Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
April 24, 2024
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Red Flag Resolution - 4/11/24

IV. PUBLIC HEARINGS

A. 2201 N. Chestnut Ave Townhomes - 2201 N. Chestnut Ave & 315 W. Rand Rd. - PC#23-011
Preliminary Plat of Subdivision, Rezoning from R-1 to R-6 for Lot 2 and R-1 to B-2 for Lot 1, Comprehensive Plan Amendment, Special Use Permit to allow Minor Auto Repair on Lot 1, and Variations

V. OTHER BUSINESS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Plan Commission
4/24/2024

Item: Red Flag Resolution - 4/11/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	**Type**
Red Flag Resolution - 4/11/24 Minutes	Minutes

PLAN
COMMISSION

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

RE: RED FLAG RESOLUTION - PC #24-002

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 April, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director, Planning & Community Development
DAN OSOBA, Assistant Planner
HALEY NICHOLAS, Assistant Planner

DRAFT

ACTING CHAIRPERSON WARSKOW: I'm calling the Plan Commission to order.

Can we all stand and say the Pledge of Allegiance?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: All right, roll call, please.

MR. LYSICATOS: Commissioner Cherwin.

(No response.)

MR. LYSICATOS: Commissioner Sigalos.

(No response.)

MR. LYSICATOS: Commissioner Ennes.

(No response.)

MR. LYSICATOS: Commissioner Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

MR. LYSICATOS: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. LYSICATOS: I don't have my list, sorry.

COMMISSIONER GREEN: Commissioner Lorenzini.

MR. LYSICATOS: Yes, sorry. Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. LYSICATOS: And Commissioner Jensen.

COMMISSIONER JENSEN: Here.

COMMISSIONER SIGALOS: Excuse me, I didn't hear you call my name, but I'm here, Sigalos.

MR. LYSICATOS: I think I got you at the beginning.

COMMISSIONER SIGALOS: Okay.

ACTING CHAIRPERSON WARSKOW: All right, our first piece of business is approval of the minutes from the last Commission on March 13th for Arlington 425.

Do I have such motion?

COMMISSIONER JENSEN: I'll move.

ACTING CHAIRPERSON WARSKOW: Second?

COMMISSIONER LORENZINI: Second.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

COMMISSIONER GREEN: I will abstain because I was not there.

COMMISSIONER SIGALOS: I will abstain also; I was not there.

ACTING CHAIRPERSON WARSKOW: Okay, now we can move the motion with three?

MR. LYSICATOS: I think, yes, it will be a majority of the members that are here.

ACTING CHAIRPERSON WARSKOW: Okay, that works.

Now, we are on to the main part of today's hearing is to hear about the Red Flag Resolution.

MR. LYSICATOS: Thank you. Actually, I think we need a motion to open the public hearing.

ACTING CHAIRPERSON WARSKOW: Oh, okay, then I'll make a motion to open the public hearing.

DRAFT

COMMISSIONER GREEN: I'll second that.
ACTING CHAIRPERSON WARSKOW: All in favor?
(Chorus of ayes.)
ACTING CHAIRPERSON WARSKOW: Anyone opposed?
(No response.)
ACTING CHAIRPERSON WARSKOW: All right, the public hearing is opened.

MR. LYSICATOS: So, thank you for having us tonight to have a public hearing regarding the zoning regulation of properties in the vicinity of 116-120 West Eastman. This is a resolution that was passed by the Village Board a few months ago in October which called for a public hearing to discuss some of the issues that were discussed around the approval of the Eastman project about two or three months ago at this point, or no, about four months ago at this point.

What the Staff has done, we've prepared a presentation that's gone through all the steps that we've taken so far. This will be our first public hearing which was required as part of that resolution. What I'll do is I'll walk through the presentation and then come back to specific properties and then get comments from the Plan Commission. Specifically, we have some materials that we'd like for you to kind of take some notes or give us some input if you're not necessarily wanting to discuss in detail at the moment.

So, without further ado, I'll start going through the resolution summary. Basically, it's going to lay out what the Village Board adopted on December 18th and directed the Plan Commission and the Staff to gather public comment concerning the possible amendments to regulations regarding the properties within the vicinity of the Eastman project. These are basically in the north side of Northwest Highway, between Vail and Walnut, and there's a few properties along St. James directly adjacent to the Eastman project.

We are directed to do research that could possibly lead to the establishment of overlay zoning, rezoning of certain districts and certain properties, and revision to the Comprehensive Plan and the Downtown Plan. What we've done is we narrowed it down as part of the presentation with the Village Board to about six properties where we would probably recommend more detailed conversation and possible changes. There were some preliminary recommendations made in December that will just give us a little bit of history of where we've been since that point.

The Red Flag Resolution overview itself required the notice within 90 days which we did furnish, and I'll put that on record that we did do the appropriate public notice for this. We put it in the paper, notified all the property owners that were identified in the resolution, and met our legal requirement in that regard. We'll be looking at all of the standard documents that really make up what we do here from a comprehensive master planning standpoint and a zoning standpoint. You see the Comprehensive Plan, the Downtown Plan, the Zoning Code, our Zoning Map, our Subdivision Controls. I've highlighted the Comprehensive Plan because I think that's where we're really going to have our discussion tonight which is really kind of focused on the concept rather than get into detail of zoning and those kinds of elements. The Master Plan and the Comprehensive Plan I think are really where we want to focus our discussion tonight to determine what the process is going to be through the Plan Commission, but also just what the general thinking are for these specific properties.

So, the public hearing will obviously give the Plan Commission their first chance to give us feedback based on your institutional knowledge where you've seen , you

know, plans and projects, and also going through the process with Eastman, and also the public to have an opportunity to make comment, for you to take that into consideration.

We have a few maps that I'll walk through the specific area that we're looking at here. You see the big number one and the big number two on the map, right in between them is the Eastman project. These are all the properties north of Northwest Highway with Vail Ave being on the east or the right-hand side, and then Walnut on the left. There's also an additional property, number six, on the south side of the tracks that we included. It's sort of a housekeeping item from a Comprehensive Plan standpoint. It's a parking lot currently, and we kind of brought it into the conversation because it's very similar in the discussion topics. We also included some of the zoning, that's not going to be a specific emphasis tonight. We really want to think from the master planning and land use standpoint, long-term land use standpoint. This will kind of clarify a little bit more how many parcels we're talking about.

Number one is the bank property, Village Trust Bank. Number two is the AT&T building. Number three are some of the single-family homes; there is a quad townhome, an apartment building, all on Park. Number four are the auto-oriented business uses on the corner with Walnut. Number five are actually two lots that are currently the public parking lot owned by the Village. Those are still zoned residential, so I think they're in the Master Plan residential. So, it's about cleaning that up, some sort of housekeeping you'll see here. That's number five. Number six, specifically, are sort of looking, and this is an important map for us to think of that comprehensive master planning sort of land use standpoint.

Steps in the process. So, to give you a little bit of background where we are with research, what we've done is we've met with the specific property owners at each of those numbers. We've reached out to all six of them. We haven't heard from two, but we have met with the rest of them at this point. We had a neighborhood meeting on March 21st which I'll get into detail what we actually did to prepare for that meeting. Then, here we are today with our initial public hearing on April 11th.

The next steps will be further research based on what we hear from you tonight. I think your input will be important, especially from that 30,000-foot kind of level for land use. That will determine really what the process is and we'll have some discussion tonight on how you want to take the process; whether it's the whole Plan Commission, breaking out into some of your subcommittees which we think the larger Plan Commission is probably a good idea to carry that conversation forward because there's a number of moving parts here. It might get really clunky to have the conversation separately and then try to put them back together again, but we can get into more detail later. Then any additional public hearings that will be required legally whether we change the Comprehensive Master Plan, any of the zoning, overlays, whatever the process is, we'll have to follow through dictated by state law.

The property owner discussion process, what we do is begin with outreach. We've sent out letters to all the taxpayers of records on the properties, scheduled individual meetings with them. Several of the property owners were reached out by phone, we were able to currently have contacts for them, or they reached out to us after they got the letters. So, like I said, the status of the meetings, we had four meetings.

In the Park Ave properties, there were a number of owners in that area so it broke out into several properties, there's I believe five buildings, four or five buildings there. It outlines who we speak to here. Again, that's the West Park Place, I accounted for two of them. We did get some feedback through e-mail from another owner on Park Place, and then the commercial property owners right along Northwest Highway including the corner, there's auto-

oriented uses, actually the same owner. I believe they're here tonight. Also, the Village Bank property, we got a one-on-one discussion with them.

The neighborhood meeting summary, what we did was we sent out 127 mailers for this. We had a Village website, a simple Village website as you can see on the screen, that was set up. We used the e-mail notifications from the Eastman project, and that e-mail list that was generated of people who were interested, we used that for e-mail blast. We had about 14 people that came out to the meeting and we had a really robust conversation, a lot of detail about different concerns, about the potential redevelopment of those six properties, and just overall individual concerns with the neighborhood.

Now, what I'll do is I'll go through each of the properties just to give you a sense of the ones we're looking at in a little bit more detail, the feedback that we received, then we'll come back to number one here and we'll get your feedback on what you think really should be those master planning goals, those larger land use questions.

Number one is the Village Bank & Trust building property. It's the largest property that we're considering. You can see just here in some of the photos that we gathered, so that's what it is at this point. We all got new photos for everything. So, what we heard from them will also give you a sense of what it's zoned for. So, the property itself right now is in the B-5 district which is what Eastman was. It's probably our most intense zoning district that we have. So, you can see what's possible here if you built it out to the maximum that you could. This is what's allowed there. So, it could be a significant redevelopment.

At the December meeting, there was a recommendation to discuss this more because it had so much of a comparison to Eastman where it could potentially redevelop. What we heard from the property owner and from the neighborhood is that it's not going where that Eastman project is right now, and I'll get into some detail there. The property owner, they just invested in the bank property; right now, there are no plans to redevelop. They plan to be there for a while, they're not going anywhere, they really want to focus on being good neighbors. They do want to be able to consider their future redevelopment. They are cognizant of the concerns, whether it's the step-backs from the property on the first floor or even setbacks on the higher floors, they understand those concepts. As it stands, they're really concerned about their access on St. James with the drive-through; to them it's really critical for that function.

When we spoke with the neighborhood, obviously the maximum heights were a concern. Similar to what we heard during Eastman, they would like to see those step-backs on the initial floor, and then step-backs as higher floors come in. Density is a concern, and what that would generate from a traffic standpoint and access standpoint, and if, you know, itdoes get to a point of redevelopment at some point in the future, considerations for more green space. You'll see a lot of the neighborhood feedback would be really consistent across these properties.

The AT&T property which is just east of Eastman, currently, AT&T has long-term operations at this facility. There's very little staff that works there. We actually haven't been able to get a hold of the management company for this one, so we're not sure what their plans are for it. Again, this is in a B-5 Zone, so it does have the capability of being a larger building if it does get redeveloped at some point in the future. This was one that we obviously wanted to get into further study and more detail, it's probably the other more complex property in this discussion.

I think what we heard here is a little bit more specific from the neighborhood which was how it dovetails with the Eastman project as it's been approved. What

would be the massing next to that building? Would it match those heights? Because there's still the opportunity for a lot of the same issues in terms of shadow from the building, things of that nature. So, how would that come into play with the Eastman project? Staff has been looking at it, and obviously we have to take that into consideration, especially when Eastman is built to have the two buildings work together.

The next set of properties are along Park Place. This one as I described earlier is a mix of uses there, a mix of typologies with the buildings. So, there's 303, 303 is an apartment building. You have 307 and 309 which are the single-family homes. Then you have the townhomes at 402. Then 315 is a new one, it's actually a quad townhome, and we had a pretty robust conversation with the owners at 315.

As it stands, it's an R-7 Zone. So, it would allow for a little bit more density than there is now, especially the single-family homes. If they were to be redeveloped they could be developed in a larger intensity. We've recommended that this actually get down-zoned to an R-6 in our December meeting. The conversation we had, especially with the quad townhome, they did not have issues with that. The one concern was that what they have there is grandfathered because it would put a cap on that density. That project wouldn't necessarily get through without modifications, but it doesn't affect what's been built. They just really wanted assurance of that.

I can outline it here, I sort of got through it already, but that group of owners also were in favor of changing the corner with Chestnut to multi-family, or potentially high density. They did talk about not having larger buildings on Northwest Highway. They were concerned about that overshadowing their backyards. On-street parking came up with the property owners and also with the neighborhood. It's a very narrow roadway on Park, so how on-street would be affected by potentially more density or more traffic and just to be cognizant when those things potentially redevelop.

When we spoke with the neighborhood, you know, they really wanted to keep the character of that neighborhood. It's one of the three sides of the triangle around the park, potentially keeping those two single-family homes. They are two of the older homes in that neighborhood. And I think I touched upon, you know, increased traffic and access and how any redevelopment in the future would impact those. Also, the green space keeps coming up.

Number four is the two auto-oriented commercial properties on the corner of Northwest Highway and Chestnut. Both properties are actually currently under the same ownership, the same company owns both of those. They're both currently occupied. Let me give you some snapshot of the zoning. So, right now it's a B-3 Zone which is a Business Zone that does allow for auto uses. So, the current occupants do comply with the zoning.

The December 18th conversation did potentially recommend going to a B-2 to sustain more of that commercial gateway into the downtown. As it stands, these are the zoning regulations for B-3. They're the same for B-2 when it comes to residential as far as how much land you need. When we spoke with the property owners there were significant concerns from them with reducing development rights and potential density. We did hear about the maximum height on the B-2 which is really dictated by the size of the land, because remember, you can get more units the bigger the property. There isn't a height limit per se, it's a unit limit, and that really limits what you can do there with the size of the property, how high you can go.

There was a question on a concern about the commercial aspect of it, and what they relayed to us is that they're having concerns with newer development. It's harder to get some of the local businesses because it's a brand-new building and higher rents.

As it is, they can't get the national retailers in because the traffic on Northwest Highway isn't as attractive as on Rand Road or Palatine which get those high volumes and we're seeing a lot of those national commercial properties come in.

They did prefer an R-6/R-7 Zoning to maximize the development potential which would drive it up to three, four potentially higher stories. Access to Park Place was important for potential redevelopment because of that intersection at Northwest and Chestnut. You can't really access that corner, it's a very congested corner. It has the railroad, it's complex, so redevelopment would require some sort of access out to Park.

They were comfortable with the current tenants and they're are actually able to get attractive rents because of the limits right now. Limits on properties for these types of auto uses near residential or commercial areas. A lot of it is in warehouse zones which aren't as attractive, so they're actually able to do pretty well with the existing uses.

I alluded to the fact that the neighborhood is worried about the maximum height along Northwest Highway since it's directly adjacent to those residential buildings in the back. Access onto West Fremont was a concern, again the traffic into the neighborhood, access onto Park. Those are things that if it redevelops, we would have to look at and possibly limit the access or at least the direction of the access so it didn't just cut through the neighborhood. I think we could balance that, and then obviously the green space.

So, the next two are really focused on parking lots, and this is where we do a little bit of housekeeping. The two lots that you see there are not aligned with the rest of the parking lots. Those were purchased by the Village and turned into a parking lot. So, you can see. If you're familiar with the Farmer's Market, you'll know that well.

Right now, you can see that their master plan and their zoning isn't correlating with what it is now. The Village purchased that to create the parking lots, so the Comprehensive Plan, our recommendation is it should be changed to a Government Institutional use so it just complies with how we're using it. The neighborhood did have an interest to potentially bring back single-family homes at some point, and obviously, if that lot gets improved, potential green space, or if it gets redeveloped into something at some point, the parking lots could potentially be land-banks in the future, bringing more of that green space back. You see some themes as we go through.

Then the last one is the property to the south of the tracks. This is on the corner of Chestnut and Campbell. It's the parking lot and there's also a single-family home that are owned I believe by the same owner. You'll see the zoning here is R-6, so it is a multi-family high density Comprehensive Master Plan use right now. There was a recommendation to bring it to a moderate density, so the orange would extend all the way to the corner. That's what we recommended just to bring it in line with, you know, what we've heard from the neighborhood, and also with the Master Plan.

The property owner here is obviously concerned with restricting development rights, including height and density. The neighbors were really worried about the maximum heights as well. There is this sort of balancing act between the two, so that's why we felt like a moderate density would allow it to develop something like a townhome, but not a larger building where we're getting the density across the street with Arlington 425 if and when that gets built. That's sort of density sort of balances it out.

So, these are the six properties. What I'll do now is I'm just going to backtrack to one, and I'll ask for any comments from the Plan Commission. What I did is I've left you those sheets of the four properties we felt are the most comment-worthy. The two parking

lots we feel are sort of housekeeping at this point. You can make comments there or just make your notes.

What we've done is tried to organize how we're going to approach the Master Plan standpoint into four areas which is the architecture, the building height, setbacks, and density. Any other concerns, you can just kind of fill in into Other, but we feel that those are the big picture things we want to discuss with you with what you've seen, you know, year after year with different properties, and especially with what you just went through with Eastman. So, I'll start with the Village Bank and, through the Chair, kind of hear what the Plan Commission has to say.

ACTING CHAIRPERSON WARSKOW: Thank you. Thank you for that very thorough presentation. I am going to start off with my fellow Commissioners.

Commissioner Jensen, do you have any questions, comments?

COMMISSIONER JENSEN: Well, I guess I need a little help in getting a crisper statement of what problem we're trying to solve. Obviously, you have a highly dense downtown area and our planning requires a step-down to a transitional area, and then you'll be down to residential and, at most two-story residential or one-story. I'm not sure what problem, I mean, that's kind of the way we've got it set up now. What is it we're trying to solve with this Red Flag Resolution and the approach? Do we want another layer or step-down before so we would go Central Business District, then we have the transitional, and then are you talking you want to put another transitional before we get down to the neighborhood where we have single-family? So, I'm a little confused on what's the problem we're working on.

MR. LYSICATOS: It's a very good question and I think that's actually really an appropriate place to start, right? It's concept and detail. I drive people crazy with saying that all the time, and I drive them crazy by saying that part, too, but it really is about the concept.

So, the concept was coming out of Eastman where we did hear about that step-down. There was technically a zone where it's stepped down, but the reality was those were single-family homes across from the Eastman project, and therein lies the rub. How do you take the two zones where there isn't necessarily the opportunity for that step-down and talk to the neighborhood about those concerns?

That's kind of what we're hearing is that how do you work that in to the Master Plan and redefine what we think is the most important. So, it's almost like a refresh, right, from a concept standpoint. Are those land uses still consistent with what we think is appropriate in these transition areas? I think that's the first question, is to start off and answer it in a large perspective, and then get into the detail of zoning because I think if we're not clear, and that's why I want to hear from you specifically about where we think that land use stands. Is this, the long-term land use outcome, still appropriate the way we've looked at it?

For Village Bank, we're looking at that from a land use standpoint. It's mixed use. From a land use standpoint, is that still what we want there in the long term? Not necessarily what's there now, because we know these things happen in the few years, in decades, we don't know the timing, right? Properties can be sold or they can just be redeveloped based on market conditions. I think that's the first thing we're trying to answer here to your point. Is that the land use? Do we have to look at some consideration to build in some of that transition possibly through an overlay? Things of that nature.

Again, the detail I think we'll get to. I think there'll be a series of discussions we'll have with you to think how that goes best, but I think that's the first question.

COMMISSIONER JENSEN: So, this is for future development.

MR. LYSICATOS: Right.

COMMISSIONER JENSEN: We're not talking about doing anything necessarily, although the AT&T, as it's almost non-used at this point, maybe one of the early ones that gets redeveloped is something.

MR. LYSICATOS: Potentially, but we don't know that.

COMMISSIONER JENSEN: So, basically, this could be something that doesn't change anything for quite a few years --

MR. LYSICATOS: Correct.

COMMISSIONER JENSEN: -- because it's basically laying the groundwork and restrictions and limitations on what we want to go in here when we start doing some redevelopment.

MR. LYSICATOS: Right, correct. I think that's what it is, is to put a little bit of sunlight on what's allowed here. That we're comfortable with allowing this type of development here. Because something could sit vacant for a long time and people don't realize that that's a B-5 Zone, that's the Downtown Zone, and when it gets developed, there was a little bit of surprise in the room with Eastman. To avoid the process of having to go back and redesign. I think one of the good outcomes for that was the architecture, right? It came in with a little bit more of a modern design, it came back to a little bit more of a neoclassic design.

So, for this specific property, what do we feel is appropriate? Do we feel that mixed use is appropriate? Do we feel the architecture should be more classic or something that should maybe be more bold? You know, I think that those are big questions we could answer tonight, and give us a little bit more to then whittle down based on your feedback, from the neighbors, and give the Village Board that direction to say, you know, we've looked at it again, this is the direction it should stay, this is the direction it should go.

COMMISSIONER JENSEN: The last point I guess I would either address, I mean, it's a question or statement, the architecture should probably be directed or dealt with by the Building Commission.

MR. LYSICATOS: Yes, the Design Commission will definitely --

COMMISSIONER JENSEN: Design Commission, yes.

MR. LYSICATOS: Yes, but I think the Plan Commission and the Village Board will kind of set the policy, will set the guidance of what it should be. Then the Design Commission will make their recommendations in their review based on what's been put into our guidance documents. I think that your role is really to say this is the vision, right? Then the Design Commission gets into the nitty-gritty, like this doesn't really match the vision, or yes, we can play off it. You know, they get into the real detail of some of these architectural elements that may be above my head. Steve is really good at managing that process though.

I think answering these questions about each of these properties on what the Plan Commission thinks appropriate will be important. From your standpoint, you know, is it a classic architecture that you think would build in better with the downtown, or is it something that should be more avant-garde or step out? You know, the density, yes, that should be a maximum density, or no, that should have a transition to it. Same thing with the building heights.

I think if we can answer some of those questions or preferences from Plan Commission tonight, and again you can jot it down, you can take it home with you and say, I need to really think about this, that's fine, too.

COMMISSIONER JENSEN: That's all I have.

ACTING CHAIRPERSON WARSKOW: Commissioner Lorenzini?

DRAFT

COMMISSIONER LORENZINI: Thank you.

So, the whole concept of having a transitional zone makes a lot of sense. Ideally, you don't want a 50-story building next to a residential home.

MR. LYSICATOS: Right.

COMMISSIONER LORENZINI: So, the whole concept, we're going to come up, we're looking to come up with a plan for the way it should be. We're not necessarily changing any zoning to these properties. I don't think that would actually be legal to tell somebody they've got a certain capacity they can build to and then you're going to cut it back or rezone it.

MR. LYSICATOS: But we can rezone. I mean, rezoning is part of every municipal process. You can rezone. You want to stay away from spot zoning, that's why I think we're looking at these areas within the Comprehensive Plan to say how do these land uses butt up against each other, and should there be some sort of a transition to it. You know, you can do that with step-backs and buildings, and so you can use overlays to sort of modify potentially some of these zones where you're not changing the zoning, but you're sort of tempering some of the aspects of it.

COMMISSIONER LORENZINI: I guess at this point, I don't know if I should say this, but I wish one of our attorneys were here. But if somebody bought a piece of property that could be developed pretty substantially, can the Village just come in and change every zoning which is going to reduce the value of that land?

MR. LYSICATOS: Well, rezoning happens. The other piece of that, too, is let's say we make no changes, people come in for rezoning as part of the entitlement process as is. So, they may have a project and say I need, yes, I'll step it back on one side, but I need more density on the other side. That might be a variation, that might be a rezoning. So, we do consider those things just as part of the everyday process that we bring to you.

So, it's not necessarily I think a legal conundrum. That's why I want to stay away from zoning per se, because I think that's where we can answer some of those more fine-tuned questions as we get down the process. I think where you start it off with a transition area, I think that's a good sort of place to start is do we want to have, do we want to look at maybe the same zone, but ask for a transition within the piece of property? You know, is that something that the Commission thinks appropriate?

COMMISSIONER LORENZINI: All right, that's all I had. Thank you.

COMMISSIONER GREEN: Well, I'm going to address the elephant in the room. We had a transitional zoning up against the single-family residential, and the neighbors opted out of that.

MR. LYSICATOS: Correct.

COMMISSIONER GREEN: So, I am concerned that we're asking for, to install a new transitional piece as Joe said across the street and impose that on the next property owner over, and I don't think that's right. So, the fact that there was, how would you say, things were, the Eastman project was revised three times to accommodate the fact that there is no transitional zoning anymore across the street. I would say for me, the maximum that I would possibly consider would be some kind of a stepping back or something like that.

