noted.

Enclosed please find three copies of the revised Traffic Impact Study for your continued review. Should you have any questions or require additional information, please let me know. I look forward to receiving your response at your earliest convenience.

Sincerely,



Luay R. Aboona
Principal

Encs.

C: Jim Masarelli, Village of Arlington Heights
Angelo Zografos, P.E., Pearson Brown & Associates