But I just want to go on the record that I said that you can't take it away and then expect it to come back automatically on somebody else's property. That's my comment for tonight.

MR. LYSICATOS: Okay, that's it. We want to get this feedback and dialogue from you guys because you're in the middle of the process, right? You had to sort of

help break the eggs and make the cake at the same time. So, that's --

COMMISSIONER GREEN: I'm the guy to do it, too.

MR. LYSICATOS: Right, and I don't mean you specifically to you, but I think everybody on this Board has had a lot of experience going through some of these more difficult projects. That was interesting because it was one of the first redevelopment projects in the downtown in many years, that and Arlington 425 from what I understand are the first ones in 20 years. So, it's not an easy process.

COMMISSIONER GREEN: Well, let's keep in mind that the whole big Downtown Plan has been working for decades than I've been here to get something on the north side of Route 14.

MR. LYSICATOS: Right.

ACTING CHAIRPERSON WARSKOW: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I really don't have any comments at this point in time. If I'm understanding this correctly, right now there's a Village Bank & Trust, the maximum height there, that property could be 90 feet --

MR. LYSICATOS: Correct.

COMMISSIONER SIGALOS: -- and whether that warrants a transitional zoning there, again, I understand the Village's desire to expand the downtown area north of Northwest Highway, so it's kind of like a tightrope we're walking on.

MR. LYSICATOS: Right, right.

COMMISSIONER SIGALOS: So, I don't have any really comments beyond that.

ACTING CHAIRPERSON WARSKOW: Okay, looking at the sheet you provided, what I'm not seeing on there is consideration of access to amenities and what that particular geographic area provides and how we should be considering that. The fact that it has access to the train, it has access to the Jewel, has access to restaurants and other, you know, amenities, it's appropriate for a more dense use in those considerations. So, I don't want to leave those things behind.

I do appreciate the property owners. I live in a home myself, there are things I get concerned about in my neighborhood, but we're not all going to be here in the future, and we do have to give some consideration to those that will be and what is best for them and the Village in the long term.

MR. LYSICATOS: Right, and I think that's why we're having this conversation. I think that's why the Village Board directed us because it's where the two kind of pieces meet and how does that work. How does it meet the goals of the downtown, but also meet the goals of a really stable residential area? I don't think they have to be mutually exclusive, right? I think that, like you said, that neighborhood works well because of all the same access, the positive aspects of that.

So, I think when it comes to, because this is the largest property that could potentially redevelop, I think it's probably going to be the more detailed conversation. Again, we don't have to settle on anything tonight. It's really to get you caught up with where we've been, the discussions we've been having. I understand the consideration you put into everything, so I don't want to, I'm not putting you on the spot. Just putting it out there to see if there's something that's, and they're all great points.

ACTING CHAIRPERSON WARSKOW: I guess my only concern, and I hate the fact that I feel every Plan Commission discussion comes down to this, the parking. So, that

would be the other area that I would be really open to in terms of putting something, I don't know whether it's, you know, a wish for a redevelopment, but there is adequate consideration to maybe underground parking or, you know, aboveground parking in the first couple of floors to prevent street parking and also, you know, a parking lot, because I, too, would like to see some green space, some attractiveness to that property.

MR. LYSICATOS: Great. Yes, I think those are great things and it's, right, when we get into the nitty-gritty, but these concepts are important, right, it's what do we want the outcomes to be, because then we can go back and kind of backwards engineer, right? I think that's important is to talk about the outcomes. So, I think that's it, to keep that street parking to a minimum, to kind of be respectful to that, and then we can go back into the properties and say, okay, where do we need to modify something.

ACTING CHAIRPERSON WARSKOW: Right, and I mean, I do see much more concern and I'm glad for this about sustainability in the future, and more green amenities in buildings. So, if, you know, you could look at the side facing the residential as, you know, where they provide those type of deck amenities with the patio and the trees and those type of things so that's more attractive than looking at a facade of a building.

MR. LYSICATOS: Right. No, I think those are good things, yes. So, I think that's a good way to look at it, that outcome-based discussion, what the Plan Commission thinks are good outcomes. Then I think that's the easiest way to kind of, the comments I've heard is, you know, what's the process, what are we trying to do here? I think it's to talk about the outcomes we want to see. So, I think that's it, thank you.

ACTING CHAIRPERSON WARSKOW: Yes, that's the outcome I want to see. I want to see the property used well for future, to take advantage of amenities, to build in some more sustainability and green space, and provide something of a transition to the residential, but not lean so far that way that we're not considering the future and what is the best use for that lot.

MR. LYSICATOS: I think that's great.

COMMISSIONER GREEN: Mary Jo, if I could make another comment?

MR. LYSICATOS: Yes, please.

COMMISSIONER GREEN: You know, by zoning, they're required to self-park on the property. What I didn't like about the Eastman first go-around, even though it was code, that for reasons of economy on their part, raising the parking levels up above-grade. As far as I'm concerned, that should not be a consideration because no matter what, no matter how high and how far away, nobody wants to look at a parking garage and you can't do much with it architecturally.

So, you know, I guess what I'm saying is if you're going to develop this and it's going to reach levels of density, then you better plan on going down to get the parking out of sight.

MR. LYSICATOS: Yes, I think that's the outcome, right?

COMMISSIONER GREEN: That in itself, it's just the outcome that would help everything.

MR. LYSICATOS: Right. You avoid the headlights, you avoid the big, blank facade, you avoid all that.

COMMISSIONER GREEN: All the negative stuff that comes with raising things up --

MR. LYSICATOS: To your point, Commissioner Jensen, on what we're

trying to do here, I think I've finally kind of found a fine point on it is to really guide us on the outcomes. So, I think you started with the best question of the night which is what are we trying to do, and I think what we've kind of come to is what are our preferred outcomes when these things develop.

COMMISSIONER JENSEN: Now, the Village has been here a couple of times. It wasn't that long ago, however long it was, a decade or two ago, when Thomas on Evergreen going up to whatever that street is where Walgreen's is, there were a lot of small ranch houses, and somebody built a McMansion. The whole issue which set the Village afire was what is the character of that area, that neighborhood. The small ranch houses thought the character of the neighborhood was small ranch houses.

MR. LYSICATOS: That's right.

COMMISSIONER JENSEN: And so, a lot of these folks were here and they helped try to, you know, some guidelines, rules and restraints and so forth that allowed it to evolve and so forth. If you go down Evergreen today, it is not small ranch houses.

MR. LYSICATOS: No.

COMMISSIONER JENSEN: It's McMansions and so forth.

MR. LYSICATOS: Right.

COMMISSIONER JENSEN: We've got a similar problem here. What do we want, what is consistent with the neighborhood, the character of the neighborhood. You've got an unusual situation because you have a highly dense downtown area and you don't have to go very far out here before you're down to some of the single-family dwellings.

MR. LYSICATOS: Right, a block or half a street, right?

COMMISSIONER JENSEN: It's a little hard to decide what do you want the character of the neighborhood to be for that very thin area between the downtown area and the houses. I don't know whether you take the golden mean and you just kind of scale things down from the business district or what. I mean, a lot of these answers would fall out of that. But other than doing that, you know, making sure that the density is not as high as the downtown area and is certainly more than single-family dwelling, you know, you set in place some things that actually do make a step-down.

MR. LYSICATOS: Right.

COMMISSIONER JENSEN: I think that's all you can do in terms of either strict, you know, guidelines or regulations or whatever, because quite frankly we have too small of an area now to have a sufficient transition area.

MR. LYSICATOS: Yes.

COMMISSIONER JENSEN: So, it is going to be a little challenging for the Village to decide what should be the character of this small area. Obviously, the people who have the single-family dwellings do not want to be overshadowed by another Downtown Central Business District with all the mixed density and height and so forth. But we've got to, at least for the areas that look like they're going to be redeveloped in the near future, say in the next 10, 20 or 30 years, we should put some guidelines in that try to create something that balances out the character of the single-family part of the neighborhood and the more densely populated area there.

I think that's the best you can do. I don't know if you're going to be able to put too fine a point on it. It would be nice to have a much bigger transition area and then we wouldn't have this problem.

MR. LYSICATOS: But I think what you just kind of alluded to was the

outcome, right? The outcome is to try to find a way to balance it and, you know, maybe that means higher on one side than is normally allowed and lower on the other side than maybe they intended. So, but I think that outcome, talking more about those outcomes is going to allow us to at least kind of paint the picture if you will.

COMMISSIONER JENSEN: Since you're going to have to ultimately do it case by case, it's a little hard to see what kind of a general regulation you would put in place.

MR. LYSICATOS: Right.

COMMISSIONER JENSEN: Other than take the mean, the golden mean, you know, you scale down from a certain height that's in the Central Business District and it's got to be higher than what you'd have in a single-family, two-story neighborhood. But I don't think you're going to be able to solve with a lot of precision things that are going to be have to be dealt with case by case, like we did with Eastman.

MR. LYSICATOS: Right, but I think, yes, what we'll do is we'll hear these conversations and at least, you know, whether we have to change anything, we don't know, but if we do change something, speak to those considerations. I think that's where we want to go. So, I think this is a good conversation. It's probably the largest property that we're going to consider so I think it's really appropriate because I think that this is, we're talking about the largest potential development and the largest potential impact to the neighborhood, to the developer. So, I think getting through this is really valuable.

I'll move to the second one which is, although not as large, but it's been there for quite sometime. I think they manage a lot of their fiber optics through here, AT&T, though again we have not been able to get a hold of them. It's been this way for quite some time, but as we know, things change, you know, needs change, technology changes. This could get redeveloped.

I think it's, so I just want to hear kind of the same thing. You know, what are the concerns or your opinions on the outcomes if this does get redeveloped that we should be adhering to or really cognizant of? I'll leave it to you, Chair, I really want to roll through it and I'll put this up just to give you a sense.

ACTING CHAIRPERSON WARSKOW: Yes. Just do any of my fellow Commissioners have comments on this property that are different?

COMMISSIONER GREEN: Yes, I can comment on it. I think that this is going to be the same, I could say ditto.

MR. LYSICATOS: And that's fine.

COMMISSIONER GREEN: It's the same --

MR. LYSICATOS: Same discussion.

COMMISSIONER GREEN: -- massive piece of property if you will that incorporates three sites, but it's going to be the same concern, I think.

MR. LYSICATOS: Yes, that's fair enough.

COMMISSIONER JENSEN: Would you say that this is the most likely piece of property in this consideration you've got going on to be redeveloped? So, is this the one that's probably going to get something done first or is there other places that are going to be redeveloped? Because you're going to actually have to create a model. I mean, if this is the place where you're going to take this, you know, parcel and it's going to be redeveloped, I think what the Village is going to have to do is there'll be a lot of case-by-case discussion, but the very first one, you're going to almost have to use that as a model as to how you balance off the competing needs --

MR. LYSICATOS: Well, I think that's a good point. I think Eastman, the process we went through, is a good model, right? I think when that does get developed, we'll be able to see that, right, in real life. Because renderings are great and the discussion was great, but until something gets built and we live it and we see how it functions, I think that will give us a real sense of how it works. Obviously, you're not building more next to it so there's a, you know, there's a different effect every time something new comes in.

I don't know what the prospects of the redevelopment are here. I mean, for all we know AT&T might say we need that dark fiber for 100 years, you know, they might say, yes, we don't use it that much. We haven't heard from them so we don't know the prospects of a redevelopment at this point. Boy, if I could answer those questions, I would be a very rich man if I could tell you what was going to redevelop first.

The markets are fickle, and that's the other piece, too. Markets can drive a lot of this stuff and drive the values of properties, but as far as a model, I think Eastman will give us a sense of how that works, and I think they give us a framework for how we look at it. We just don't want to have that back and forth, to Commissioner Green's point, during the process, right? We want to put some of these considerations possibly into some of our code where at least we discuss them or say we don't want these aspects so we avoid, and some of that can really drive the way the whole project is envisioned, like the underground parking and things of those nature.

COMMISSIONER GREEN: Or even if you just alert the developer that there's going to be considerations based on what we did next door --

MR. LYSICATOS: Right. Right.

COMMISSIONER GREEN: -- and they can see that and they can read the minutes of the --

MR. LYSICATOS: Right. We heard from the HANA neighborhood and they put a great sort of framework to it as no surprises, right? Having these discussions and putting people on notice from the development and the neighborhood side that this is going to be a discussion, we're having these discussions to get a little bit clearer sense of, yes, we're comfortable with this density, but we want these considerations taken into account. Everybody kind of knows these are going to be the ground rules for the discussion as we move forward. So, I think that's what we're trying to do here.

COMMISSIONER GREEN: Especially on these two pieces of property, they have to be compatible.

MR. LYSICATOS: Yes, exactly.

ACTING CHAIRPERSON WARSKOW: My only consideration here, and this would potentially be, you know, a variation Plan Commission kind of thing is that it's kitty corner from the library, and safety is just my biggest issue there.

MR. LYSICATOS: Yes.

ACTING CHAIRPERSON WARSKOW: Any other Commissioners?

Lorenzini? Sigalos?

COMMISSIONER JENSEN: As you mentioned, probably the first model is the Eastman project. There must be something you can distill from what we did there, where we did scale some things more appropriately in terms of what the neighborhood thought should be done. Probably, we clearly didn't give them everything that they wanted, and we didn't give the developer everything that he wanted.

MR. LYSICATOS: Correct.

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COMMISSIONER JENSEN: So, probably, I think it's going to be very hard to get generalized regulations that even provide much guidance here. I think it really is truly going to be case by case, and you're going to evolve the regulations as some of the pieces start falling in place.

MR. LYSICATOS: Yes.

COMMISSIONER JENSEN: And it's quite a balancing act, but since we do have the Eastman project, and we did have some setbacks at different levels, you know, the first level, second level and so forth, and we allowed densities in some places and to avoid having them in other places, and setbacks were different.

MR. LYSICATOS: Yes.

COMMISSIONER JENSEN: I think I would begin by trying to distill what you learned there and try to do it in the more specific, because I don't think you're going to get the general statement of regulations or limitations or whatever that is going to help the development of this very narrow transition.

MR. LYSICATOS: Right, right. Thank you.

ACTING CHAIRPERSON WARSKOW: In terms of architecture, things change so quickly. I mean, what we think is classic now and is desirable, you know, what's modern now might be the desirable for then.

MR. LYSICATOS: Right.

ACTING CHAIRPERSON WARSKOW: So, I am, yes, I don't want to restrict on architecture.

MR. LYSICATOS: Okay.

COMMISSIONER GREEN: I might push towards a more traditional approach.

MR. LYSICATOS: That's all right. Everyone has opinions; that's okay.

COMMISSIONER GREEN: Only because the modern to me just looks cheap.

ACTING CHAIRPERSON WARSKOW: But once again, that's a personal --

COMMISSIONER GREEN: I get it's a personal opinion.

ACTING CHAIRPERSON WARSKOW: The residents may not be of your generation and may think that traditional looks stuffy. So, yes, I think it's --

MR. LYSICATOS: But I think the outcome there is that it should be of high quality regardless.

ACTING CHAIRPERSON WARSKOW: Yes, yes.

COMMISSIONER GREEN: Correct, right.

MR. LYSICATOS: And I think that's something we do pride ourselves on. I think that's where our Design Commission comes in and is unique, I think from other municipalities, that that's where they really focus, you know, is the quality aspect of the architecture. No, these are all really great comments. If nothing else, I'll move to property three?

ACTING CHAIRPERSON WARSKOW: Sure.

MR. LYSICATOS: So, this one is a little bit of a mixed bag in that they're all in, so I'll go back to this map, they're all in the high-density land use designation which is the dark brown where you see number three. The recommendation from December 18th was to go to the moderate density, and so go back to the picture. When we heard from the property owners on the bottom right, 315, if we put them in R-6, that building wouldn't be as big as it is now. They're grandfathered in, there's no issue with it, but they didn't have an issue with it necessarily

becoming that more moderate density.

I think, you know, what we heard from the neighborhood is the balancing out of this kind of different prototypes. But I want to hear from you guys as to, from a long-term standpoint, if and when these properties redevelop, what you think is most appropriate there. Is it the moderate density? Is it townhomes? What kind of architecture or density do you think works there?

I know that's a loaded question, sorry. You don't have to answer per se. You could just talk about those outcomes, what you think the appropriate outcome in the street is.

ACTING CHAIRPERSON WARSKOW: I think the outcome, if I envisioned it, would be someone who lived in the higher density apartment building, taking a step-down in density, but maybe not being able to move to a single-family residence at that point. So, giving them options for that step-down.

MR. LYSICATOS: Somewhere in that, that kind of moderate density, right?

ACTING CHAIRPERSON WARSKOW: I don't have any problems with the 315 West Park Place as it stands now. It's a quad, it's not --

MR. LYSICATOS: Oh, it's beautiful. It's very well done, but --

ACTING CHAIRPERSON WARSKOW: Right. So, I don't have any --

MR. LYSICATOS: -- I shouldn't be injecting my personal opinion. Yes.

ACTING CHAIRPERSON WARSKOW: Right, I don't, you know --

MR. LYSICATOS: You did a great job approving that project.

ACTING CHAIRPERSON WARSKOW: Yes, so I'd be fine with that density as it stands now and not, you know, have to have something more restrictive that they'd have to be grandfathered in.

MR. LYSICATOS: Right, and from an architectural standpoint, I think, you know, there's different styles here, but is there any specific sort of feedback or outcome from an architectural standpoint that the Commission thinks is appropriate here?

COMMISSIONER LORENZINI: Well, I don't know if I'd change the density on any of them, but if 301 and 303 ever gets redeveloped, it probably should look more like the other ones to fit the neighborhood better, but the density is what it is.

ACTING CHAIRPERSON WARSKOW: I certainly don't think any architect today would design that building as it is now.

COMMISSIONER GREEN: Does the term barracks mean something?

ACTING CHAIRPERSON WARSKOW: A little bit.

COMMISSIONER GREEN: My opinion is, looking at these five lots, that there was an attempt by 402 and 315 to keep it very residential looking. I think there was, you know, obviously 315 is a little more successful in that there's more roof on it, more house-looking roof, but you can see that there was an attempt to keep the scale of that block to what it was and limit the height to whatever it is.

I have no problem with the density at 315, I think it works for this. I think if there was enough care, if 307 and 309 were to turn into something else, then we would like to see, I would like to see something similar to what we're doing. The density can be whatever the density is, that's the size of the lot, but to keep the Design Commission busy, they would have a model to look at here.

MR. LYSICATOS: Okay, great.

Any other comments?

COMMISSIONER JENSEN: Well, I'd be interested in Bruce's comment about if we were to make a decision and somebody wanted to do something in this area that looks like 301 through 303, would you say we shouldn't allow that to happen?

COMMISSIONER GREEN: Whatever the density is going to be for whatever size lot that there is, you could take the 301 there and make it look a heck of a lot better than they did in the 50's or 60's, whenever this thing was built.

COMMISSIONER JENSEN: Right, right.

COMMISSIONER GREEN: So, that's what I'm saying. Yes, I have no problem with the density. This is more of an architectural solution.

COMMISSIONER JENSEN: So, this would be the Design Commission trying to make something look --

COMMISSIONER GREEN: Yes, I think that you would just naturally want to do that.

COMMISSIONER JENSEN: Yes.

MR. LYSICATOS: Great.

COMMISSIONER GREEN: At least I would.

MR. LYSICATOS: Thank you.

No, I think we've heard the outcome is that density, this mix is fine, but it's more about architecturally being consistent with the neighborhood.

COMMISSIONER GREEN: Right, you just don't do that and you do something like, you know, the 315 building, it's looking at the 309 and the roof lines and the porches and everything that goes with that residential, and they put it into a little bit higher density residential.

MR. LYSICATOS: Right.

COMMISSIONER GREEN: I like it.

COMMISSIONER LORENZINI: I kind of think what we're all saying is we don't want to penalize the landowners --

COMMISSIONER GREEN: Right.

COMMISSIONER LORENZINI: -- with a density decrease, but at least try to make everything look like it fits in there.

MR. LYSICATOS: Great, thank you.

So, our next one is number four, property four, which I'll bring up the map. Did it have a map? No, it didn't. The map here which is the B-3 on the top, you see the B-3 a little easier. It's number four. So, this is a number of lots, I believe it's six lots. Yes, I believe it's six lots, owned by the same owner, two properties though.

On the top left, so your top left, you'll see the auto use on the front, and then there's another auto use on the back with a parking lot in the back. The bottom picture shows you the parking lot and some of the garage bays, and then the second use which is a freestanding building to the east of it with its own parking lot. So, those are currently conforming in terms of their use, their auto use is in the B-3.

The December recommendation that the Board had discussed, that Staff had presented to the Board, was potentially going to a B-2, which is the same exact density requirements. These are the requirements that are there. This is something that, there were plans to redevelop it that ultimately didn't come to fruition. So, we had a number of discussions with the property owner.

This is probably more, a difficult one, not necessary from step-backs

and things of that nature, but what we believe is appropriate for the future in redevelopment here, especially in light of the residential properties to the north. Maybe even specific aspects, what's the outcome on that corner of Fremont, I guess it's Fremont as it hits Chestnut, and what do we think is appropriate. What you think is appropriate I should say.

COMMISSIONER LORENZINI: I've got a question. The comment on the bottom?

MR. LYSICATOS: Yes.

COMMISSIONER LORENZINI: About the Comprehensive Plan, to change the back half of the property from commercial to moderate density multi-family, what is the back half of the property?

MR. LYSICATOS: So, you can see my cursor, right? So, you see, if you took number three where the dark brown was?

COMMISSIONER LORENZINI: Right.

MR. LYSICATOS: And you just kept that going northwest so that half the block was brown and half the block was red, that's essentially what that means. So, if you look at the top, it would be those top two parcels and half of the left parcel, whether, you know, what the Plan Commission feels about those.

COMMISSIONER JENSEN: Well, I'd have to ask. We don't want the higher density, higher heights and so forth, encroaching on what should be family dwellings. Do we really want to have family dwellings come all the way up to Northwest Highway? How much encroachment do we want to have to what now is largely commercial?

You might want to redo it, and I would suggest we take a look and see if there's any lessons to be learned from the South Arlington Heights Master Plan that you guys have just developed, because you've got the same issue. You've got a bunch of strip malls, but you want it to look different. There's been a lot of work that's been put into that, and it seems to me you might be able to get some ideas from that.

But does it make sense to reclassify what is now essentially commercial to get it back to residential so that it runs all the way right up to Northwest Highway? I'm not sure that that's a good direction to go.

MR. LYSICATOS: I don't think we're recommending that the residential goes all the way down to Northwest Highway, just the northern half of the block as it cuts to Chestnut, but then the red part that fronts Northwest Highway stay commercial. Is that what you feel is appropriate?

COMMISSIONER JENSEN: That I think you ought to take a look at what they did in South Arlington Heights, the Master Plan for that, but you're running into the same problems. You're going to have high density in what is now four on Northwest Highway, and then you've got this, you can have some increased density beyond single-family dwelling, but is that, that's pretty, is the step-down what you want I guess is what I would ask in that area.

MR. LYSICATOS: Right, I think as they are now, again it's really driven by the size of the parcel, so if the parcel is not that big, you don't end up getting that much density by code there. Say like two-and-a-half stories, depends, and it's the unit mix that drives it. That's where the code, it's a little complicated, but let's say you're doing all single bedroom units, that's where you need 600 square feet per dwelling unit, not to get to the zoning, again. But as it's zoned, it's probably that two, two-and-a-half-story, that's kind of what you're looking at there right now based on, even if you combined all the properties together. So, is that --

ACTING CHAIRPERSON WARSKOW: We don't even have occupancy in

what we have, and we're talking about, you know, making more commercial. That's my concern.

MR. LYSICATOS: So, is that a concern for the Plan Commission?

ACTING CHAIRPERSON WARSKOW: That is a concern for me, I mean, things are going away from storefront and to online business. So, really considering what are future uses that make sense there?

MR. LYSICATOS: I mean, is there a feeling about we should look in a certain direction? Not necessarily prescribe anything at this point.

ACTING CHAIRPERSON WARSKOW: Well, I'm just thinking, you know, instead of a two-and-a-half-story building that's, what, medical or office or something, you're looking at a Starbucks because you've got a mixed use building a couple of doors down or, you know, something like that.

MR. LYSICATOS: Okay, any other comments or questions on this one?

(No response.)

MR. LYSICATOS: Like I said, the next two are really more, what we believe are more housekeeping comments. We did hear different comments, but this is again making certain recommendations just to make the zoning and Comprehensive Plan consistent with what it is which is the Village bought it to expand the parking lot. The recommendation is just to make it Government Institutional.

ACTING CHAIRPERSON WARSKOW: My recommendation would be to make it look better.

MR. LYSICATOS: Look better.

ACTING CHAIRPERSON WARSKOW: That's my, you could keep it as a parking lot, but make it look better.

MR. LYSICATOS: Yes.

ACTING CHAIRPERSON WARSKOW: I mean, it's where we hold our Farmer's Market. It looks really --

MR. LYSICATOS: Okay, all valid comments. Then the last one is this parking lot that's on the corner of Campbell and Chestnut, and also the single-family home, whether there's any comment. The recommendation at that point was to turn it to the moderate density kind of land use instead of the high-density land use. This is across from what the, oh, the 425 property is the light blue to the east, so that's the recommendation. I don't know if there's any comments or concerns when it comes to that recommendation.

COMMISSIONER GREEN: So, just extend the brown all the way through?

MR. LYSICATOS: Correct. Yes, that lighter color just all the way to the corner.

COMMISSIONER GREEN: To me that seems to make sense.

ACTING CHAIRPERSON WARSKOW: The orange --

COMMISSIONER GREEN: That orangey brown.

ACTING CHAIRPERSON WARSKOW: Where the brown is now, extend the orange out there.

COMMISSIONER GREEN: Yes, I meant the orange, sorry.

MR. LYSICATOS: Right, the orange. So, just make the whole block consistent.

ACTING CHAIRPERSON WARSKOW: Yes, yes.

COMMISSIONER GREEN: The whole thing makes sense.

MR. LYSICATOS: There are smaller lots over here.

ACTING CHAIRPERSON WARSKOW: I go past there all the time. I'm like, well, how would that ever come about?

MR. LYSICATOS: I don't know exactly what the history of that is. So, I don't know.

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER GREEN: Back then they said let's just build it over here and they point and they would build. That's what happens.

MR. LYSICATOS: So, first of all, thank you for indulging me in the conversation. I think this is a lot of value. The process that you were able to navigate through Eastman is a credit to where we got with that. I think, so the point was made earlier, it does give us a model, but it also gives us a model for having the conversations before we get to that point. It won't answer everything, but I think the big picture and the talk about outcomes tonight is important.

We'll follow-up with, what we'll do is we'll take all this back, try to kind of put it into where we think those outcomes are and the priority outcomes that we've identified through the landowners, through the public comment, and through your feedback tonight. Feel free to send me anything here in the next few weeks if you have any specific ideas. I know this is a lot to chew on and I threw a lot at you, and also we have more of you to talk to, so we might follow-up to kind of progress the conversation a little bit further. Just like I said, if we get more people in attendance, we can kind of further it along.

At this point, we do need a public comment on it, and then I'll wrap it up to kind of talk about our next steps.

ACTING CHAIRPERSON WARSKOW: Okay, sounds good.

So, yes, I'm going to ask anyone who would like to speak to come forward. When you do come forward, we'd ask you to say and then spell your name. You can or you are not required to provide your address. Please, you know, consider our time here and keep it brief, but we do want to hear, you know, all your perspectives, but just try not to, if somebody talked before you, try not to repeat the same thing that they said.

So, less people here, I'll start on this side of the room. Do either of our attendees on my left want to come forward and speak? No? Okay.

So, starting in the second row, Mr. Moens, would you like to make comment?

MR. MOENS: No.

ACTING CHAIRPEERSON WARSKOW: Okay, the next, third row down.

MR. GAYNOR: Hi, greetings. I'm Tom Gaynor, G-a-y-n-o-r. I live at 208 West Fremont, and I'm currently serving as the HANA Board President. We've spent many a time together. Thank you very much for all your support in the down-zoning, which was recognizing the very special situation that we're discussing here today. We do have a very unique circumstance that I think those warrant our best thinking here. So, I appreciate your thoughtfulness and time spent on this.

The Eastman project was quite a lot, as we all know. The fact that you guys bounced it back based on, not zoning, not on building code, but based on public sentiment and the issues that we brought up I thought was a really good thoughtful way of thinking through a complex situation where we don't have the luxury of setback over a big space. So, I think the collaboration that we've demonstrated is something that the Village Board took up on and launched the Red Flag Ordinance, saying that rather than back to the no-surprises

approach, the Eastman project, you know, Joe could have, based on zoning and the building codes, could have put something right up to the lot line which would have been just an awful addition to the Village.

I think we did the right thing. We didn't get everything we wanted. The developer didn't get everything they wanted. Given the circumstances we had, I think we did a fine job. So, I think the Red Flag Ordinance, you see that the audience is not packed like you know we can do. There's a degree of confidence that the approach that we're taking will come up with a thoughtful approach towards handling this special situation. That's I think what the Board was looking for, so we don't have to do an Eastman, you know, drill every time. That was just a lot, as you guys well know, right?

So, obviously, I think the philosophy of the Red Flag is really what we're looking for, you know, we've got, our neighborhood is really solid, as you're probably well aware. We know everybody. Back when a lot of the Master Plan/Comprehensive Plan was done, this neighborhood was not necessarily what it is today. It was in transition.

Every one of the homes in the neighborhood is totally solid. They're all being rejuvenated, they're all updated, they're being spent a lot of money on because, guess what, it's an amazing place to live. We're near all the stuff you talked about, near downtown, right? So, the people who built houses here 140 years ago said, hey, you know, this is a good place to build a house, right? That way of thinking applies probably more now than ever. It's a terrific neighborhood.

I won't go on, I know you want to, I'll keep it quick. We did have an amazing meeting I thought with Michael and Haley and Dan who did a great job of capturing the neighbors' thoughts. They did a great job summarizing it. Very efficient. So, I think that worked out really well.

Just a couple of comments on the specifics. Village Bank is probably the biggest concern. If they do a 90-foot thing, with maybe up to 140 based on zoning, it would just be a train wreck. That would just be a disaster for the triangle that we live on.

The AT&T building is, you know, who knows? It's probably the CIA for all we know.

But the fact that there's zero lot line setback on the Eastman project, I think this is something that is just going to be awkward. I think if they build an Eastman project next to the Eastman project, you're going to be able to shake hands on the sixth floor with your neighbor, and I think just think that would just make us all look silly. So, that one I think should be taken into consideration as to how do you handle that very unique situation. There is not another downtown high rise that is touching the next-door neighbor. That was just an awkward one.

The last comment I want to make is on the, I haven't heard the word preservation yet, and I think that actually should be a part of the vocabulary for this committee in our discussions about Red Flag. The two properties, single-family homes on Park Place, should be single-family homes. They've been that way for over 120 years. They both sparkle. They're amazing historic properties, and I think the town should celebration preservation as something that's part of the character.

This Chapter 6 of our Comprehensive Plan, we don't have a historic preservation ordinance yet. We're going to be working on that. I do think that that's something that should be actively embraced saying this is key to our character of our town that we celebrate the history of where we've come from, especially with homes that sparkle. These are not derelict homes. These are really terrific homes across from, you know, Memorial Park. It would just be a

crime not to preserve the character that has been in place for coming up on a century-and-a-half.

So, with that, I want to thank you again for all your thoughtfulness in getting us to a wrap. The HANA neighborhood is obviously very interested in continuing to collaborate to come up with the right solution here. You can call on us, you've noticed that we've never come up here with pitchforks and an antagonistic approach, right? We tend to want to work to get to the right solution, and I think that's really what the goal is here. This really warrants our best efforts. So, thank you again.

ACTING CHAIRPERSON WARSKOW: All right, anyone else?

MS. MENZIES: Hi, my name is Vivian Menzies, M-e-n-z-i-e-s. What I have to say really is pretty similar to what Tom said. I think the historic preservation aspect of it is a big part.

The historic homes in Arlington Heights for the most part are kind of scattered, somewhat close to downtown, but there is a lot of mix of the ages of homes, but in our little area, that's four blocks that surround Memorial Park, is the most consistent sort of historic area. Because we're so close to Downtown Arlington Heights and all the amenities, we know that we face some hurdles and some issues that not every homeowner faces, that we're always going to have this issue of development close at hand, and having a lot of traffic on our street, and parking on our street every night and those things. We're fine with that, we love where we live.

But what we need from the Village is the continued support and sensitivity to give us that protection and some certainty that we don't have to wonder what's going to happen next, that we know clearly how things are zoned near us and immediately adjacent to us. Because things that we just thought would be there forever, like the commercial buildings where the Eastman project is, well, that's all changing and it needs to change, but we want it to change in a way that isn't going to be harmful to our property values at the same time.

So, I just would like to see the area where we live, this Memorial Park triangle, looked at as kind of a unit, not just, well, there's these blocks here and there's these houses here, but there is, it's kind of a unit. We're bounded by Northwest Highway, by Euclid, by Walnut. So, we're a very self-contained little area.

I think the key to it is the properties on Park Place. Those two homes that are, they are single-family homes in between the quad and the apartment building, and that area is, I think it's R-7 now and wanting to go down to R-6, but I would like to see those two single-family homes be R-3 and stay R-3 because we need to have this anchor of these all single-family homes surrounding Memorial Park.

The quad is fine. It was a single-family home and it makes me sad that it's not anymore. I'm sure where that apartment building is was a single-family home, and that that slipped in at some point in the 50's and 60's, but keeping the continuity of that neighborhood as a whole is what's really important to us. So, I just hope we can find a solution.

Just as a comment about the Red Flag Ordinance in general, I think that's what's so unique about it is just to help us deal with, like if another situation, another development comes up, whether it's at the Village Bank or AT&T or the commercial on Northwest Highway or whatever, that it's not just a given that because it's zoned a certain way, that you get the maximum. Just as with Eastman, they had to give in and make some compromises. I think we'd like to just have that protection continue. Thank you.

ACTING CHAIRPERSON WARSKOW: Anyone else?

MR. MESKAUSKAS: My name is Mark Meskauskas, it's M-e-s-k-a-u-s-k-a-s. I represent the site number four of 380 and 400 Northwest Highway. You know, we certainly

had worked with HANA. We had looked to redevelop our sites, I don't know, five years or so ago. You know, we had owned that site as well as own the shopping center across the street.

You know, I think that, you know, we had decided not to go ahead with it for many of the reason that I think, you know, zoning and it not being clear. So, I would ask and I think, you know, I've heard it a few times as hey, don't penalize the people that are currently at the zoning. You know, we have B-3 Zoning now. We had asked for R-7. I think R-7 is a good transition from B-5 throughout the neighborhood to a single-family.

I guess the biggest thing that I kind of reflected on after going through that with HANA was right now our two properties are right on the lot lines. They're very narrow sites. They're irregularly shaped. I would ask, or if you had talked to Michael, you know, on overlay zoning is making some changes would be to allow zero lot line along Northwest Highway. That's what we have now. You know, just because again the green space to the transition to the neighborhood, those kinds of things, if it were to be redeveloped, we don't have any plans to do so now.

You know, the other thing would be, as I kind of heard from HANA a ton is Ridge and Walnut right there has a stop light, and obviously Fremont just as a natural cut-through, I would ask if the Village would have any, you know, desire to vacate the street and cut off that natural cut-through that happens when there is a train and a stop light. I think it would, you know, certainly cut down on traffic in the neighborhood and, you know, allow for potentially better development if that was the case. So, you know, that wasn't proposed, either of those items, when we had gone through looking at the multi-family that we were going to. We had certainly tried to step back the setback in the front yard along Northwest Highway versus pulling the building closer to the street, which ultimately, I think would help, you know, the development along there.

So, you know, I would ask that you guys take those, you know, thoughts into consideration. You know, again, we want to be good neighbors as well. You know, and the alternative as I told Michael is they're not making more of, you know, small automotive spaces right now and I get that it might not look the prettiest, but there definitely is a huge need for it and that's why we've continued to operate it the way, you know, the way it is and we're okay with that. You know, so those would be our comments on our site.

ACTING CHAIRPERSON WARSKOW: Appreciate it.

Anyone else?

MS. COUGHLIN: Hi, Elaina Coughlin, C-o-u-g-h-l-i-n. Just want to start by saying of course thank you to everybody here, especially thank you for your help in the Eastman project. You gave the neighborhood legs. You gave us an opportunity for change. You restored I know my faith in local government, and we really made some progress with that. Commissioner Jensen, thank you so much for your thoughtfulness of the neighborhood.

As you know and as you've heard, and as you've probably put into your own homes, we're putting everything that we have into this. The plan doesn't match what's currently there. Please protect us again. We can't go through another Eastman project.

I think I was here on my due date. This is the first time I haven't had a kid with me because the young families can't show up for all these meetings. But on my due date, I was here when you did not recommend the Eastman project, and I was so happy that we made it happen, that we were here to speak on the neighborhood's behalf.

All I can say is please look at the people who are investing so much into Arlington Heights. Our jobs, our kids, our homes, all of it, keeping it clean, cleaning up the

parking lot. I live next to the Farmer's Market parking lot. I set up a table and chairs in my front yard for people to eat because there's nowhere for anybody to eat.

So, just consider the density. Consider how much our little area can support, and we're happy to do it, but please protect us in the future so we don't have to go through something like that again. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else? All right, I'm -- oh, you're coming, okay.

MR. LEWIS: Good evening. I'm John Lewis, L-e-w-i-s. I live at 406 West Fremont, so just north of Tracks 3 and 4.

I echo Elaina's comments. It's been great working with you all and we had that good discussion about the Eastman project. I think when I spoke and a couple of other people spoke, we get it. These are very difficult, sometimes intractable issues, but the key is common sense. I mean, that's what I think ruled the day with the Eastman project. Not everybody got what they wanted, but there was some common sense brought in.

Commissioner Jensen, you opened by saying what particular problem are we trying to solve. I think, if you could go back, could you go back to item three to show the homes on Park Street? To me, I think the problem that we're trying to solve, it's not really even a problem yet which is I think where your comment is coming from, if you look at all these houses here, these sort of reflect the character of the neighborhood, that is where a town got it started, right?

You made some great points about the McMansions. I grew up, I didn't grow up, our first house in Arlington was in Ridge Park, and so they had all those old single-family home ranches up and down like Race and all those streets. They started building the tear-downs 25 years ago and everybody is like, oh, can you believe this? It's a beautiful neighborhood now, right, neighborhoods change.

I would submit that this is a little different though, right? The problem or the challenge that we're trying to solve is avoiding putting like 140-foot building next to these, right? So, I think that just because you could do something doesn't mean that you should. So, trying to like start with the Red Flag Ordinance and try to put some guidance there about common sense. Like we're not making any adamant demands, but just like here's what the Village, here's what the will of the Board is in terms of, what common sense is for these particular areas.

I love your comments about sustainability, right, thinking about future generations. None of us are going to be here forever. This is the neighborhood where our Village got it started, right? I think leaving it better than you found it, that's a key concept to stewardship. Looking at these buildings right here, I think all of us some day in the distant future can look back and be proud that we said, hey, leaving it better than we found it was, hey, we said let's not do 140-foot building, but let's do something that sort of blends in with the neighborhood that sort of preserves the character of the neighborhood, because Tom is right. Like 45 years ago, 50 years ago, this neighborhood was decrepit. That's why all these zoning changes were made in the 80's, right? Because we needed to get some development in here to try to rejuvenate Arlington Heights.

It's a different story now, right? I think the wisdom here is to take a little bit of a different tack and think, okay, now we're in a different moment. So, what was adequate and what was maybe appropriate 45-50 years ago, it's a little different now. That's what we're asking for with the Red Flag is just let's put a little common sense into that so we remove some of the uncertainty for everybody, right?

I think, I can't speak for everybody else here, but I think the preponderance of people in HANA are supportive of multi-family. It's just a question of what is common sense multi-family, right? 140-foot, even a 90-foot building, that's something that maybe you could do, but it's not something that you should do, right? That's all we're asking for you consideration here.

So, thanks a lot for your help so far. Appreciate your help going forward. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else?

MR. SKRUDLEND: Hi, I'm Kurt Skrudlend, K-u-r-t, S-k-r-u-d-l-e-n-d. I'm an architect so I know maybe a little bit more than most about the history. So, the guy who showed who did the surveying for Chicago had a 66-foot-long chain; that just happened to be who the state hired. Anyway, we have a larger right-of-way because of that than most of the cities on the East Coast. So, they have to deal with more of these setbacks of height restrictions.

So, if you go to New York in particular, you know, what they do is they say, well, we've got 30 feet on this side, we're going to have 30 feet on that side even though the zoning is higher when you do an overlay. We do an angle, slope up 45 degrees angle from there, and that's how we mitigate the fact that, you know, we've got a smaller scale, you know, zoning on this side than on this side. It's just that we have a couple of problematic, you know, areas or whatever, somebody made a decision that, you know, raised it to encourage redevelopment, I guess. But anyway, to address a developer or an owner's concern, in addition to the 45-degree slope, they said, well, we're going to let you build a story or two or increase the FAR or something so that we're not taking away the value of the property, you know. So, against the higher density you get a higher height limit, and against the lower density you have a lower height limit, and it's not all just one height limit.

I think the Red Flag Ordinance, if the goal is to limit development, then I think that Red Flag Ordinance probably helps because you're adding another layer of meetings and, you know, I mean, it's great to get the community input. You know, I think we're doing that now, but I think you need to make rules or guidelines, everybody wants a guideline. A developer, we have a reputation in the community that it's a difficult place to build in, and that's because, you know, you have to go through this year or two long process to get through this planning, whether it's community meetings or Zoning or Planning or the Design Commission, you know, to come to an agreement. In the end, yes, I think the community is happier with the result, but from a developer's point of view, they've had to spend a lot more time, you know, changing their design over and over. It costs them money, you know, not just the time, but the effort for the architects to start over or redo, you know, major parts of their building. So, it's not, it doesn't work for them.

We're not going to encourage good developers and good builders to come here if that's what we're going to continue to do and do it on a case-by-case basis. I think there needs to be some guidelines and somebody needs to do a study and say, well, what about these various properties? What happens when you set up these guidelines? So that, who knows when the AT&T building, you know, gets redeveloped? But you have to, you know, some worst-case scenario, what's going to happen tomorrow and plan ahead.

So, you know, the idea of building a parking lot underground, I wholeheartedly agree that's better. It's a very expensive thing to do. If you're concerned about the value of the property from a property owner's standpoint, you're devaluing their property by

mandating that if it's not currently mandated. You might as well lop off a story or two from the top of the building because that's less expensive or, you know, it's more costly to dig underground than it is above.

You know, as far as the style goes, I don't think you can mandate style. I think, you know, I agree that, you know, the quality is an issue, but across the board, I mean, classical or traditional or modern, whatever you want to call it, there's a whole huge range in qualities. I mean, obviously, incredible classical buildings have been done, but really crappy ones have been done out of stucco, right, that are awful. I think you can mandate materials. You could say we're not going to allow concrete block; we're going to say it has to be brick for a story or two, something like that, right?

Anyway, thank you. That is all I have to say.

ACTING CHAIRPERSON WARSKOW: Thank you. Thank you, we do appreciate everyone's input, feedback, perspectives. We're here because we don't want the Village to make decisions in a vacuum. So, that's why we show up here for not much money at all.

COMMISSIONER JENSEN: Like none.

ACTING CHAIRPERSON WARSKOW: Like none, to have these discussions. So, yes, we are all invested in making good decisions on behalf of the residents and the government.

I just have one last kind of comment about this. I do understand the unique situation given the location. I just want to make sure we're being equitable when we come up with things like this Red Flag Resolution or Ordinance. If there are other unique circumstances, and they don't have to be the same in terms of height of buildings, that we give those neighborhoods the same consideration.

MR. LYSICATOS: Yes, I think we want to learn from this process, and I think apply it to where, you know, when we look at our Zoning Code, yes, try to take the opportunity to come up where there might be some of these special circumstances. I think to Commissioner Jensen's point, if we come up with a good process where we have these special conditions where we don't have that transition, I think we're going to try to use it as a toolbox to kind of look at other areas and maybe get in front of some of these conversations. So, I think that was a great way to kind of frame it to build this sort of examples.

So, yes, we try our best. We try to get the development through as much as we can. We do have a number of studies and elements we're working on this year, some zoning tweaks. So, you know, we have new staff, fantastic staff we've brought on, so I think it's a process of bringing in some of these new ideas and fresh approach andas we learn the Village, sometimes it's good to kind of see things anew.

ACTING CHAIRPERSON WARSKOW: Sure, absolutely.

MR. LYSICATOS: But as far as process, we're going to take all this back and sort of come up with what we think are the logical next steps. I don't know if there's any feedback from the Plan Commission as far as a process. We would recommend that whatever we bring back and we start to consider as far as next steps, we do as a full Plan Commission. You do have a subcommittee structure, but we feel we should sort of work our way down from the big picture down as a group.

I don't know if anyone has any specific, you know, a different opinion about that? No? I think it would be good, I think we have a lot of experience on this Board. I think it's one of our most consistent bodies that we have in the Village, so there's a lot of

experience here.

COMMISSIONER GREEN: We work better as a group.

ACTING CHAIRPERSON WARSKOW: Yes, and my only request is meeting facilitation really makes a difference, not treating every meeting in the same format. So, thinking about how to present things, how to gain feedback, how to report back on that feedback is extremely important to the process. So, don't just say we're going to have a meeting and just have the usual meeting.

MR. LYSICATOS: Yes.

ACTING CHAIRPERSON WARSKOW: Really think about how you conduct that meeting.

MR. LYSICATOS: Absolutely, and I think that's, when we went into the Red Flag process, it wasn't necessarily very prescriptive of how we were going to accomplish this process. So, having a neighborhood meeting where it was, you know, just information, but really interactive, having one-on-ones with property owners, we're trying to be as effective as we can. So, we're open to any ideas of how the Plan Commission wants us to couch that conversation.

ACTING CHAIRPERSON WARSKOW: Okay, yes.

MR. LYSICATOS: I've been there. I've done charrettes, I've done visioning.

ACTING CHAIRPERSON WARSKOW: Yes, that's kind of what I'm thinking, yes.

MR. LYSICATOS: Yes, I've kind of done through all those processes and they all have their benefits --

ACTING CHAIRPERSON WARSKOW: Yes.

MR. LYSICATOS: -- and like you said, sometimes it's just a different wavelength, then you get something out of it.

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER JENSEN: I would argue that you do want to use the full Commission, because we have a lot of disciplines represented on this Commission, probably more than a lot of others. We don't have any lawyers here tonight; we usually have three of those. They're the most represented.

MR. LYSICATOS: Yes, we do.

COMMISSIONER JENSEN: You've got a good mix of people with a lot of different backgrounds, and I find our conversations are better when you have all of those reflected.

MR. LYSICATOS: For sure. Yes, we feel very fortunate. I think everybody brings something very unique on this Commission and it's a pleasure to work with you. So, I think, yes, absolutely. So, we'll get everybody here. What we'll do is we'll try to anticipate meetings, throw some dates out possibly and say, okay, does everybody think they'll be here for that date, so we get the full representation or as much as the full representation.

But what we'll do is we'll come back, come up with some of that kind of higher-level discussion of where we think we're landing, and then we can have another sort of, I think if we take it piece by piece and take it down levels, then we'll know, okay, what are we getting into as far as changes. I don't think we're there yet. So, probably towards tail end or into the summer, we'll get back to you and have more discussions with you.

ACTING CHAIRPERSON WARSKOW: Okay, any last comments from my fellow Commissioners?

COMMISSIONER JENSEN: I move we adjourn.

ACTING CHAIRPERSON WARSKOW: I have a motion for adjournment.
COMMISSIONER GREEN: Second.
ACTING CHAIRPERSON WARSKOW: All in favor?
(Chorus of ayes.)
ACTING CHAIRPERSON WARSKOW: Anyone opposed?
(No response.)
ACTING CHAIRPERSON WARSKOW: All right, the meeting is adjourned. Thank you, everyone.

(Whereupon, at 9:06 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, JR., depose and say that I am a digital 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.

_____
RON LeGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2024.

_____
NOTARY PUBLIC

DRAFT

Plan Commission
4/24/2024

Item: 2201 N. Chestnut Ave Townhomes - 2201 N. Chestnut Ave & 315 W. Rand Rd. - PC#23-011

Department: Planning & Community Development Department

Requested Action

1. Preliminary Plat of Subdivision to subdivide the property into two lots.

2. Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.

3. Amendment to the Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family.

4. Special Use Permit to allow Minor Auto Repair on Lot 1.

Variations Required from Chapter 28 of the Municipal Code:

1. Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.

2. Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.

3. Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.

4. Section 5.1-11.3b, to allow a 20' side yard setback (southwest) for Lot 1 where code requires a minimum setback of 21.3'.

5. Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.

6. Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.

7. Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

Recommendation

The Staff Development Committee reviewed the petitioners request for approval of a Preliminary Plat of Subdivision to subdivide the property into two lots, Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District, Amendment to the Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family, Special Use Permit to allow Minor Auto Repair on Lot 1, and the following Variations from Chapter 28 of the Municipal Code:

1. Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.

2. Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.

3. Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.

4. Section 5.1-11.3b, to allow a 20' side yard setback (southwest) for Lot 1 where code requires a minimum setback of 21.3'.

5. Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.

6. Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.

7. Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

The Staff Development Committee recommends APPROVAL of the application subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.

2. The owner of Lot 1 shall abide by the following usage conditions:

a. Should any noise or odor issues arise, which shall be at the discretion of the Village, the petitioner shall be required to work with the Village to address any such issues to the satisfaction of the Village.

b. Inoperable motor vehicle storage shall be prohibited, and no automobiles shall be stored on Lot 1 beyond the time reasonable to complete repairs, which shall

be to the discretion of the Village.

c. Exterior work on vehicles, as well as outdoor storage of parts or equipment (tires, oil drums, pallets, car parts, etc.) shall be prohibited.

3. Upon the request of the Village, the petitioner shall implement a reciprocal cross access agreement with the property to the southeast (229 W. Rand Road). Said easement shall grant access through Lot 1 to the property to the southeast, which would only be required if/when the billboard on Lot 1 is removed or Lot 1 is redeveloped, whichever shall come first.

4. The Landscape and Tree Preservation Plan shall be revised to show removal of the 11 trees proposed for preservation within the Chestnut Avenue right-of-way. Parkway trees shall be added within the parkway per Code requirements.

5. As part of Final Plat of Subdivision review, details on the proposed retaining walls (height, materials, color) shall be provided for Village review and approval.

6. The striped area at the southern end of the two parking stalls located at the northern corner of the site shall be converted to a curbed landscape island including a 4-inch caliper shade tree.

7. As part of Final Plat of Subdivision review, the petitioner must address common maintenance of the shared utility elements between the two lots, to the satisfaction of the Village.

8. An Onsite Utility Maintenance Agreement must be executed prior to building permit issuance.

9. A public sidewalk easement shall be added to the Final Plat of Subdivision to address the portion of public sidewalk that encroaches onto the subject property at the northern corner of the site.

10. Linkage fees in compliance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of Village Code, shall be required at time of building permit issuance.

11.A fee in lieu of any stormwater detention required but not provided, shall be required as part of building permit issuance in the amount of $1 per cubic foot of volume required but not provided.

12. IDOT approval shall be required for the proposed modification within the Rand Road right-of-way.

13. The Applicant must comply with all of the requirements set forth in the October 10, 2023 motion of the Village's Design Commission concerning approval of the design for the townhome building.

14. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.

15. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Public Notice	Exhibits
Aerial	Exhibits
CPRC Minutes - 6/28/23	Minutes
DC Minutes - 10/10/23	Minutes
DC Staff Report - 10/10/23	Minutes
Project Narrative	Correspondence
Written Justification for Variations	Correspondence
Plat of Survey	Exhibits
Architectural Plans	Exhibits
Engineering Plans	Exhibits
Landscape & Tree Preservation Plans	Exhibits
Photometric Plan	Exhibits
Preliminary Plat of Subdivision	Exhibits
Preliminary Stormwater Report	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 Petitioner Response	Exhibits
Department Comments - Round 3	Exhibits
Department Comments - Round 3 Petitioner Response	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

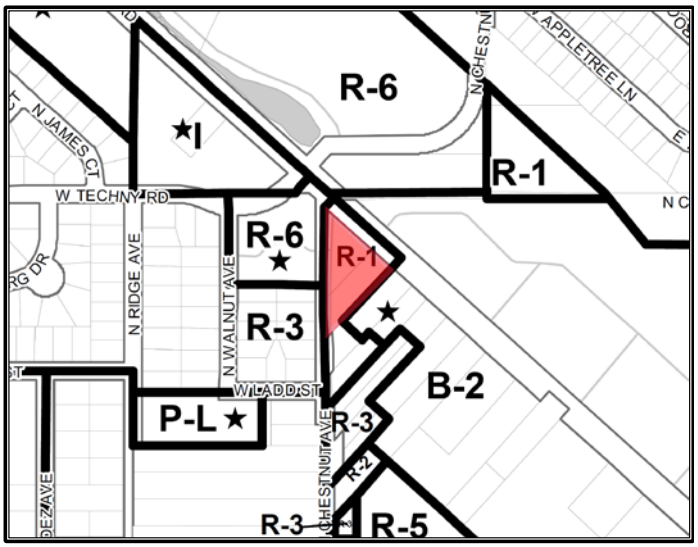
STAFF DEVELOPMENT COMMITTEE REPORT

Project Number: *PC 23-011*
Project Title: *2201 N. Chestnut Townhomes*
Location: *2201 N. Chestnut Ave., 315 W. Rand Rd.*
PINs: *03-18-401-020, 03-18-401-021*

To: *Plan Commission*
Prepared By: *Sam Hubbard, Development Planner*
Meeting Date: *April 24, 2024*
Date Prepared: *April 19, 2024*

Petitioner: *Plummer Capital, LLC Series A*
Address: *702 Thompson's Way*
Inverness, IL 60067

Existing Zoning: *R-1: One-Family Dwelling District*
Comprehensive Plan: *Single-Family Detached, Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6: Multiple-Family Dwelling District; B-2: General Business District	Multi-family Residential (Crescent Place), Nostimo Restaurant	Commercial, Moderate Density Multi-Family
South	R-1: One-Family Dwelling District	Single-Family Home	Single-Family Detached
East	B-2: General Business District	Auto Repair (Car-X)	Single-Family Detached
West	R-3: One-Family Dwelling District; R-6: Multiple-Family Dwelling District	Detention Basin, Multi-Family Residential (Chestnut Place Condo's)	Moderate Density Multi-Family; Single-Family Detached

Requested Action:

1. Preliminary Plat of Subdivision to subdivide the property into two lots.
2. Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
3. Amendment to the Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
4. Special Use Permit to allow Minor Auto Repair on Lot 1.

Variations Required from Chapter 28 of the Municipal Code:

1. Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
2. Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
3. Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
4. Section 5.1-11.3b, to allow a 20' side yard setback (southwest) for Lot 1 where code requires a minimum setback of 21.3'.
5. Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.
6. Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
7. Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

Project Background:

The subject property is a triangular shaped lot that consists of two land parcels currently zoned R-1, One Family Dwelling District and have a combined area of approximately 61,531 square feet (1.41 acres). The site is bounded by Chestnut Avenue to the west and Rand Road to the northeast. On the Rand Road frontage there is an existing automobile repair facility (Arlington Performance Center), which includes five service bays and has full access to Rand Road via three curb cuts. The repair facility also has full access to Chestnut Avenue on the western side of the site. At the rear of the subject property and fronting on Chestnut Avenue there is a single-family home. Access to the single-family home comes from a full access driveway connection to Chestnut Avenue. Both parcels are owned by the petitioner, Chris Plummer, who is the operator of the Arlington Performance Center auto repair facility.

The petitioner is proposing demolition of the single-family home and replacement with a five-unit townhome development, along with subdivision of the site to reconfigure the parcels so that the existing automobile repair facility is on its own lot (Lot 1) and the townhome development is located on its own separate lot (Lot 2). A new drive aisle and small number of additional parking spaces are proposed along the rear of the repair facility, which would connect the western and eastern sides of the Arlington Performance Center (APC) property. Additionally, the existing pavement and parking areas on the APC property, which are currently unstriped and used as an open parking/vehicle storage area, would be restriped and circulation through the site would be revised with various one-way and two-way directionality. The parkway abutting APC is currently paved with asphalt and the petitioner has proposed reducing the curb cuts along Rand Road from three to two, as well as restoring the asphalt parkway to greenspace. A total of 43 parking stalls would be located on the APC site (38 exterior stalls and 5 interior "bay" stalls).

Lot 2 would include a three-story townhome building including five three-bedroom units. Access to the townhome lot would come from a single curb cut along Chestnut Avenue connecting to a driveway that wraps around the southern side of the townhomes and provides access to the two-car rear loaded garages for each unit. A total of five guest parking stalls would be located at the rear of the townhome lot. Chestnut Avenue, which is currently substandard without the proper width and lacking curb/gutter and sidewalk, would be fully improved to Village standards. In addition, 15,333 square feet of land would be dedicated as right-of-way for Chestnut Avenue. Upon dedication, the subject property would reduce from 61,531 square feet to 46,198 square feet and the Chestnut Avenue right-of-way would comply with the code required 66' width.

Zoning and Comprehensive Plan

The subject property was annexed into the Village in 1981 as part of a larger annexation that occurred along Rand Road. Upon annexation, the property was automatically placed into the R-1, One Family Dwelling District as required by code. Per the petitioner, the site was already developed and used as an auto repair facility and single-family home at the time of annexation. In order to achieve the necessary zoning for the proposed redevelopment, the petitioner has requested rezoning of the APC lot (Lot 1) from the R-1 District to the B-2, General Business District, and the townhome lot (Lot 2) from the R-1 District to the R-6, Multiple-family Dwelling District.

The Arlington Performance Center performs general maintenance repairs, suspension repairs, steering repairs, engine diagnostics, and emission repairs, all of which are classified as "Minor Auto Repair" per the Zoning Code. Minor automobile repair uses are required to obtain a Special Use Permit in the B-2 District and since the auto repair use was established prior to annexation into the Village, the petitioner is requesting special use approval as part of this zoning entitlement process.

A Special Use Permit shall only be issued when it conforms to the three approval criteria as outlined below:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**

- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The petitioner has provided a written response outlining how they believe the APC use conforms to the criteria shown above. The Staff Development Committee (SDC) believes that the necessary criteria for approval have been met and notes that the auto repair facility has been in existence on the property for multiple decades, which illustrates that the use provides a necessary public convenience at this location. However, given the introduction of multi-family uses within 40' of the repair facility, certain limitations on usage are necessary to ensure that the APC site will not be detrimental to the health, safety, and welfare of persons residing or living in the vicinity. First, the petitioner shall be required to work with the Village to address any noise or odor issues that may be generated by the auto repair use, to the satisfaction of the Village. Additionally, inoperable motor vehicle storage on Lot 1 shall be prohibited, and no automobiles shall be stored on Lot 1 beyond the time reasonable to complete repairs, which shall be at the discretion of the Village. Finally, exterior work on vehicles shall be prohibited and outdoor storage of parts or equipment (tires, oil drums, pallets, etc.) shall also be prohibited. It should be noted that APC does not have a record of property maintenance complaints and has been a good neighbor to the surrounding property owners.

In order to reconfigure the site to accommodate the proposed townhomes, the subject property must be subdivided so that each separate use is located on its own platted lot of record. The petitioner has requested Preliminary Plat of Subdivision approval showing one lot for the APC site (Lot 1), and one lot for the townhomes (Lot 2). Final Plat of Subdivision approval shall be required at a future date.

Per the Comprehensive Plan, the Rand Road frontage is classified as Commercial and the Chestnut Avenue frontage is classified as Single-Family Detached. The proposed townhome use does not comply with the existing Comprehensive Plan designation, and the petitioner has requested an amendment to the Comprehensive Plan to reclassify the townhome lot as Moderate Density Multi-Family, as well as reclassification of any portion of the APC lot that falls within the Single-Family Detached classification as Commercial. The proposed townhomes provide a good transition and buffer between the commercial areas along Rand Road and the single-family homes to the south and west. The Staff Development Committee notes that there are existing townhomes to the west (Chestnut Place Condominiums) and a multi-family development (Crescent Place) that is wrapping up construction across Rand Road to the north. The SDC is supportive of the rezoning, Comprehensive Plan amendment, Special Use Permit and subdivision.

Impact fees are required for each unit within the townhome development and an inclusionary housing linkage fee, in compliance with the Chapter 7 of the Municipal Code, shall be required at time of building permit issuance.

Conceptual Plan Review Committee

The Conceptual Plan Review Committee met on June 28, 2023, to review conceptual plans for this project. Discussion was generally favorable with regards to the proposed multi-family use and aesthetic enhancements to the APC site. There were some concerns relative to the setback variations proposed for the townhome lot, which at that time showed a 10' front yard setback along Chestnut and 15' side yard setback to the north/northeast. Subsequent to this meeting, the petitioner revised their plans to slightly increased the size of the townhome lot and adjust the townhome building footprint and location. An approximately 20' front yard setback is now proposed, along with a 17' side yard setback.

Design Commission:

The petitioner appeared before the Design Commission on October 10, 2023, and received a unanimous recommendation of approval, subject to four recommendations for architectural modifications and one requirement to provide colored material samples for staff for review and approval. The minutes from this meeting are included in the materials transmitted to the Plan Commission.

Rand Road Corridor Beautification Plan

The subject property is part of the Rand Road Corridor Beautification Plan, which outlines certain recommended landscape improvements abutting the Arlington Performance Center lot:

- Rand Road Right-of-Way: Existing asphalt parkway and continuous curb cuts are to be replaced with consolidated curb cuts and landscaping within the parkway. Parkway trees, in compliance with Village and IDOT standards, should be planted within the parkway along the Rand Road frontage abutting the subject property.
    - ***The site plan shows elimination of one of the curb cuts along Rand Road, which will be subject to IDOT final review and approval. Additionally, the asphalt parkway will be replaced with greenspace and street trees, as recommended in the Plan.***
- Private Property Improvements: All parking areas are required to contain perimeter landscaping where they abut a public right-of-way. The Corridor Plan recommends new trees be integrated within the required perimeter landscape buffer for the APC property, which buffer currently does not exist.
    - ***The existing parking lot along Rand Road is built up to the property line and does not provide any space for perimeter landscaping. Modifying the parking lot to create space for the perimeter landscape screen would result in a significant loss of parking stalls. Given that there is insufficient space to provide the screen, the proposed landscape plan is acceptable. However, any future redevelopment of the APC lot would be required to comply with the perimeter landscape recommendation within the Plan.***
- Future Landscaped Median: The Corridor Plan recommends a landscaped median be constructed within Rand Road, to include trees, landscaping, and a gateway feature at the northwest side.
    - ***The Village is evaluating the potential for a landscaped median within Rand Road as recommended in the Plan, which if feasible and funded, is targeted for construction slightly further west from the subject property and should not impact site access.***

Stormwater & Infrastructure:

The petitioner undertaking several infrastructure improvements in order to comply with code requirements and accommodate for the proposed development. Along Chestnut Avenue, 33' of land will be dedicated as public right-of-way. The Chestnut Avenue streetscape abutting the property is currently substandard with regards to street width, lack of curb/gutter, and no sidewalk. The petitioner will extend the width of Chestnut Avenue to comply with code, construct curb and gutter, and provide a sidewalk along the entire Chestnut frontage of the property. As previously mentioned, the asphalt parkway along Rand Road will be replaced with landscaping and street trees, and one of the three curb cuts along Rand Road will be eliminated.

An underground detention vault will be constructed on the townhome lot that will serve both the APC site and the townhomes. Stormwater at the rear of the APC site will be directed to the underground vault on the townhome site, where it will slowly be released into the Village system and eventually drain into a large storm sewer main within Rand Road. As allowed by Code in certain instances, a small portion of the required onsite detention will be omitted and a fee-in-lieu of providing this volume will be due at time of building permit issuance. Given that the stormwater system would be spread across both parcels, a shared maintenance agreement must be provided as part of the Final Plat of Subdivision approval process. A homeowner's association will likely be needed to address group maintenance, and a copy of the Covenants, Conditions, and Restrictions (CCR's) should be submitted as part of the Final Plat review process, as applicable. A portion of the public sidewalk at the northern corner of the site encroaches onto private property and an easement for said encroachment must be included on the Final Plat of Subdivision.

Site:

The petitioner has proposed landscaping improvements, additional parking, and modifications to the circulation on the APC lot. The site has been well designed to address the historical non-conformities relative to landscape requirements, access, and parking. The introduction of a secondary drive aisle at the rear of the APC lot improves circulation and removal of the paved parkway will help to create a positive aesthetic that is more consistent with the remainder of the Rand Road corridor.

There is an existing billboard located at the southeast corner of the site, which is legally non-conforming. No modifications are proposed to the billboard at this time, but removal of the billboard shall be required in the future should the site undergo substantial redevelopment. Any approval of the proposed subdivision shall require, upon the request of the Village, that Lot 1 grant cross access to the property to the southeast. Said easement would only be required if/when the billboard is removed or Lot 1 is substantially redeveloped, whichever shall come first. It should be noted that when the property to the southeast was subdivided in 2020, a similar condition of approval was added to require that lot to provide cross access to the subject property when those rights are reciprocated.

Both lots conform to all height, lot coverage, and Floor Area Restrictions (FAR). However, front yard and side yard setback variations have been requested for each lot. Specifically, the following variations from Chapter 28 are required:

- **Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for the townhomes on Lot 2 where code requires a minimum setback of 25'.**
- **Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for the townhomes on Lot 2 where code requires a minimum setback of 21.3'.**
- **Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for the existing APC building Lot 1 where code requires a minimum setback of 25'.**
- **Section 5.1-11.3b, to allow a 20' side yard setback (southwest) for the existing APC building on Lot 1 where code requires a minimum setback of 21.3'.**

Per Code, variations shall only be approved when they comply with the following standards for approval:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Staff Development Committee is supportive of the variations and notes the following:

- The western front yard setback variation for the APC lot is created by the need for right-of-way dedication along Chestnut Avenue and there is no practical change to the setback or placement of the building in this location; the need for this variation is only triggered by the required right-of-way dedication. The requested variation will simply make the existing building legally conforming while no change to the building location would occur.
- The southern side yard setback variation for the APC building is a product of the newly proposed lot line delineating the auto repair lot from the townhome lot. This variation is for 1.3' and is the minimum necessary to allow reasonable use of the property.
- The western front yard setback variation for the townhome lot is within the essential character of the locality; the Chestnut Place townhomes immediately to the west are setback 25' from the Chestnut Avenue right-of-way and the single-family home abutting the subject property to the south is setback 25' from the Chestnut Avenue right-of-way as well. The proposed front yard setback of approximately 20' is generally compatible with the existing setbacks of the structures across the street and immediately abutting to the south.
- The required northern side yard setback variation for the townhome lot is calculated at 10% of the lot width at the required front yard setback. The subject property is shaped like a triangle with a long lot width at the front that tapers towards the rear, resulting in a large required side yard setback with a narrowing side yard to provide adequate room for the code-required setback. This is a unique configuration that is not prevalent through-out the neighborhood.

Landscaping & Photometrics:

The petitioner has submitted a photometric plan showing compliance with all Village requirements. No free-standing lights have been proposed on either lot. There are 49 trees on the townhome lot and

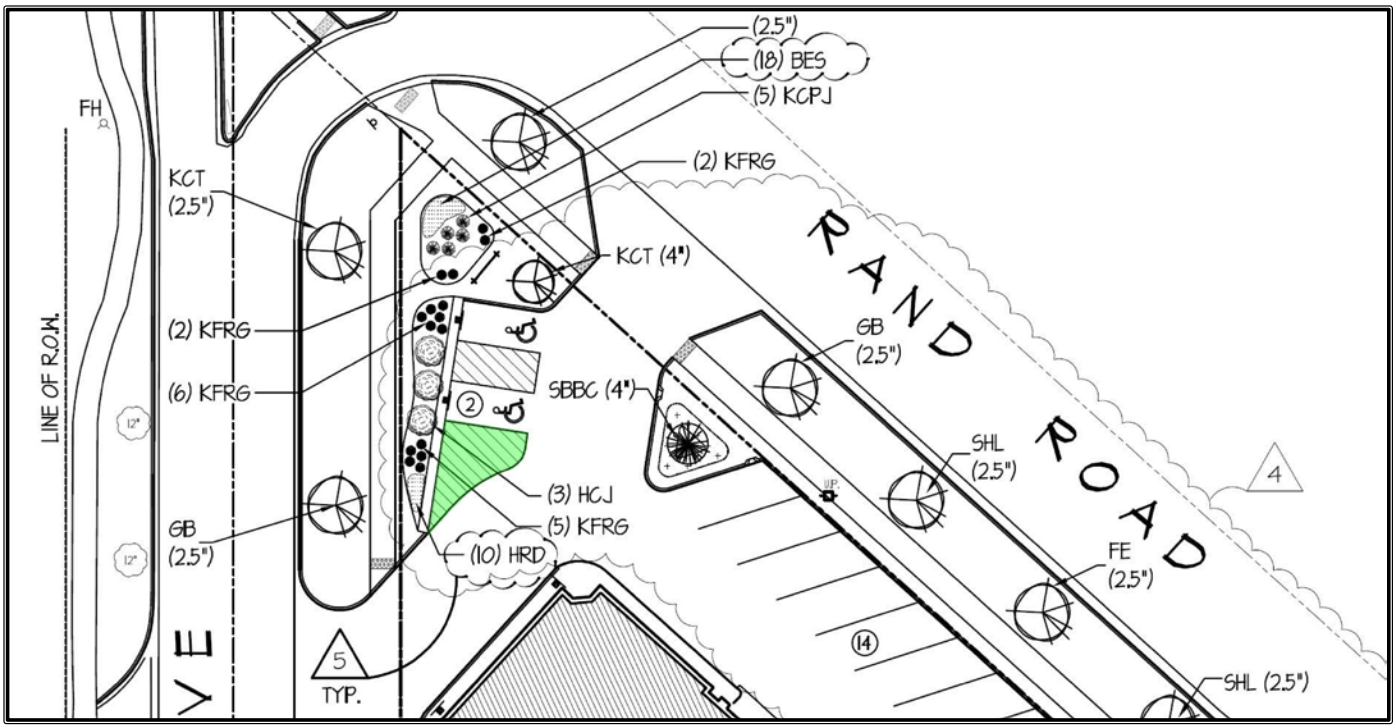
adjacent parkway, of which 16 are proposed for preservation. The petitioner has done a good job to preserve trees that are outside of the development footprint and integrate them into the site landscaping. However, the Public Works Department believes that the 11 trees proposed for preservation within the Chestnut parkway do not have a great chance of survival given the construction activities that will occur in close proximity. As such, they shall be removed and replaced with new parkway trees and a condition of approval outlining such has been included below.

The small number of additional parking stalls proposed for construction along the rear of the APC site are missing landscape islands at the ends of certain parking rows and the following variation is required:

- **Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.**

The SDC is supportive of this variation given that the entire site does not currently have landscape islands and the petitioner will be implementing extensive landscape improvements that will enhance the property to be compatible with the essential character of the locality. Additionally, there is a legitimate need for an automobile repair use to maintain a sufficient number of on-site parking stalls in order to conduct business. Finally, the location of the missing landscape islands is towards the rear of the site and not highly visible.

At the northern side of the site there is an area of existing pavement that is proposed to remain as striped asphalt adjacent to a parking stall. The graphic below shows this area in green.



Code requires that the ends of all parking rows include a curbed landscape island including a shade tree. The SDC recommends this area be converted to a landscape island including a shade tree and a condition of approval requiring such has been recommended below.

Parking & Traffic:

Per code, a traffic and parking study prepared by a certified traffic engineer is required. However, the petitioner has requested the following variation:

- **Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.**

The SDC is supportive of this request and notes that both the APC lot and townhome lot exceed code requirements relative to parking. With regards to traffic, the subdivision will have no impact on traffic

generation from the APC site, and traffic generation from five townhome units (net increase of 4 units when taking into consideration the existing single-family home that will be demolished) will have a negligible impact on traffic during peak times. It should be noted that the Chestnut/Rand Road intersection has restricted access and does not allow left turn ingress or egress.

The townhome lot conforms to parking requirements and provides two garage parking spaces per unit. There are also five guest parking stalls at the rear of the lot. Any additional parking on the townhome site would exceed the maximum number of parking stalls allowed by Code and would require a variation. Parking at the Arlington Performance Center has been non-complaint for many years, with parking frequently occurring on grass and within the paved parkway. The increased parking supply proposed for the APC site will help to alleviate vehicle parking on the grass, and the removal of the asphalt parkway will eliminate the ability for parking to occur within the parkway portion of the right-of-way. Analysis of eight different aerial images over the last three years show the average exterior parking demand for the APC site to be around 27 vehicles (exclusive of any interior parking within the service bays). With an exterior parking supply of 38 parking stalls, the site includes sufficient capacity to accommodate expected average demand. However, there were two aerials that showed exterior peak parking of 41 stalls and 49 stalls. The petitioner will need to carefully manage business operations to avoid placing any of the parking demand onto public streets (overnight street parking is prohibited).

Detailed parking calculations for each lot are shown below:

ADDRESS	TENANT	CODE USE	NUMBER OF UNITS	NUMBER OF EMPLOYEES	NUMBER OF BAYS	PARKING REQUIREMENT	PARKING REQUIRED
LOT 2 2201 N. Chestnut Ave	Townhomes	Multi-Family Residential	5	N/A	N/A	2 per unit	10
						Total Required	20
						Total Provided (includes exterior guest spaces)	25
						Surplus / (Deficit)	**5**
LOT 1 315 W. Rand Rd.	Arlington Performance Center	Auto Service Station	N/A	9	5	1 per employee plus 3 per service bay	24
						Total Required	29
						Total Provided (includes 5 interior service bays)	43
						Surplus / (Deficit)	**14**

RECOMMENDATION

The Staff Development Committee reviewed the petitioners request for approval of a Preliminary Plat of Subdivision to subdivide the property into two lots, Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District, Amendment to the Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family, Special Use Permit to allow Minor Auto Repair on Lot 1, and the following Variations from Chapter 28 of the Municipal Code:

1. Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
2. Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
3. Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
4. Section 5.1-11.3b, to allow a 20' side yard setback (southwest) for Lot 1 where code requires a minimum setback of 21.3'.

5. Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.
6. Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
7. Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.
2. The owner of Lot 1 shall abide by the following usage conditions:
    a. Should any noise or odor issues arise, which shall be at the discretion of the Village, the petitioner shall be required to work with the Village to address any such issues to the satisfaction of the Village.
    b. Inoperable motor vehicle storage shall be prohibited, and no automobiles shall be stored on Lot 1 beyond the time reasonable to complete repairs, which shall be to the discretion of the Village.
    c. Exterior work on vehicles, as well as outdoor storage of parts or equipment (tires, oil drums, pallets, car parts, etc.) shall be prohibited.
3. Upon the request of the Village, the petitioner shall implement a reciprocal cross access agreement with the property to the southeast (229 W. Rand Road). Said easement shall grant access through Lot 1 to the property to the southeast, which would only be required if/when the billboard on Lot 1 is removed or Lot 1 is redeveloped, whichever shall come first.
4. The Landscape and Tree Preservation Plan shall be revised to show removal of the 11 trees proposed for preservation within the Chestnut Avenue right-of-way. Parkway trees shall be added within the parkway per Code requirements.
5. As part of Final Plat of Subdivision review, details on the proposed retaining walls (height, materials, color) shall be provided for Village review and approval.
6. The striped area at the southern end of the two parking stalls located at the northern corner of the site shall be converted to a curbed landscape island including a 4-inch caliper shade tree.
7. As part of Final Plat of Subdivision review, the petitioner must address common maintenance of the shared utility elements between the two lots, to the satisfaction of the Village.
8. An Onsite Utility Maintenance Agreement must be executed prior to building permit issuance.
9. A public sidewalk easement shall be added to the Final Plat of Subdivision to address the portion of public sidewalk that encroaches onto the subject property at the northern corner of the site.
10. Linkage fees in compliance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of Village Code, shall be required at time of building permit issuance.
11. A fee in lieu of any stormwater detention required but not provided, shall be required as part of building permit issuance in the amount of $1 per cubic foot of volume required but not provided.
12. IDOT approval shall be required for the proposed modification within the Rand Road right-of-way.
13. The Applicant must comply with all of the requirements set forth in the October 10, 2023 motion of the Village's Design Commission concerning approval of the design for the townhome building.
14. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.
15. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies

_____ April 19, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON APRIL 24, 2024, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-011, a request for Preliminary Plat of Subdivision to subdivide the property into two lots, Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District, Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family, and a Special Use Permit to allow Minor Auto Repair on Lot 1 . The subject property is located at 315 W. Rand Road and 2201 N. Chestnut Avenue in Arlington Heights, Illinois. The PIN's for the subject property are 03-18-401-020-0000 and 03-18-401-021-0000. The subject property is legally described as follows:

PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 525.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 240.25 FEET TO THE NORTH LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTIONI 18, 24.83 FEET TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18; 393.22 FEET TO A POINT, THAT IS 2242.16 FEET NORTH OF THE SOUTH LINE OF SECTION 8; THENCE NORTHEASTERLY 309.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 425.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG CENTER OF ROAD 100 FEET; THENCE SOUTHWESTERLY 309.32 FEET MORE OR LESS, TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE AND 2,242.16 FEET NORTH OF THE SOUTH LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18; THENCE SOUTH PARALLEL TO WEST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18, 149.67 FEET; THENCE NORTHEASTERLY 420.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

As part of said petition the applicant is requesting the following Variations from Chapter 28 of the Municipal Code:

- Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
- Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
- Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
- Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
- Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.
- Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
- Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

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.

Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald April 9, 2024 (4614218)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
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 **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs 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 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/09/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4614218

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Probate

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
Estate of
Richard L. Bator
Case No.: 2024PR000217
Notice is given of the death of Richard L. Bator whose address was 324 W. Madison Street Lombard, IL 60148
Letters of Office were issued on March 21, 2024 to Gregory Bator 2N420 Kenmore Street Lombard, IL 60148 as Independent Executor whose attorney is Jeanine M. Cunningham 1415 W. 55th Street LaGrange, IL 60525
NOTICE TO HEIRS AND LEGATEES
Notice is hereby given to Renee Voegerl and unknown heirs, who are heirs or legatees in this cause.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
To probate a Will, and whose name and address is not stated in the petition to admit the Will to probate, an order was entered by the court on March 21, 2024 admitting the Will to Probate. Within 42 days after the effective date of the original order of admission, you may file a petition with the court to require proof of the Will by testimony of the witnesses to the Will in open court or other evidence, as provided in section 6-21 of the Probate Act of 1975 (755 ILCS 5/6-21) You will also have the right, under the Probate Act of 1975 (755 ILCS 5/8-1), to contest the validity of the Will by filing a petition with the court within 6 months after the admission of the Will to probate.
The estate Will be administered without Court Supervision, unless under section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person may terminate independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before September 26, 2024, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
Jeanine M. Cunningham
DuPage Atty. No.: 263319
Atty. For: Independent Executor
1415 W. 55th Street, Suite 101
LaGrange, IL 60525
708-352-1741
jeanine@jeaninecunninghamlaw.com
Published in Daily Herald Mar. 26, Apr. 2, 9, 2024 (4613651)

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
Estate of
Thomas J. Burke, Sr.
Case No.: 2024PR000228
Notice is given of the death of Thomas J. Burke, Sr. whose address was 126 Geneva Road Glen Ellyn, IL 60137
Letters of Office were issued on March 29, 2024 to James E. Burke 9N509 Nesler Road Elgin, IL 60124 as Independent Administrator whose attorney is James P. Casement
Notice to Heirs & Legatees
Notice is hereby given to and Unknown Heirs, who are heirs or legatees of the above proceeding.
NOTICE TO HEIRS AND LEGATEES
Notice is hereby given to creditors, claimants and unknown heirs, who are heirs or legatees in this cause
To probate a will and whose name and address is not stated in the petition to admit the will to probate, that an order was entered by the Court on March 28, 2024 admitting the will to probate. Within 42 days after the effective date of the original order of admission, you may file a petition with the Court to require proof of the will by testimony of the witnesses to the will in open court or other evidence, as provided in section 6-21 of the Probate Act of 1975 (755 ILCS 5/6-21). You will also have the right under section 8-2 of the Probate Act of 1975 (755 ILCS 5/8-1) to contest the validity of the will by filing a petition with the Court within 6 months after the admission of the will to probate.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before October 2, 2024 any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
James P. Casement
DuPage Atty. No.: 225474
Atty. For: James E. Burke
3653 Cortez Rd W. Ste. 100
Bradenton, FL 34210
941-946-8900
jim@casement.net
Published in Daily Herald Apr. 2, 9, 16, 2024 (4613907)

Probate

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, LAKE COUNTY, ILLINOIS
ESTATE OF
SUSAN H. BAKUTIS
Deceased December 24, 2023
CASE NO. 2024PR00000151
CLAIM NOTICE
Notice is given of the death of SUSAN H. BAKUTIS of GRAYSLAKE.
Letters of Office were issued on MARCH 27, 2024, to MICHAEL BAKUTIS, whose attorney is GUY R. YOUMAN.
Claims against the estate may be filed in the office of the Clerk of the Circuit Court or with representative, or both, on or before October 2, 2024, which date is not less than 6 months from the date of the first publication of this notice and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit https://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
/s/Guy R. Youman
Attorney
Published in Daily Herald April 2, 9, 16, 2024 4613931

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
Estate of
William Williams
Case No.: 2024PR000260
Notice is given of the death of William Williams whose address was 32301 Millard Circle, Warrenville, IL 60555
Letters of Office were issued on March 29, 2024, to Melissa A. Kulawiak, 264 Oakwood Ct., Wheaton, IL 60189 as Independent Administrator with Will Annexed whose attorney is Chris Hopkins, Perkins Coie LLP
To probate a will and whose name and address is not stated in the petition to admit the will to probate, that an order was entered by the Court on March 29, 2024 admitting the will to probate. Within 42 days after the effective date of the original order of admission, you may file a petition with the Court to require proof of the will by testimony of the witnesses to the will in open court or other evidence, as provided in section 6-21 of the Probate Act of 1975 (755 ILCS 5/6-21). You will also have the right under section 8-2 of the Probate Act of 1975 (755 ILCS 5/8-1) to contest the validity of the will by filing a petition with the Court within 6 months after the admission of the will to probate.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before October 2, 2024, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
Chris Hopkins
DuPage Atty. No.: 172781
Atty. For:
Independent Administrator with Will Annexed
110 N. Wacker Dr.,Suite 3400
Chicago, IL 60606
312-324-8400
chopkins@perkinscoie.com
Published in Daily Herald April 2, 9, 16, 2024 (4613933)

LEGAL NOTICE
IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS
Case No. 2024 PR 110
IN THE MATTER OF THE ESTATE OF (DECEDENT):
DOLORES T. MOLLENHAUER
1007 Towne Avenue
Batavia, Illinois 60510
DATE AND PLACE OF DEATH: January 13, 2024
Geneva, Illinois
PUBLICATION NOTICE
INDEPENDENT ADMINISTRATION
TO: CREDITORS AND CLAIMANTS (ONLY)
1. Notice is hereby given of the death of Dolores T. Mollenhauer, who died on January 13, 2024, a resident of Batavia, Illinois.
2. The Representative for the estate is:
Thomas G. Mollenhauer
1007 Towne Avenue
Batavia, Illinois 60510
The Attorney for the estate is:
Law Office of Cynthia Hayes Hutchins, P.C.,
1001 Warrenville Road, Suite 224, Lisle, Illinois 60532
4. Claims against the estate may be filed on or before September 26, 2024. Claims against the estate may be filed with the Clerk of the Circuit Court, 540 S. Randall Road, St Charles, IL 60174 or with the Representative, or both. Any claim not filed within that period is barred. Copies of a claim filed with the Clerk must be mailed or delivered to the Representative and to the attorney within 10 days after it has been filed.
5. The estate will be administrated without Court supervision unless an interested party terminate independent supervision administration by filing a petition to terminate under Article XXVIII 5/28-4 of the Probate Act (755 ILCS 5/28-4).
/s/ Cynthia Hayes Hutchins
Signature of Attorney for Administrator
Published in Daily Herald Mar. 26, Apr. 2, 9, 2024 (4613685)

IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT
KANE COUNTY, 540 SOUTH RANDALL ROAD, ST. CHARLES, ILLINOIS
ESTATE OF Brian K. Lippold, DECEASED.
24 PR 108
Notice is given of the death of the above named decedent. Letters of office were issued to Evan Lippold, 1054 Elliott Avenue, Aurora, Illinois 60505, as Independent Executor, whose attorney of record is Phillip S. Tarallo, Phillip S. Tarallo, PC, 939 Plum Grove Road, Suite C, Schaumburg, Illinois 60173.
Notice is given to General Creditors, Tony Arness, John Vana and Bill Roberts in the above proceeding to probate a will and whose names or addresses were not stated in the petition to admit the will to probate, that an order was entered by the court on March 28, 2024, admitting the will to probate.
Within 42 days after the effective date of the original order of admission you may file a petition with the court to require proof of the will by testimony of the witnesses to the will in open court or other evidence, as provided in section 5/6-21 of the Probate Act of 1975 (Ill. Compiled Stat. 1992, Ch. 755, par. 5/6-21).
You also have the right under section 5/8-1 of the Probate Act (Ill. Compiled Stat. 1992, Ch 755, par. 5/8-1) to contest the validity of the will by filing a petition with the court within 6 months after admission of the will to probate.
The estate will be administered without court supervision, unless under section 5/28-4 of the Pro-bate Act (Ill. Compiled Stat. 1992, Ch. 755, par. 5-28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before October 2, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act of 1975, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of the claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts. gov/FAQ/gethelp.asp.
Phillip S. Tarallo
Phillip S. Tarallo, PC (6190795)
939 Plum Grove Road, Suite C
Schaumburg, Illinois 60173
(847) 781-9950
13241416 (4613858)

Probate

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT
LAKE COUNTY, 18 COUNTY STREET, WAUKEGAN, ILLINOIS
ESTATE OF Matvey Eylin, DECEASED.
24 PR 163
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Eduard Eylin, 614 Armstrong Court North, Buffalo Grove, Illinois 60089, as Independent Administrator, whose attorney of record is SJ Chapman, Bielski, Chapman, Ltd, 123 North Wacker Drive, Suite 2300, Chicago, Illinois 60606.
The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act Ill. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before September 26, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
SJ Chapman
Bielski, Chapman, Ltd
(6312516)
123 North Wacker Drive, Suite 2300
Chicago, Illinois 60606
(312)583-9430
13240983
(4613589)

LEGAL NOTICE IN THE CIRCUIT COURT OF THE NINETEETH JUDICIAL CIRCUIT COURT OF LAKE COUNTY, ILLINOIS
Estate of
Patricia A. Andjelkovich, Deceased,
Case No. 2024P00000081.
Notice is given of the death of Patricia A. Andjelkovich, of Lake Forest, IL. Letters of Administration were issued on February 26, 2024, to Peter W. Andjelkovich, 228 Brampton Lane, Lake Forest, IL 60045 whose attorney is James F. Tozzi, 55 West Monroe Street, Suite 3700, Chicago, Illinois 60603.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the office of the clerk of the Circuit Court of Lake County, 18 North County St., Waukegan, IL 60085, on or before October 2, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it if filed.
Published in Daily Herald Apr. 2, 9, 16, 2024 (4613901)

LEGAL NOTICE IN THE CIRCUIT COURT OF THE NINETEETH JUDICIAL CIRCUIT COURT OF LAKE COUNTY, ILLINOIS
Estate of Gina Connor, Deceased
Case No. 2023P00000659.
. Notice is given of the death of Gina Connor, of Gurnee, IL.
Letters of Administration were issued on December 12, 2023, to Shawn Connor, 151 Knobb Hill Lane, Gurnee, IL 60031, whose attorney is James F. Tozzi, 55 West Monroe Street, Suite 3700, Chicago, Illinois 60603.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the office of the clerk of the Circuit Court of Lake County, 18 North County St., Waukegan, IL 60085, on or before October 2, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it if filed.
Published in Daily Herald Apr. 2, 9, 16, 2024 (4613898)

STATE OF ILLINOIS, COUNTY OF DUPAGE, SS.
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT, DUPAGE COUNTY, ILLINOIS - IN PROBATE.
In the Matter of the Application for Letters of Administration upon the estate of
CARMELA BROSKY,
Deceased,
No. 2024 PR 241.
Public notice is hereby given that a petition has been filed by Gitsit Solutions, LLC, in the Circuit Court of DuPage County, Illinois, Probate Division, showing that the above-named decedent, who resided in DuPage County, Illinois, died on March 11, 2022, and that the said decedent left surviving ROSE FALZONE and UNKNOWN HEIRS as the only Heirs at Law.
Notice is hereby given to UNKNOWN HEIRS OF CARMELA BROSKY that the said above named petitioner prays that Letters of Administration be granted to David S. Dordek as Independent Administrator, and that said application has been set for hearing, and proof of heirship of said petition will be offered to the Circuit Court of DuPage County, Illinois, Probate Division, in Courtroom 2011 of the DuPage County Courthouse, 505 North County Farm Road, Wheaton, Illinois 60187, via Zoom video conference platform, on May 6, 2024, at 9:00 a.m., or as soon thereafter as counsel or the matter can be heard, at which time and place you may attend, if you see fit.
Instructions to attend the hearing via Zoom are available by visiting https://18thjudicial.org/18thJudicial/Remote-Court-Hearings. If you do not have access to the internet, you may call (630) 407-8904 for information.
Katherine M. Lackinger, Anderson Law Offices, P.C., 5711 N. Lincoln Avenue, Chicago, Illinois 60659, (773) 728-3388.
13241344 (4613804)

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Probate

LEGAL NOTICE IN THE CIRCUIT COURT OF THE NINETEETH JUDICIAL CIRCUIT COURT OF LAKE COUNTY, ILLINOIS
Estate of Thomas F. Sokal, Deceased
Case No. 2023P00000635.
Notice is given of the death of Thomas F. Sokal, of Beach Park, IL. Letters of Administration were issued on December 12, 2023, to Jo Ann D. Sokal, 10101 West Chaney Avenue, Beach Park, IL 60099, whose attorney is James F. Tozzi, 55 West Monroe Street, Suite 3700, Chicago, Illinois 60603.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the office of the clerk of the Circuit Court of Lake County, 18 North County St., Waukegan, IL 60085, on or before October 2, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it if filed.
Published in Daily Herald Apr. 2, 9, 16, 2024 (4613896)

LEGAL NOTICE IN THE CIRCUIT COURT OF THE NINETEETH JUDICIAL CIRCUIT COURT OF LAKE COUNTY, ILLINOIS
Estate of Schavonne Monique Taylor, Deceased
Case No. 2023P00000634.
Notice is given of the death of Schavonne Monique Taylor, of Waukegan, IL. Letters of Administration were issued on December 12, 2023, to Mildred Taylor, 750 North Pioneer Road, Apt. 302, Waukegan, IL 60085 whose attorney is James F. Tozzi, 55 West Monroe Street, Suite 3700, Chicago, Illinois 60603.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the office of the clerk of the Circuit Court of Lake County, 18 North County St., Waukegan, IL 60085, on or before October 2, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it if filed.
Published in Daily Herald Apr. 2, 9, 16, 2024 (4613899)

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
Estate of
RAYMOND H. BALL
Case No.: 2024 PR 000134
Notice is given of the death of Raymond H. Ball whose address was 205 W. McKinley Elmhurst, IL 60126
Letters of Office were issued on March 14, 2024, to Raymond Kent Ball 30 E. North Avenue Northlake, IL 60164 as Executor whose attorney is Baron D. Harmon.
Notice to Heirs & Legatees
Notice is hereby given to Raymond Kent Ball, Kevin J. Ball, James H. Ball, Lynn C. Klein and Unknown Heirs, who are heirs or legatees of the above proceeding.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before September 26, 2024 any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
Baron D. Harmon
DuPage Atty. No.: 01113
Atty. For:
Raymond Kent Ball
30 E. North Ave.
Northlake, IL 60164
708-562-1076
bharmon@fdbalaw.com
Published in Daily Herald- Mar. 26, Apr. 2, 9, 2024 (4613633)

STATE OF ILLINOIS, COUNTY OF DUPAGE, SS.
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT, DUPAGE COUNTY, ILLINOIS - IN PROBATE.
In the Matter of the Application for Letters of Administration upon the estate of
ROBERT FORBERG,
Deceased,
No. 2024 PR 246.
Public notice is hereby given that a petition has been filed by Gitsit Solutions, LLC, in the Circuit Court of DuPage County, Illinois, Probate Division, showing that the above-named decedent, who resided in DuPage County, Illinois, died on August 21, 2021, and that the said decedent left surviving KEN FORBERG and UNKNOWN HEIRS as the only Heirs at Law.
Notice is hereby given to UNKNOWN HEIRS OF ROBERT FORBERG that the said above named petitioner prays that Letters of Administration be granted to David S. Dordek as Independent Administrator, and that said application has been set for hearing, and proof of heirship of said petition will be offered to the Circuit Court of DuPage County, Illinois, Probate Division, in Courtroom 2011 of the DuPage County Courthouse, 505 North County Farm Road, Wheaton, Illinois 60187, via Zoom video conference platform, on May 6, 2024, at 9:00 a.m., or as soon thereafter as counsel or the matter can be heard, at which time and place you may attend, if you see fit.
Instructions to attend the hearing via Zoom are available by visiting https://18thjudicial.org/18thJudicial/Remote-Court-Hearings. If you do not have access to the internet, you may call (630) 407-8904 for information.
Katherine M. Lackinger, Anderson Law Offices, P.C., 5711 N. Lincoln Avenue, Chicago, Illinois 60659, (773) 728-3388.
13241345 (4613805)

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Probate

LEGAL NOTICE
STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT
KANE COUNTY, ILLINOIS
PROBATE DIVISION
In the Matter of the
Estate of
Russell Lee Kelly
Deceased
Case No. 2024PR000112
Claim Notice
Notice is given of the death of Russell Lee Kelly of Elgin, Kane County, IL.
On March 21, 2024, the 16th Judicial Circuit Court appointed Kevin Kelly as the Independent Executor of the Estate of Russell Lee Kelly and Letters of Office were issued thereafter on April 4, 2024, to:
Kevin Kelly, Independent Executor, of the Estate of Russell Lee Kelly. The attorney for the Executor is: Kathleen M. Judy, Law Offices of Lauren E. Jackson, 1218 E. Main St., Ste. B St. Charles, IL 60174.
Claims against the estate may be filed within six months from the date of first publication. Any claim not filed within six months from the date of first publication or claims not filed within three months from the date of mailing or delivery of a Notice to Creditor, whichever is later, shall be barred.
Claims may be filed in the office of the Clerk of Circuit Court Kane County- Probate Administration at 100 S. Third St., Room 112, Geneva, IL 60134, or with the representative or both.
Copies of claims filed with the Clerk must be mailed or delivered to the representative and to the attorney within ten days after filed.
/s/ Theresa E. Barreiro
Clerk of the Circuit Court
Published in Daily Herald Apr. 9, 16, 23, 2024 (4614239)

LEGAL NOTICE
STATE OF ILLINOIS
IN THE CIRCUIT COURT OF DUPAGE COUNTY, ILLINOIS
In Re the Estate of
LORRAINE HELEN HOLLIS
Deceased
Case No. 2024PR000213
Publication Notice and/or Claims Notice
Notice is given of the death of Lorraine Helen Hollis of 359 E. Church St., Elmhurst, Illinois 60126.
Letters of Office were issued on March 12, 2024 to:
Daniel Hollis
554 N. Emroy
Elmhurst, IL 60126
as Independent Executor whose attorney is:
William J. Fenili,
Attorney at Law.
NOTICE TO HEIRS AND LEGATEES
Notice is hereby given to Charles Hollis and unknown heirs, who are heirs or legatees in this cause.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Rd., Wheaton, ILlinois, or with the representative or both on or before September 26, 2024. Any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within 10 days after it has been filed with the Circuit Court Clerk.
/s/ Candice Adams
Clerk of the Circuit Court
William J. Fenili,
Attorney at Law
DuPage Atty. No.: 21586
Attorney for: Daniel Hollis
305 S. Hale Street
Wheaton, IL 60187
wjf@fenililaw.com
Published in Daily Herald Mar. 26, Apr. 2, 9, 2024 (4613703)

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
Estate of
Maria C. Malone
Deceased
Case No.: 2024PR000240
Notice is given of the death of Maria C. Malone whose address was 8 Willowcrest Drive Oak Brook, IL 60523
Letters of Office were issued on March 28, 2024 to John T. Malone 8 Willowcrest Drive Oak Brook, IL 60523 as Independent Executor whose attorney is Derek M. Johnson Huck Bouma PC
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before October 9, 2024, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
Derek M. Johnson
Huck Bouma, P.C
DuPage Atty. No.: 7800
Atty. For: Ind. Executor
1755 S. Naperville Rd,
Suite 200
Wheaton, IL 60189
630-871-3325
Email:
djohnson@huckbouma.com
Published in Daily Herald Apr. 9, 16, 23, 2024 (4614184)

Public Hearings & Notices

Notice of Public Meeting
On Wednesday, April 24, 2024, at 9:00 A.M., a meeting conducted by Community Unit School District 200 will take place at the District 200 Administrative Offices, (SSC), located at 130 W. Park Ave., Wheaton, IL.
The purpose of this meeting is to discuss the district's plan for providing special education services to students with disabilities who attend a private or parochial school, or who are home schooled within the district for the 2023-24 school year. If you are a parent/guardian of a home-schooled student who has been identified with a disability, and you reside within the boundaries of Community Unit School District 200, you are urged to attend.
If you have further questions pertaining to this meeting, please contact the District 200 Department of Student Services at 630-682-2019.
Published in Daily Herald April 8, 9, 2024 (4613512)

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Probate

LEGAL NOTICE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
DUPAGE COUNTY, ILLINOIS
Estate of
Edward T. Borman III
Deceased
Case No. 24PR175
Notice is given of the death of Edward T. Borman III, of Downers Grove, Illinois. Letters of Office were issued on March 28, 2024 to Michelle Borman whose attorney is Yudell and Lonoff, LLC 400 Central Avenue, Suite 110, Northfield, IL 60093.
Claims against the estate may be filed in the office of the Clerk of the Circuit Court or with representative, or both, on or before October 9, 2024, which date is not less than 6 months from the date of the first publication of this notice and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit **https://efile.illinoiscourts.gov/service-providers.htm** to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit **http://www.illinoiscourts.gov/FAQ/gethelp.asp**.
Representative:
Michelle Borman
Prepared by:
Kathleen H. Georgevich
847-441-9500
ARDC # 6309064
khg@yudellandlonoff.com
Published in Daily Herald Apr. 9, 16, 23, 2024 (4614238)

LEGAL NOTICE IN THE CIRCUIT COURT OF THE NINETEETH JUDICIAL CIRCUIT COURT OF LAKE COUNTY, ILLINOIS
Estate of Dennis Brebner, Deceased
Case No. 2023P00000668.
Notice is given of the death of Dennis Brebner, of Lake Bluff, IL. Letters of Administration were issued on January 19, 2024, to Maureen Brebner, 436 West Witchwood Lane, Lake Bluff, IL 60044 whose attorney is James F. Tozzi, 55 West Monroe Street, Suite 3700, Chicago, Illinois 60603.
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the office of the clerk of the Circuit Court of Lake County, 18 North County St., Waukegan, IL 60085, on or before October 2, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it if filed.
Published in Daily Herald Apr. 2, 9, 16, 2024 (4613900)

THINNER THIGHS AND A FAT WALLET
No Sweat.
You can have them both when you buy exercise equipment though the Beep Classifieds.

Public Hearings & Notices

DISTRICT 121 SPECIAL EDUCATION
On April 25, 2024 at 4:30 pm, Warren Township High School District 121 will host a meeting to discuss the district's plans for providing special education services to students with disabilities who attend private schools and homeschools for the 2024-2025 school year. This year's meeting will be virtual, via Google Meets. If you wish to participate, please contact Toni Ludwick, Administrative Assistant to the Special Education Department, at **tludwick@wths.net** or 847-599-4764 for the link to the meeting.
If you have any further questions pertaining to this meeting, please contact Cara Garland at 847-599-4638 or **cgarland@wths.net**.
Sincerely,
Cara Garland Director of Special Education
Published in Daily Herald April 9, 2024 (4614233)

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON APRIL 24, 2024, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-011, a request for Preliminary Plat of Subdivision to subdivide the property into two lots, Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District, Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family, and a Special Use Permit to allow Minor Auto Repair on Lot 1 . The subject property is located at 315 W. Rand Road and 2201 N. Chestnut Avenue in Arlington Heights, Illinois. The PIN's for the subject property are 03-18-401-020-0000 and 03-18-401-021-0000. The subject property is legally described as follows:
PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 525.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 240.25 FEET TO THE NORTH LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTIONI 18, 24.83 FEET TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18; 393.22 FEET TO A POINT, THAT IS 2242.16 FEET NORTH OF THE SOUTH LINE OF SECTION 8; THENCE NORTHEASTERLY 309.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 425.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG CENTER OF ROAD 100 FEET; THENCE SOUTHWESTERLY 309.32 FEET MORE OR LESS, TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE AND 2,242.16 FEET NORTH OF THE SOUTH LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18; THENCE SOUTH PARALLEL TO WEST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF SECTION 18, 149.67 FEET; THENCE NORTHEASTERLY 420.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
As part of said petition the applicant is requesting the following Variations from Chapter 28 of the Municipal Code:
- Section 5.1-6.4a.1, to allow a 19.9′ front yard setback (west) for Lot 2 where code requires a minimum setback of 25′.
- Section 5.1-6.4a.2, to allow a 17′ side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3′.
- Section 5.1-11.3a., to allow a 6.8′ front yard setback (west) for Lot 1 where code requires a minimum setback of 25′.
- Section 5.1-11.3b, to allow a 20′ side yard setback (southwest) where code requires a minimum setback of approximately 21.3′.
- Section 10.2-8, to allow the following: a 22′ wide drive aisle where code requires a 24′ wide minimum width, a 17′ wide drive aisle for 60° angled parking stalls where code requires a 18′ wide minimum width, and a 19′ deep 60° angled parking stall depth where code requires a 20′ minimum depth.
- Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
- Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.
At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.
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.
Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald April 9, 2024 (4614218)

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Public Hearings & Notices

Notice of Public Hearing
The Village of Lindenhurst will conduct a public hearing on Monday, April 22, 2024, during the regular Village Board meeting commencing at 7:00 p.m. on the FY 24/25 Village budget. Said hearing will be conducted in the Arthur Neubauer Boardroom within Village Hall at 2301 E. Sand Lake Road. Purpose of said hearing is to obtain public input on the FY 24/25 Municipal Budget. A copy of the tentative budget will be made available for public review in the Village Hall on Friday, April 12, 2024 commencing at 8:30 a.m. and online at www.lindenhurstil.org until the hearing date. Public comments may also be sent by email to mail@lindenhurstil.org.
Clay Johnson
Village Administrator
Published in Daily Herald April 9, 2024 (4614203)

CITY OF OAKBROOK TERRACE
LEGAL NOTICE
FY25 BUDGET PUBLIC HEARING NOTICE
he proposed Fiscal Year 2024-25 Municipal Budget for the City of Oakbrook Terrace, DuPage County, Illinois is now available for inspection on-line at www.oakbrookterrace.net and at the
City Hall
17W275 Butterfield Road
Oakbrook Terrace, Illinois 60181.
A public hearing regarding the municipal budget will be held at 7PM or thereafter on Tuesday, April 23, 2024 at the Municipal Building
17W261 Butterfield Road
Oakbrook Terrace, Illinois 60181.
All interested parties are welcome to attend and will be given a chance to be heard.
Published in Daily Herald April 9, 2024 (4614219)

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT LAKE COUNTY, ILLINOIS
THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS,
Plaintiff,
v.
550 N. HOUGH OWNER, LLC, an Illinois limited liability company; FIRST BANK CHICAGO; SHOPS AT FLINT CREEK PROPCO, LLC, a Delaware limited liability company, BY REASON OF DOCUMENT 5921215; UNKNOWN OWNERS and NON-RECORD CLAIMANTS.
Defendants.
Case No. 23 ED 17 Condemnation
Parcel Nos. 1MF0160TE Job No. R-91-001-15
PUBLICATION NOTICE
The requisite affidavit for publication having been filed, notice is hereby given to you, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, Defendants in the above-entitled suit, that the above-named Plaintiff has filed its Complaint in said Court in the Law Division thereof, for condemnation pursuant to the eminent domain laws of the State of Illinois, of the lands and premises described in the Complaint situated in Lake County, State of Illinois, to wit:
EXHIBIT A
Route: STATE ROUTE 14 Section: 11-00067-00-GS
County: Lake Job No.: R-91-001-15
Parcel No.: 1MF0160 T.E.
Sta. 68+70.40 TO 69+16.26 P.I.N.: 13-36-301-015
IN LAKE COUNTY, ILUNOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.9999448, DESCRIBED AS FOLLOWS:
LOT 1 IN JOANIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2005, AS DOCUMENT 5887205, IN LAKE COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS: BEGINNING AT n-tE MOST NORTH NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 26 MINUTES 35 SECONDS WEST, 11.00 FEET TO A BEND IN THE EAST LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 55 MINUTES 05 SECONDS EAST, 6.00 FEET TO A BENO IN THE EAST LINE OF SAID lOT 1; THENCE SOUTH 00 DEGREES 26 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, 24.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 05 SECONDS WEST, 55.68 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 55 SECONDS EAST, 10.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 05 SECONDS WEST, 45.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 55 SECONDS WEST, 45.00 FEET TO THE NORTH Ut;JE OF SAID LOT 1; THENCE NORTH 89 DEGREES 55 MINUTES 05 SECONDS EAST, 95.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUN1Y, ILLINOIS. CONTAINING 0.090 ACRES MORE OR LESS.
Summons was duly issued out of the said Court against you as provided by law, and said suit is now pending.
The said Complaint is for the ascertainment of the just compensation to be paid to the Owner, Owners, Interested Parties, or Unknown Owners and Non-Record Claimants for the temporary easement to the above-described real property described in Exhibit A sought to be acquired for the purpose of a public highway.
Now, therefore, unless you, the said UNKNOWN OWNERS and NON-RECORD CLAIMANTS , file your appearance in the said suit in the office of the Clerk of the Circuit Court of Lake County, Law Division, Lake County Judicial Center, 18 N. County Street, Waukegan, Illinois 60085 on or before June 12, 2024 an order of default may be entered against you at any time after that day and Judgment entered in accordance with the prayer of said Complaint.
Dated, at Waukegan, Illinois April 3, 2024
/s/ Erin Cartwright Weinstein, Clerk of the Circuit Court
Kwame Raoul, Attorney General, and Mark A. Locascio, Special Assistant Attorney General, Attorneys for Plaintiff, 1157 Church Street, Suite 2307, Northbrook, IL 60065. (847) 480-3000. Atty No. 6185784.
Published in Daily Herald April 9, 16, 23, 2024 (4614221)

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Public Hearings & Notices

Illinois Department of Transportation
PUBLIC MEETING

The Illinois Department of Transportation cordially invites you to attend the open house public meeting concerning the improvement of IL 120 from IL 60 to Almond Road in Lake County. The details of the meeting are as follows:

Date: Tuesday, April 23, 2024
Time: 3:00 PM to 6:00 PM
Location: Blue Ribbon Room
Lake County Fairgrounds
1060 E. Peterson Road
Grayslake, IL 60030

Purpose of the meeting:

- To introduce the project
- To discuss the purpose and need for the project
- To obtain public input

Interested persons may attend anytime between 3 PM and 6 PM. Exhibits will be on display and an audio-visual presentation will be shown continuously during the meeting. Project team members will be present to discuss the project and answer questions.

This meeting will be accessible to people with disabilities. Anyone needing special assistance including Spanish interpretation should contact Corey Smith at (847) 705-4103. Persons planning to attend who will need a sign language interpreter or other similar accommodations should notify the Department's TTY/TTD (866) 273-3681 at least five (5) days prior to the meeting.

All correspondence regarding this project should be sent to:

Illinois Department of Transportation
201 W. Center Court
Schaumburg, IL 60196-1096
Attn: Bureau of Programming
Corey Smith, P.E.

or submitted through the project website www.IL120Study.com or email: connect@IL120Study.com

NOTIFICATION AFFIDAVIT

I, CHRISTOPHER PLUMMER hereby certify as follows:

1. That on the 8TH day of APRIL, 20 24, affiant caused to be mailed in the Post Office of ARLINGTON HEIGHTS, ILLINOIS, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose propety is within 250 feet of the subject site for which the hearing is being held..

2. That the parties to whom said notice was mailed are set forth on the attached list.

3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Signature

Subscribed and Sworn to before me
this 8TH day of April, 20 24.

Notary Public

OFFICIAL SEAL
JOSEPH RIEDERER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 4/20/25

April 5, 2024

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for:

a) Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).

b) Rezoning of Lot 2 from the R-1, One Family Dwelling District to the R-6 Multiple-family Dwelling District and Lot 1 from the R-1 One Family Dwelling District to the B-2 General Business District.

c) Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family.

d) Special Use Permit to allow Minor Auto Repair on Lot 1.

e) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.

f) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.

g) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.

h) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.

i) Variations to Chapter 28 of the Municipal Code, Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.

j) Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.

k) Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

The location of the property is: 315 W. Rand Road & 2201 N. Chestnut Avenue, Arlington Heights, Illinois.

Christopher Plummer (315 W. Rand Road, Arlington Heights) is the beneficial owner of the property.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than that type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois, 3rd Floor, at 7:30 PM, on Wednesday, April 24, 2024

Signature

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5793 (Voice) or (847) 368-5980 (Fax) or emercado@vah.com.

PIN's that Must Receive a Mailing		
03173000060000	Rob Realty Mgt.	1333 N. Wells St. Chicago IL 60610
03182040070000	Arlington Hgts. Memory	111 Market St. Ste 200 Olympia, WA 98501
03182040080000	HTG Arlington	LP 3225 Aviation Ave. Fl 6 Coconut Grove, FL 33133
03182040230000	Stonebridge Village	10510 Springboro Pike Miamisburg, OH. 45342
03184010200000	Christopher R Plummer	315 W. Rand Rd Arlington Hgts. IL 60004
03184010210000	Christopher R Plummer	315 W. Rand Rd. Arlington Hgts., IL. 60004
03184010580000	M & M Brunner	2113 N. Chestnut Ave, Arlington Hgts., IL. 60004
03184011020000	Vishal Shinde	2203 N. Walnut Ave. Arlington Hgts., IL 60004
03184011030000	Rajesh Vedoti & Sarany	2209 N. Walnut Ave. Arlington Hgts., IL 60004
03184011040000	John J. Kelly & Stacey	2215 N. Walnut Ave. Arlington Hgts., IL. 60004
03184011050000	Steven Anne & Shannon	2221 N. Walnut Ave. Arlington Hgts., IL. 60004
03184011060000	Vadegar Varda	P.O. Box 826 Skokie, IL. 60076
03184011070000	Vadegar Varda	P.O. Box 826 Skokie, IL. 60076
** 03184011080000	6 Ivy Ln. Arlington Hgts	Wheeling Township (No Mailing Address)
03184011090000	Michael Banyas or Head	2202 N. Chestnut Ave. Arlington Hgts., IL 60004
03184011110000	Owner	312 W. Ladd St. Arlington Hgts. IL. 60004
03184011291001	Borig Bogdanovski	350 W Ivy Ln. 1A Arlington Hgts. IL. 60004
03184011291002	Ruslan Zhakpov	340 W Ivy Ln. #1B Arlington Hgts, IL. 60004
03184011291003	Venkatesh Ramamurthy	330 W. Ivy Ln. #1C Arlington Hgts, IL 60004
03184011291004	George Tanel Buginski	320 W. Ivy Ln 1D Arlington Hgts. IL. 60004
03184011291005	Nanaka & Oudko	310 W. Ivy Ln. #1E Arlington Hgts., IL. 60004
03184011291006	Daniel Lee	450 W. Ivy Ln. Arlington Hgts., IL. 60004
03184011291007	Kamila Duchnowska	440 W. Ivy Ln. Arlington Hgts., IL. 60004
03184011291008	Gayle Rutstein	430 W. Ivy Ln. Unit 2C Arlington Hgts., IL. 60004
03184011291009	KJ Boliger LLC	1631 W. Canterbury Ct. Arlington Hgts, IL. 60004
** 03184011291010	410 Ivy Ln. Arlington Hgts.	Wheeling Township (No Mailing address)
03184011291011	Sridhar Iyer	345 W. Ivy Ln. Arlington Hgts., IL. 60004
03184011291012	Mark J. Van Der Bosch	335 W. Ivy Ln. #3B Arlington Hgts., IL 60004
03184011291013	Jennifer Rettmann	325 W. Ivy Ln. #3C Arlington Hgts., IL. 60004
03184011291014	Joshua Reznik	315 W. Ivy Ln. #3D Arlington Heights. IL. 60004
03184011291015	Edmundas Januskis	305 W. Ivy Ln. Arlington Hgts., IL. 60004
03184011291016	Tyler Hedlund	405 W. Ivy Ln. Unit 4A Arlington Hgts., IL. 60004
03184011291017	Oyunbat Perenlii	415 W. Ivy Ln. Unit 4B Arlington Hgts. IL. 60004
03184011291018	Beverly Freeze	425 W. Ivy Ln. 4C Arlington Hgts, IL. 60004
03184011291019	Christine L. Berg	435 W. Ivy Ln. Arlington Hgts. IL. 60004
03184011291020	Steven S. Werker	445 W. Ivy Ln. Unit 4E Arlington Hgts. IL. 60004
03184011340000	A. Ekberg Jr.	2108 N. Chestnut Arlington Hgts., IL. 60004
03184011360000	DJB Exps Inc.	D. Bowman 17940 Settler Pn dwy 30 Orland Park, IL 60467
03184011370000	Gaurav V. Pitkar	2111 N. Chestnut Ave. Arlington Hgts IL 60004
03184011380000	Nancy Taylor	P.O. Box 872 Glenview, IL. 60025
03184011400000	Peter Ferraci	2127 N. Chestnut Arlington Hgts., IL. 60004
03184011530000		Owned by Village - No mailing required
03184011660000	GB Living Trust	DTD 8 323 W. Ladd St. Arlington Hgts. IL 60004
03184020020000	Commonwealth Edison Co.	Three Lincoln Ctr. 4th Oak Brook, IL. 60181
03184011750000	PM 221 Rand LLC (Owner)	1817 North Washtenaw A Chicago, IL 60647
03184011740000	Andie Cong	229 W. Rand Rd. Arlington Hgts. IL. 60004
03184011010000	Raymond L. Pagels	402 W. Ladd Arlington Hgts., IL. 60004
03184011100000	Henrique S. Regina	2200 N. Chestnut Ave. Arlington Hgts, IL. 60004

TON PERFORMANCE CENTER

BMW Audi Volkswagen

315

NOTICE OF PUBLIC MEETING

HEARING FOR: PRELIMINARY PLAT OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 2 LOTS, REZONING FROM THE R-1 DISTRICT TO THE R-6 AND B-2 DISTRICT, AMENDMENT TO THE COMPREHENSIVE PLAN, SPECIAL USE PERMIT TO ALLOW MINOR AUTO REPAIR AND MULTIPLE VARIATIONS

HEARING LOCATION: ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS ROAD

Date: April 24, 2024 **Time:** 7:30 pm

PUBLIC ATTENDANCE & COMMENTS INVITED

For Details call:
Tinaglia Architects, Inc.
(847) 253-0002

OR:
Village of Arlington Heights
Department of Planning and
Community Development
Phone: (847) 368-5200

NOTICE OF PUBLIC HEARING
HEARING FOR: PRELIMINARY PLAT OF SUBDIVISION TO SUBDIVIDE THE PROPERTY INTO 2 LOTS, REZONING FROM THE R-1 DISTRICT TO THE R-6 AND B-2 DISTRICT, AMENDMENT TO THE COMPREHENSIVE PLAN, SPECIAL USE PERMIT TO ALLOW MINOR AUTO REPAIR AND MULTIPLE VARIATIONS
HEARING LOCATION: ARLINGTON HEIGHTS MUNICIPAL BUILDING 33 S. ARLINGTON HEIGHTS ROAD
DATE: April 24, 2024 TIME: 7:30 pm
PUBLIC ATTENDANCE & COMMENTS INVITED
For Details call: Tinaglia Architects, Inc. (847) 253-0002
Or: Village of Arlington Heights Department of Planning and Community Development Phone: (847) 368-5200

2204
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W Ivy Ln
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W Rand Rd
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REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON: **June 28, 2023**

Project Title: 2201 N. Chestnut Townhomes

Address: 2201 N. Chestnut Ave., 315 W. Rand Rd.

Petitioner: Christopher Plummer – Arlington Performance Center
Address: 315 W. Rand Rd
Arlington Heights, IL 60004

Requested Action:

1. Preliminary and Final Plat of Subdivision approval to subdivide the subject property into two lots.
2. Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
3. Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family.
4. Special Use Permit to allow Minor Auto Repair on Lot 1.

Variations Required:

- Section 5.1-6.4a.1, to allow a 10' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
- Section 5.1-6.4a.2, to allow a 15' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of approximately 21.5'.
- Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
- Section 5.1-11.3b, to allow a 17.5' side yard setback (southwest) where code requires a minimum setback of approximately 21.5'.
- Additional Variations could be required if each townhome is located on its own platted lot and upon review of detailed plans.

Attendees: Rob Losselyoung, Tinaglia Architects
Kelle Bruckbauer, Tinaglia Architects
Christopher Plummer, Property Owner
Mike Anderson, Haeger Engineering
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Village of Arlington Heights

Project Summary:

The subject property is triangular shaped and consists of two land parcels that are currently zoned R-1, One Family Dwelling District, and have a combined area of approximately 61,527 square feet (1.41 acres). The site is bounded by Chestnut Avenue to the west and Rand Road to the northeast. On the Rand Road frontage there is an existing automobile repair facility (Arlington Performance Center), which includes five service bays and has full access to Rand Road via three curb cuts. The repair facility also

has full access to Chestnut Avenue on the western side of the site. At the rear of the subject property and along the Chestnut Avenue frontage is a single-family home that is owned by the petitioner and used to generate rental income. Access to the single-family home comes from a full access driveway connection to Chestnut Avenue.

The petitioner is proposing demolition of the single-family home and replacement with a five-unit townhome development, along with subdivision of the site to reconfigure the parcels so that the existing automobile repair facility is on its own lot (Lot 1) and the townhomes would be located on their own separate lot (Lot 2). A new drive aisle and limited parking area is proposed along the rear of the repair facility, which would connect the western and eastern sides of Arlington Performance Center (APC) property. Additionally, the existing pavement and parking areas on the APC property, which are currently unstriped and used as a wide-open parking/storage area, would be restriped and circulation through the site would be revised with various one-way and two-way directionality. The parkway abutting APC is currently paved with asphalt and the petitioner has proposed reducing the curb cuts along Rand Road from three to two, as well as restoring the parking with greenspace. Should the project be approved as proposed, the APC site would include 41 exterior parking spaces and 5 interior spaces within each repair bay, for a site total of 46 off-street parking stalls.

Lot 2 would include five three-bedroom townhome units at three-stories in height. Access to the townhomes would come from a single curb cut along Chestnut Avenue connecting to a driveway that would wrap around the southern side of the townhomes to provide access to the two-car rear loaded garages for each unit. A total of five guest parking stalls would be located at the rear of the townhome lot, and Chestnut Avenue, which is currently substandard without the proper width and lacking curb/gutter and sidewalk, would be fully improved to Village standards. In addition, 15,333 square feet of land is required to be dedicated along Chestnut Avenue. Upon dedication, the subject property will reduce from 61,527 square feet to 46,194 square feet and the Chestnut Avenue right-of-way would comply with the code required 66' width.

Meeting Discussion:

Mr. Losselyoung introduced himself and explained that the property owner owned two pieced of land; the Arlington Performance Center along Rand Road and a single-family home behind it that fronted on Chestnut Avenue. The owner was interested in resubdividing the property so that the Arlington Performance Center building sits on its own lot, and the single-family home would be demolished to make way for a five-unit townhome development to be located on its' own newly platted lot. The townhome structure would be a nice transition between the commercial uses on Rand Road and the single-family homes to the southwest.

The townhome units would be three-stories, include three bedrooms and would have walk-up entrances from Chestnut Avenue. Two garage parking stalls per unit and five guest stalls would be included in a small parking lot to the rear of the townhomes. The Arlington Performance Center would be integrating landscape improvements, but had to balance these improvements with the need to have sufficient parking capacity for the business.

Mr. Hubbard stated that the staff report contained a lot of in-depth detail that the

development team should take into consideration, but he would summarize some of the main points. The property was currently all within the R-1, One Family Dwelling District. It needed to be rezoned into the R-6 District for the townhome lot and the B-2 District for the Arlington Performance Center (APC) lot. The site would also be subdivided. Minor Automobile Repair requires a Special Use Permit in the B-2 District and the APC was never approved for one, so the petitioner must request one as part of the zoning entitlement package. A Comprehensive Plan amendment was also required to align with the proposed land uses; townhomes would be Moderate Density Multi-Family, APC would be classified as Commercial.

The Plan Commission must consider whether a townhome land use is appropriate in this location. The Comprehensive Plan currently shows the townhome site as "Single-Family Detached", although the Staff Development Committee notes that there are townhomes directly to the west and agrees that the townhomes could be a good transition between the Rand Road commercial corridors and the single-family homes to the southwest.

The proposed townhome front yard setback along Chestnut Avenue requires a setback variation. Ten-foot setback proposed, 25-feet is required. The petitioner should re-evaluate. Circulation through the APC site should also be re-evaluated for a more efficient flow. A connection to the site to the southeast should be considered; a requirement is in place for the property to the southeast to provide access to the subject property should the subject property make that access reciprocal.

Landscape improvements were needed along Rand Road, such as removal of the asphalt parkway. Landscape buffers between the two properties would be important, and landscape islands in the APC parking lot should be added where feasible. The Staff Development Committee was supportive of this application subject to the petitioner addressing the items in the staff report.

Commissioner Sigalos stated that he was in favor of the landscape upgrades. He had some concerns with having five townhomes on the parcel, would three townhomes suffice? Not fond of 10-foot front yard setback, when it should be 25 feet. Is there a feasible fire department turning radius around the townhomes? He supported the staff recommendation to evaluate revised circulation within the APC lot. Was five townhome units too much for this site?

Mr. Losselyoung responded that from an economic standpoint, they needed five units. There was some detention work that needs to be done to comply with village requirement. Chestnut Avenue right-of-way is not developed and the east side of the street and will have to be widened. Due to the existing sub-standard streetscape, there were more upfront capital costs required for this property compared to others.

Commissioner Jensen shared some of the same concerns and was wondering if four units instead five would work? Was generally in favor of the project. Would four units allow for more of a setback than 10 feet? Asked about fire access.

Mr. Losselyoung explained that the Fire Department would stage on Chestnut and could get to the rear of the building using the drive aisle, if necessary.

Commissioner Jensen stated that the two sites would not be connected and was that a problem for emergency service provision?

Mr. Hubbard stated that the Fire Department had conceptually reviewed the layout and did not raise any major issues. They would stage on Chestnut Avenue and preliminarily it appeared that there would be suitable distance around both sides of the townhome to meet requirements.

Commissioner Jensen reiterated that he was generally supportive of some form of redevelopment. The single-family home on the property was an under-developed parcel of land and an opportunity for redevelopment. Was not convinced that five townhomes could fit.

Commissioner Green agreed with the other commissioners that the site may be too small for five units. Advocated for fewer units but perhaps slightly larger units. He did not like the guest parking stalls being located in the back yard; the townhomes had no rear entrances so guests would either have to entre the homes form the garage or walk to the front. Concerned about the tightness of the setbacks. Liked the idea of cleaning up Arlington Performance site. Nice transitional use of the space. Overall response from the Commissioner's was positive.

There was no public comment on this project.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS POLICE BUILDING
200 E. SIGWALT ST.
OCTOBER 10, 2023

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Scott Seyer Kirsten Kingsley John Fitzgerald
Members Absent:	None
Also Present:	Robert Losselyoung, Tinaglia Architects for *Chestnut Rowhomes* Christopher Plummer, Owner of the property at *315 W. Rand Rd/2201 N. Chestnut Ave* Cathleen Deligio, Mastercraft Builders for *716 N. Dunton Ave.* John Nelson, Architect for *716 N. Dunton Ave*. Steve Hautzinger, Planning Staff

Chair Kubow acknowledged the large number of people in the audience tonight and said that anyone who wanted to speak during Public Comment, should sign in on the sign-in sheet.

ITEM 1. MULT-FAMILY REVIEW

DC#23-050 – Chestnut Rowhomes – 315 W. Rand Rd. & 2201 N. Chestnut Ave.

Rob Losselyoung, representing *Tinaglia Architects,* and Christopher Plummer, owner of the property, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is here tonight seeking approval of the architectural design for a new multi-family row home building. This project does require Plan Commission review and Village Board approval, so the Design Commission should only look at the architectural design of the building. The site is triangular and made up of two lots. The property currently has an existing automotive repair building that faces along Rand Road, and a single-family home to the rear of the property facing Chestnut, which is owned by the automotive repair facility. The petitioner is proposing to demolish the existing single-family home in order to build a new three-story, 5-unit townhome building, with the front elevation to face Chestnut.

The proposed design is a traditional style with a variety of colors and materials that add a lot of interest to the design, and there is a nice level of detailing on all sides of the building, which is always encouraged. The surrounding context in this location has little significance; there are vacant properties across the street, as well as some existing townhome buildings, and the nearest single-family home is about 110-feet away to the south. The site plan includes an outdoor dumpster for trash, and the petitioner has included a fenced enclosure to conceal that from view. Staff is recommending approval of the project as submitted.

Mr. Losselyoung said that the owner of the property initially came to them wanting to rezone the property from its current residential zoning to be more in context with the commercial properties along Rand Road and the transitional residential property from the commercial into the single-family homes. There are some townhomes across the street from the site, and a privately owned retention basin; therefore, this project fits in nicely with that transition between the commercial properties and the residential single-family homes that are down the street. They tried to create an elevation that was very neighborhood friendly, with the walk-up stairs, the porches on the front, a nice neutral palette of colors, undulating rooflines, and a variety of materials around the entire building.

The commissioners summarized their comments. Commissioner Fitzgerald said the project is nicely designed and he agreed that it looks good on all four sides. He liked the colors and he liked the interest. His only comment was about the two end units inside of the door where he suggested adding a window or some other type of architectural detail there.

Commissioner Eckhardt agreed with the comments from Commissioner Fitzgerald. He asked about the white elements shown on the rendering, and Mr. Losselyoung replied that it is Hardie siding in 'Arctic White', which is a slightly off-white color with a little grey. Commissioner Eckhardt was concerned that the Arctic White will appear much brighter in reality, and he suggested using a less bright white color.

Commissioner Kingsley said it is a nicely designed project. She was glad to see that the facade is undulated and activated so it brings down the scale of the building. She suggested also bringing down the gutter of the middle unit on the back of the building to avoid problems with water. On the rear elevation, she asked about the balconies, and Mr. Losselyoung explained that the deck portion of the balconies will be wood, with bronze aluminum railings to match those on the front of the building. Commissioner Kingsley had concerns about the level of the stair entry, which seems imposing for someone walking on the sidewalk. She suggested widening the stairs to make it more inviting because right now it did not invoke a feeling of gathering. Doing this will eliminate some of the railings on the front of the building. She further suggested adding a window next to the front doors of the units, especially the end units, which will make the porches more inviting. She asked if the trim will be smooth and Mr. Losselyoung said yes. Commissioner Kingsley was unsure about the blue color being proposed, which seems like a stark contrast to the other colors, and she suggested a lighter blue or a darker earth tone color instead. Lastly, Commissioner Kingsley commented about the frieze board that runs through the windows; if the trim does not wrap around the corner, she

would prefer that it make sense with the heads of the windows and the bottom of the windows connecting them.

Commissioner Seyer agreed with the comments from the other commissioners. This is a very nice design, and he liked the massing and the comments made about the windows are great. With respect to the colors, the material board presented looks like the colors were all photoshopped, instead of a photo of the actual materials being proposed. He was not in favor of this because it is not realistic and he wanted to see a real material palette submitted for final approval. Other than that, he liked everything about the design. Mr. Hautzinger said that photos of the actual materials is a requirement and samples of the proposed materials should have been brought to this meeting; however, Staff can follow-up with the petitioner after this meeting to confirm the actual colors being proposed and that compatibility of the colors is acceptable. He added that the 'Evening Blue' color is a very popular color, and it is quite dark.

Commissioner Kingsley asked if a context elevation is required for this project, especially showing the scale of what is across the street, which she felt would help to see the context. Mr. Hautzinger replied that typically it is only required for single-family projects, and because the nearest single-family home is over 100-feet away and there is nothing across the street, it did not seem applicable in this case. He reiterated that this project is also being reviewed by the Plan Commission, which will include a review of the building height.

Chair Kubow did not have much more to add to the comments from the other commissioners. He said the decks were well placed; however, he recommended increasing the depth to 5 or 6-feet. Also, although landscaping is not the purview of this commission because of Plan Commission review of the project, he felt that the size and scale of this project is similar to the Sigwalt 16 townhome project, which he felt did a really amazing job with landscaping. He also asked about exterior lighting for the building and Mr. Losselyoung replied that there will be sconces at the garages and at the front entry porches.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW CHESTNUT ROWHOMES TO BE LOCATED AT *315 W. RAND ROAD & 2201 N. CHESTNUT AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 9/8/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO MAKE THE BALCONIES 5-FEET DEEP FOR MORE USABILITY.
2. A RECOMMENDATION TO SUBMIT A LANDSCAPE PLAN TO STAFF FOR REVIEW, AS IT PERTAINS TO THE COMMENTS MADE TONIGHT ABOUT QUALITY.
3. A REQUIREMENT TO SUBMIT ACTUAL COLOR SAMPLES OF THE PROPOSED SIDING COLORS TO STAFF FOR REVIEW, INCLUDING THE NEXT SHADE DOWN TO 'ARCTIC WHITE', AND NEXT LIGHTER SHADE TO 'EVENING BLUE'.
4. A RECOMMENDATION TO WIDEN THE FRONT ENTRY STAIRS FROM 4-FEET TO 5-FEET WIDE.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked that the first item in the motion be changed from a requirement to a recommendation regarding the balcony depth to avoid any possible conflict with the Plan Commission's zoning review, unless the Design Commission does not like the way the balconies look at 4-feet deep. This recommendation will go to the Plan Commission. He also commented that a landscape plan is required as part of the Plan Commission review and it will be reviewed in detail by Staff and the Plan Commission.

COMMISSIONER ECKHARDT AMENDED THE MOTION, SECONDED BY COMMISSIONER SEYER, TO CHANGE ITEM 1 AS FOLLOWS:

1. A RECOMMENDATION TO INCREASE THE DEPTH OF THE BALCONIES TO 5-FEET FOR MORE USABILITY.

Commissioner Kingsley said that the 'Evening Blue' color is a lot less bright, it had a lot of richness to it, and she agreed that it is in keeping with the 'Cobblestone' color; therefore, she did not necessarily want that color to be lighter.

Commissioner Seyer asked if the motion included a recommendation to add windows at the end units at the front door, and Commissioner Eckhardt said he would add it to the motion.

COMMISSIONER ECKHARDT AMENDED THE MOTION, SECONDED BY COMMISSIONER SEYER, TO ADD ANOTHER ITEM AS FOLLOWS:

6. A RECOMMENDATION TO ADD WINDOWS ON THE END UNITS NEXT TO THE ENTRY DOORS.

ECKHARDT, AYE; FITZGERALD, AYE; SEYER, AYE; KINGSLEY, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chestnut Rowhomes
Project Address: 315 W Rand Road & 2201 N Chestnut Ave

Prepared By: Steve Hautzinger
Date Prepared: October 3, 2023

PETITIONER INFORMATION:

DC Number: 23-050
Petitioner Name: Kelle Bruckbauer
Petitioner Address: Tinaglia Architects
814 W. Northwest Hwy
Arlington Heights, IL 60004

Meeting Date: October 10, 2023

Requested Action(s):
Approval of the proposed architectural design for a new multi-family rowhome building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for Subdivision, Rezoning, Special Use Permit, and Setback Variations. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****.*"

Summary:
The subject property is a triangular shaped lot that consists of two land parcels currently zoned R-1, One Family Dwelling District. The total area is approximately 61,527 square feet (1.41 acres). The site is bounded by Chestnut Avenue to the west and Rand Road to the northeast. On the Rand Road frontage there is an existing automobile repair facility (Arlington Performance Center). At the rear of the subject property, along the Chestnut Avenue frontage, is a single-family home that is owned by the repair shop.

The petitioner is proposing to demolish the single-family home to allow construction of a new three-story, five-unit townhome building. The existing automobile repair facility will remain. The property is proposed to be subdivided to reconfigure the parcels so that the automobile repair facility and the townhomes will be on their own separate lots.

Architectural Design:
Overall, the proposed design for the new rowhome building is nicely done. The design is a traditional style with a variety of colors and materials which adds interest to the design. The design includes an equivalent level of detailing on all sides of the building, which is always encouraged. The surrounding context has little significance to the design with vacant lots across the street, existing townhomes to the northwest, and the nearest single-family home over 110 feet away to the south.

Trash Screening:
The site plan includes one trash dumpster which is required to be screened from view. The dumpster will be located within a gated enclosure located behind the building.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed design for the Chestnut Rowhomes at 315 W Rand Road & 2201 N Chestnut Ave. This recommendation is based on, and subject to compliance with, the plans received 9/8/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other

impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

October 3, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-050

TINAGLIA

ARCHITECTS

August 31, 2023

Mr. Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue
Project Narrative

Arlington Performance center is an existing "Minor Auto Repair" business in Arlington Heights for the past 67 years. APC is located at 315 W. Rand Road, at the southeast corner of Rand and Chestnut. The automobile repair business is a typical one-story maintenance facility. Chris Plummer is the owner of the business and the building, as well as owning the property directly adjacent to the south on Chestnut. This residential property exists with a single-family home that is used for rental income. Currently, the property is divided into two parcels that do not conform to the existing building uses or layouts. See the existing plat of survey.

The petitioner is requesting two basic actions in order to properly classify the property with the appropriate buildings. First, re-subdiving the land so that new property lines can logically separate the business use from the residential. Second is to request approval for a new 5-unit rowhome development on the residential portion of the property.

The petitioner has worked closely with staff in order to identify and propose certain aesthetic modifications to what will become the new commercial/business portion of the property. For example, removing excessive asphalt and adding new landscaping, as well as relocating and enclosing the dumpster. No additional structure is being added to the automobile repair building. The main change for this component of the project is to rotate and redefine the property boundary, which will separate the B-2 zoning district (Lot 1) from the R-6 zoning district (Lot 2).

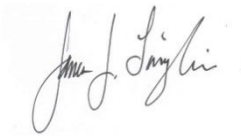
The residential portion (Lot 2) consists of (5) 3-story raised entry rowhome units in a single building. Each unit is approximately 20'wide x 45'deep (30'wide x 42' deep at the end units), for units ranging from 2,295 sq. ft. to 2,797 sq. ft. each. All units will be 3-bedroom with (2) full and (2) half baths, and will include a 2-car attached garage. (5) guest parking stalls will be provided.

TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
VOICE 847 253 0002
DATA 847 253 3063
www.tinaglia.com

Regarding the automobile repair business operation, no change in scope or service is being requested. Typical employee staff will remain at approximately 9 employees. Hours of operation will remain as-is, which are M-F 8am - 6pm, and Saturdays 9am - noon.

We anticipate the timeline for this project to begin immediately upon approval from the Village. Site work for Lot 1 and new construction for Lot 2 would commence upon building permit approvals.

Respectfully Submitted,



James J. Tinaglia
President
Tinaglia Architects, Inc.

TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
VOICE 847 253 0002
DATA 847 253 3063
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TINAGLIA

ARCHITECTS

March 5, 2024

Mr. Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue
Written Justification for Special Use & Variations

Special Use Permit:

Arlington Performance Center has operated as a Minor Auto Repair business for many years, and the business model will remain exactly the same. The only major modifications to the site will be to reconfigure the properties to properly align with the proposed uses.

Variations:

For all setback variations:
The most current drawings, submitted herein, have minimized the setback variation requests, even further than what was submitted to the CPRC. We believe that these setback requests are necessary and are in harmony with the spirit of the surrounding neighborhood, and will not alter the essential character of the neighborhood and nearby properties. In fact, the proposal will definitely improve many aspects of the existing conditions for the entire property, both commercial and residential.

The entire existing property is an unusual shape, and currently subdivided and zoned inappropriately for the existing uses. As we outline in our Project Narrative, the re-subdivision request is necessary to redefine property lines in a more appropriate zoning manner. The resulting property re-subdivision/reallocation does not change the fact that the entire existing parcel is not a typical rectangular shape. The consequence of the unique character, quality and shape of the two parcels make it difficult or impossible to follow typical front, side and rear yard setback requirements. We have designed a project that is most suitable for the shape of the site and conforms comfortably with the surrounding neighborhood conditions.

Site Lighting / Photometric Plan:
Since on-site lighting for the commercial property will remain as existing, and no cut sheets are available, we request relief from the requirement to submit a photometric plan for the site.

Traffic / Parking:
We will work with staff to provide all existing parking and traffic analysis for the commercial property. The residential property will be a simple 5-unit residential project, with (2) interior stalls per unit, plus (5) guest parking stalls.

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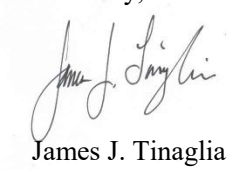
Drive Aisle:
We are requesting to reduce the private two-way drive aisle that only (5) residential units will share. We believe that the reduction from 24' to 22' is reasonable, since it is not a public parking lot which requires 24'. This reduction, if allowed, will not result in any negative consequences and will increase the green space remaining on the parcel.

Landscape Islands:
Landscape islands along with many permeable improvements have been added to the commercial business site. The petitioner agrees to additional islands at the end of the parking rows, and we have removed the asphalt along the parkway adjacent to Rand Road as requested by the Village.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,



James J. Tinaglia
President
Tinaglia Architects, Inc.

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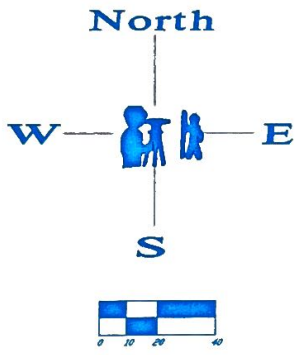
PLAT OF SURVEY

by

Michael J. Emmert Surveys, Inc.

Property located at: 315 W. RAND ROAD



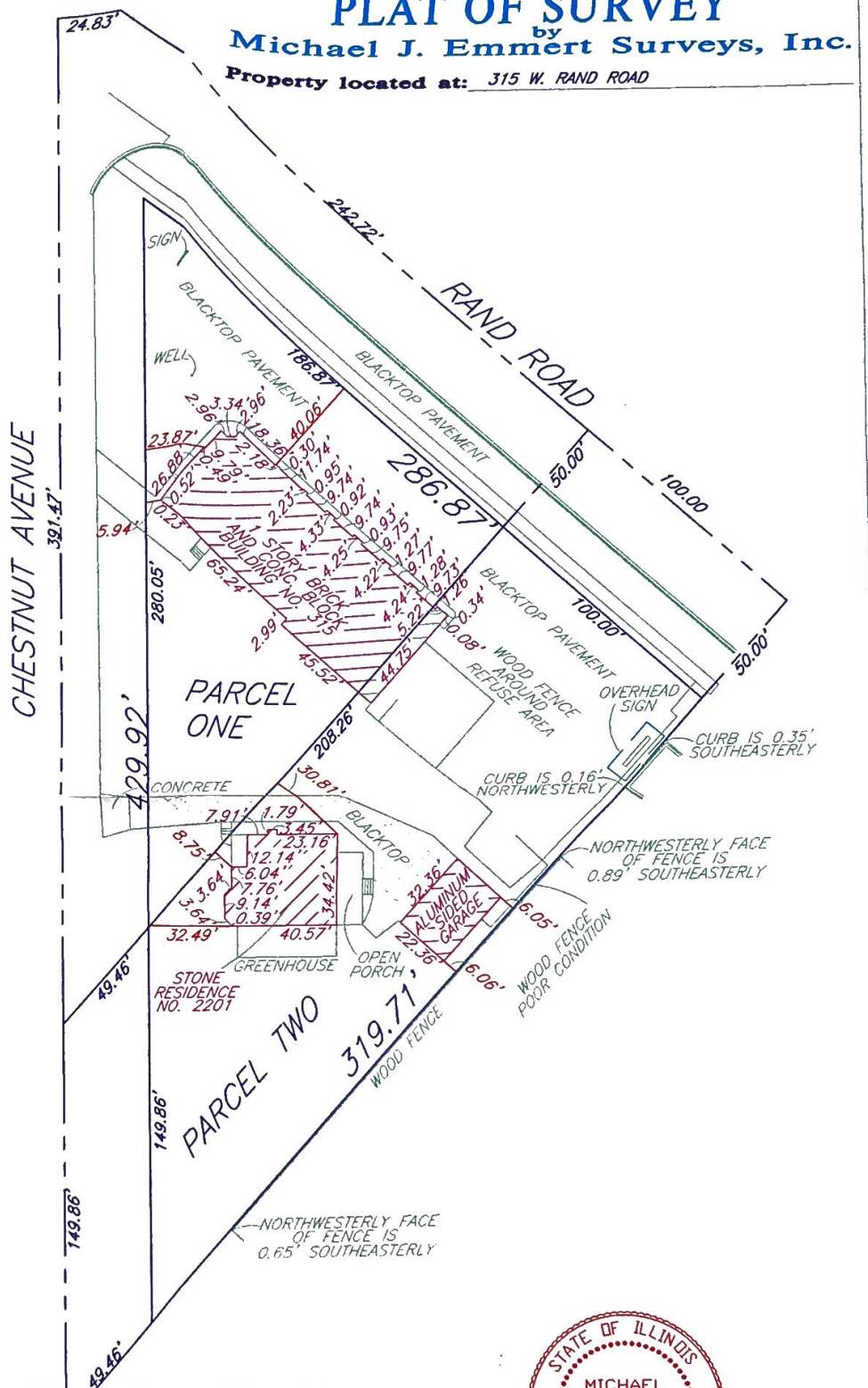
1 IN. = 40 FT.
VERIFY SCALE AGAINST THIS GRAPHIC

Legally described as:

PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS:: COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 525.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 240.25 FEET TO THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, 24.83 FEET TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, 393.22 FEET TO A POINT, THAT IS 2242.16 FEET NORTH OS THE SOUTH LINE OF SECTION 8; THENCE NORTHEASTERLY 309.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS:: COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 425.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG CENTER OS ROAD 100 FEET; THENCE SOUTHWESTERLY 309.32 FEET MORE OR LESS, TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE AND 2,242.16 FEET NORTH OF THE SOUTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH PARALLEL TO WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, 149.67 FEET; THENCE NORTHEASTERLY 420.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT



State of Illinois)
County of Cook)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easement or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.

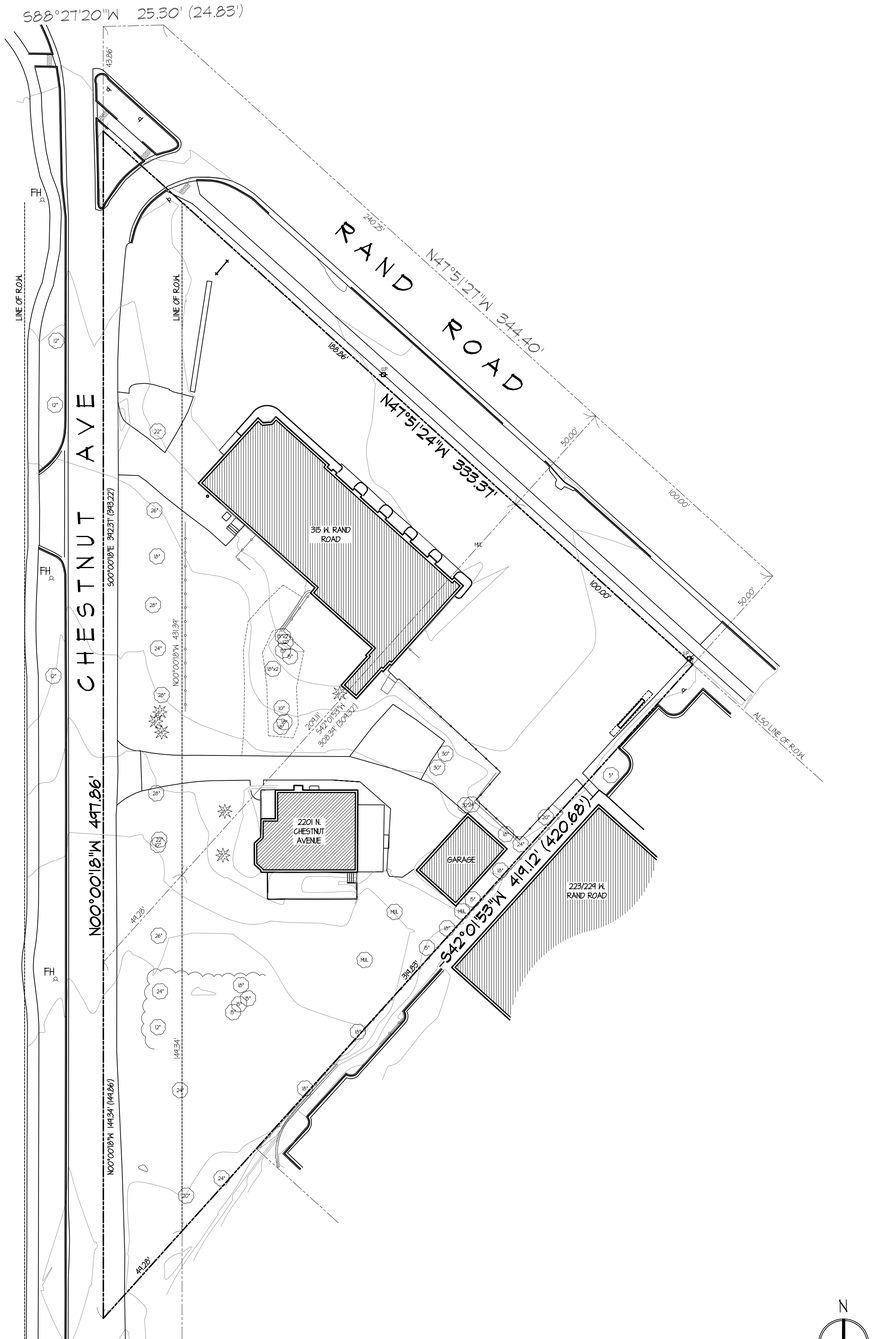
Dated this 1st day of March, 2000

By: _____ President
Professional Illinois Land Surveyor No. 2499

STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

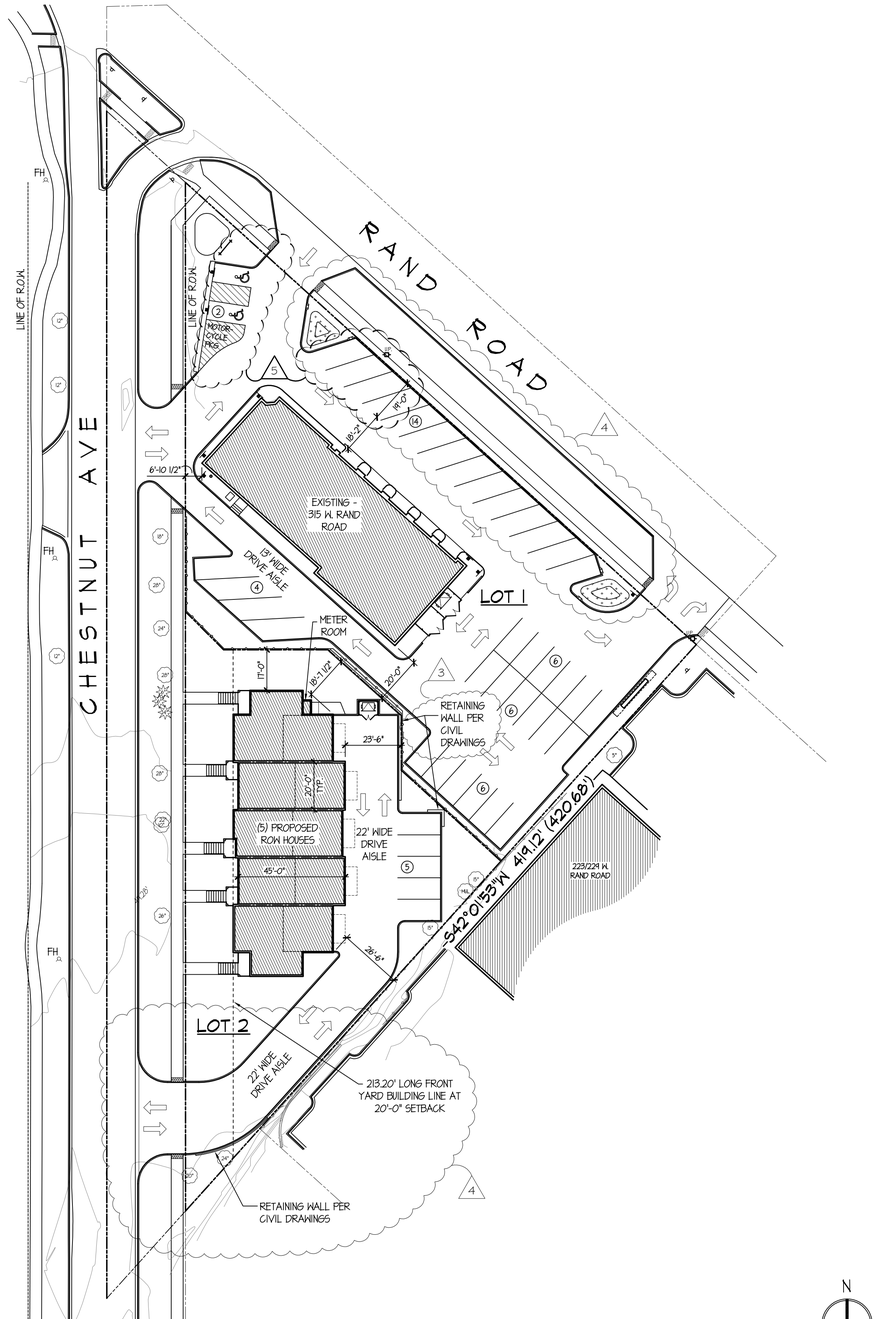
original plat is in colors

Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103
Office 800/991-6898
Fax 991-4999



EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

PROJECT DATA

EXISTING CONDITIONS

EXISTING ZONING DISTRICTS: EASTERN PARCEL = R-1 SINGLE FAMILY DWELLING DISTRICT
WESTERN PARCEL = R-1 SINGLE FAMILY DWELLING DISTRICT

EXISTING NEIGHBORING ZONING DISTRICTS:
NORTH = R-6 MULTIPLE FAMILY DWELLING DISTRICT
EAST = B-2 GENERAL BUSINESS DISTRICT
SOUTH = R-1 SINGLE FAMILY DISTRICT
WEST = R-6 MULTIPLA FAMILY DWELLING DISTRICT & R-1 SINGLE FAMILY DISTRICT

EXISTING OVERALL LOT SIZE: (BOTH PARCELS): 61,525.74 SQ. FT. = 1.41 ACRES

EXISTING PARCEL USAGE: NORTH = AUTO REPAIR SHOP (STRADDLES BOTH PARCELS)
SOUTH = SINGLE FAMILY RESIDENCE (STRADDLES BOTH PARCELS)

PROP. LOT 1 = ARLINGTON PERFORMANCE CENTER

PROPOSED ZONING DISTRICT: P.U.D. / B-2 GENERAL BUSINESS DISTRICT

	REQUIRED:	PROPOSED:
MINIMUM LOT SIZE:	N/A	= 27,164.72 SQ. FT. = 0.64 ACRE
MAX. FLOOR AREA RATIO:	ALLOWED: 250% = 69,911.80 SQ. FT.	PROPOSED: 4,743.47 SQ. FT. (EXISTING)
MINIMUM YARDS:	REQUIRED: FRONT (WEST) = 25.00' EXTERIOR SIDE (NORTHEAST) = N/A REAR (SOUTHEAST) = 20.00' INTERIOR SIDE (SOUTHWEST) = 21.32' *	PROPOSED: FRONT (WEST) = 6.88' (EXISTING) EXTERIOR SIDE (NORTHEAST) = 40.03' (EXISTING) REAR (SOUTHEAST) = 93.54' (EXISTING) INTERIOR SIDE (SOUTHWEST) = 20.00'
PARKING:	REQUIRED: ONE SPACE FOR EACH EMPLOYEE PLUS THREE SPACES FOR EACH SERVICE BAY = 21 STALLS	PROPOSED: = 31 STALLS, INCLUDING 2 H.C. STALLS

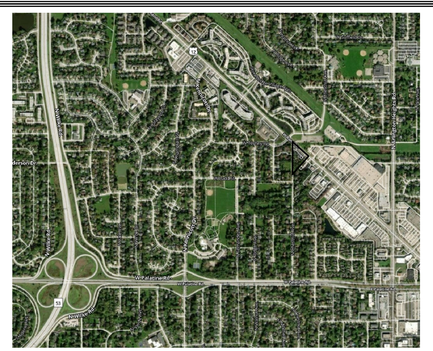
* = 10% OF REQUIRED R-6 SIDE YARD OF ADJACENT PROPOSED LOT 2: 5-UNIT ROWHOME DEVELOPMENT (213.20' x 10% = 21.32')

PROP. LOT 2 = 5-UNIT ROWHOME DEVELOPMENT

PROPOSED ZONING DISTRICT: P.U.D. / R-6 MUTIPLE FAMILY DWELLING DISTRICT

	REQUIRED:	PROPOSED:
MIN. SIZE ZONING DISTRICT:	= 43,560.00 SQ. FT. = 1.00 ACRE	= 18,228.56 SQ. FT. = 0.42 ACRE
MIN. LOT SIZE / DENSITY:	= 3,500 SQ. FT. PER 3-BEDROOM DWELLING UNIT	= 17,500.00 SQ. FT. = (5) 3-BEDROOM UNITS
MIN. LOT WIDTH @ BLDG. LINE:	REQUIRED: = STANDARD LOT 15,000-19,999 SQ. FT. = 90.00'	PROPOSED: AT PROP. 20' FRONT YARD BLDG. LINE = 213.20'
MAX. FLOOR AREA RATIO:	ALLOWED: 150% = 27,342.84 SQ. FT.	PROPOSED: = 12,516.64 SQ. FT. = 68.98%
MINIMUM YARDS:	REQUIRED: FRONT (WEST) = 25.00' INTERIOR SIDE (NORTHEAST) = 21.32' INTERIOR SIDE (SOUTHEAST) = 21.32'	PROPOSED: FRONT (WEST) = 20.00' INTERIOR SIDE (NORTHEAST) = 15.00' INTERIOR SIDE (SOUTHEAST) = 26.50'
MAX. BLDG. LOT COVERAGE:	ALLOWED: 35% = 6,379.80 SQ. FT.	PROPOSED: 5,082.00 SQ. FT. = 27.88%
MAXIMUM BUILDING HEIGHT:	ALLOWED: = 50' MAXIMUM	PROPOSED: = 34'-10 3/8"
MIN F.A. PER DWELLING:	REQUIRED: WITH (3) BEDROOM UNITS = 900 SQ. FT. PER DWELLING UNIT	PROPOSED: = (5) 3 BEDROOM UNITS AT 2,215 - 2,781 SQ. FT. EACH
PARKING:	REQUIRED: (2) STALLS PER DWELLING UNIT = (10) SPACES	PROPOSED: (2) INT. SPACES PER UNIT = (10) SPACES (5) ADDITIONAL GUEST PARKING

PROJECT LOCATION MAP



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ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P DRAWN BY: RDL DATE: 5.31.23

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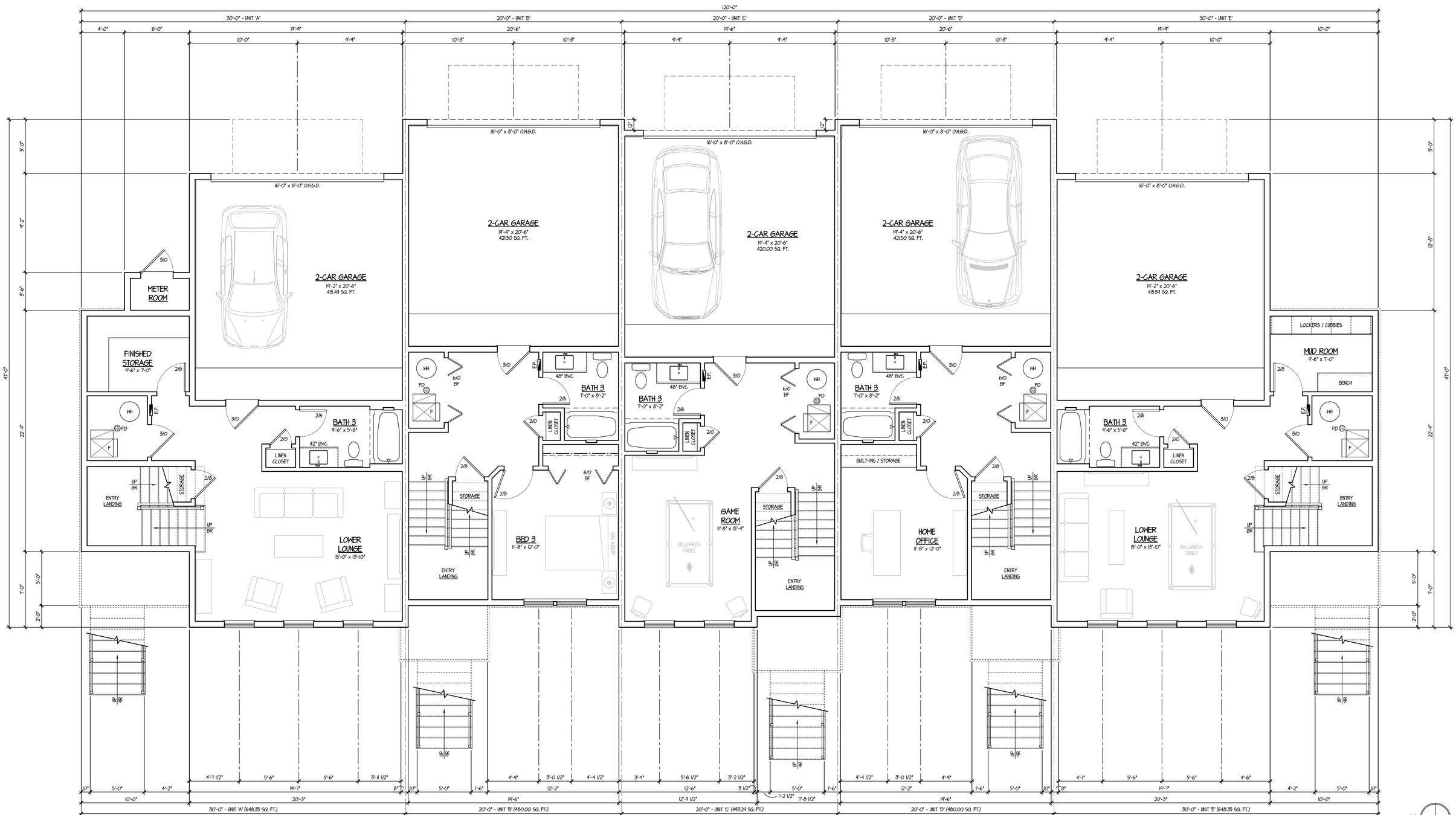
2	PC & DC SUBMITTALS	8.23.23	RDL
3	PC ROUND 1 COMMENTS	1.16.24	KQB
4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

DRAWING TITLE
ARCHITECTURAL SITE PLANS

JOB NO. 416622

SHEET NO. CS
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING LOWER LEVEL CORE PLAN

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

BUILDING FOOTPRINT AREA = 5,082 SQ. FT.

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5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

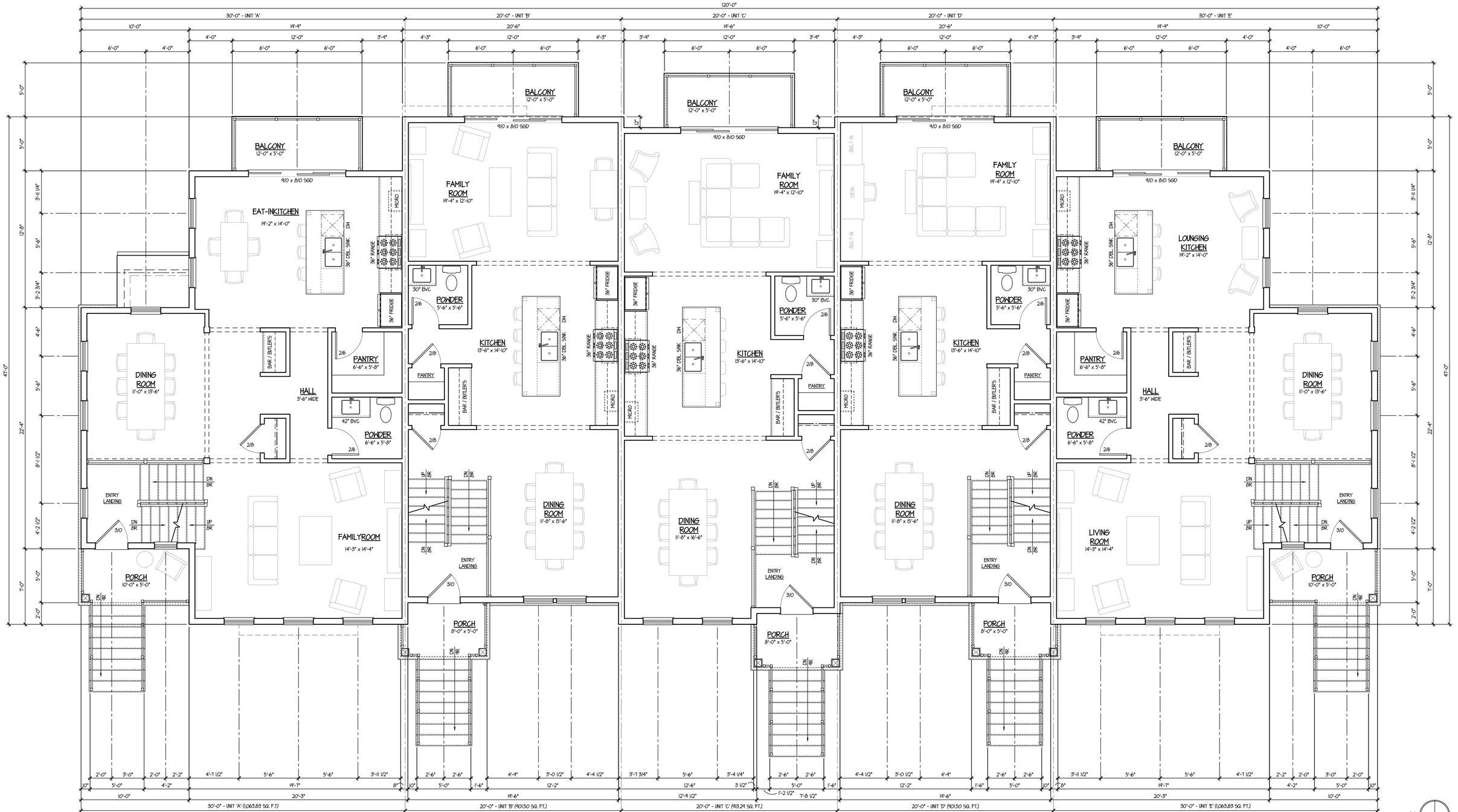
DRAWING TITLE

5-UNIT LOWER LEVEL CORE PLAN

JOB NO. 416622

SHEET NO. OF 10 1.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING MAIN LEVEL CORE PLAN

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

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4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

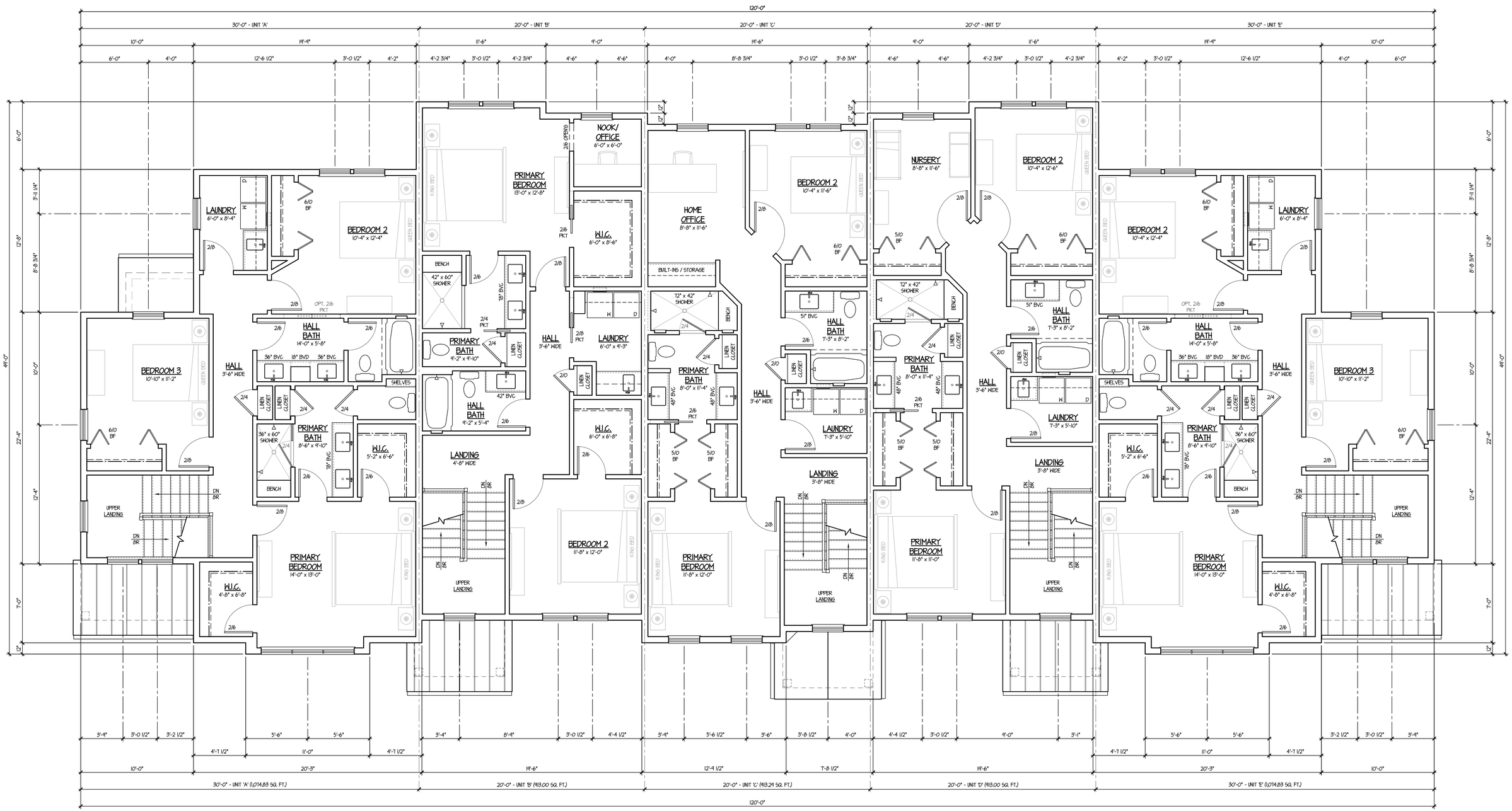
DRAWING TITLE

5-UNIT MAIN LEVEL CORE PLAN

JOB NO. 416622

SHEET NO. 2.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING UPPER LEVEL CORE PLAN

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

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4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

DRAWING TITLE

5-UNIT UPPER LEVEL CORE PLAN

JOB NO. 416622

SHEET NO. OF 10 3.P

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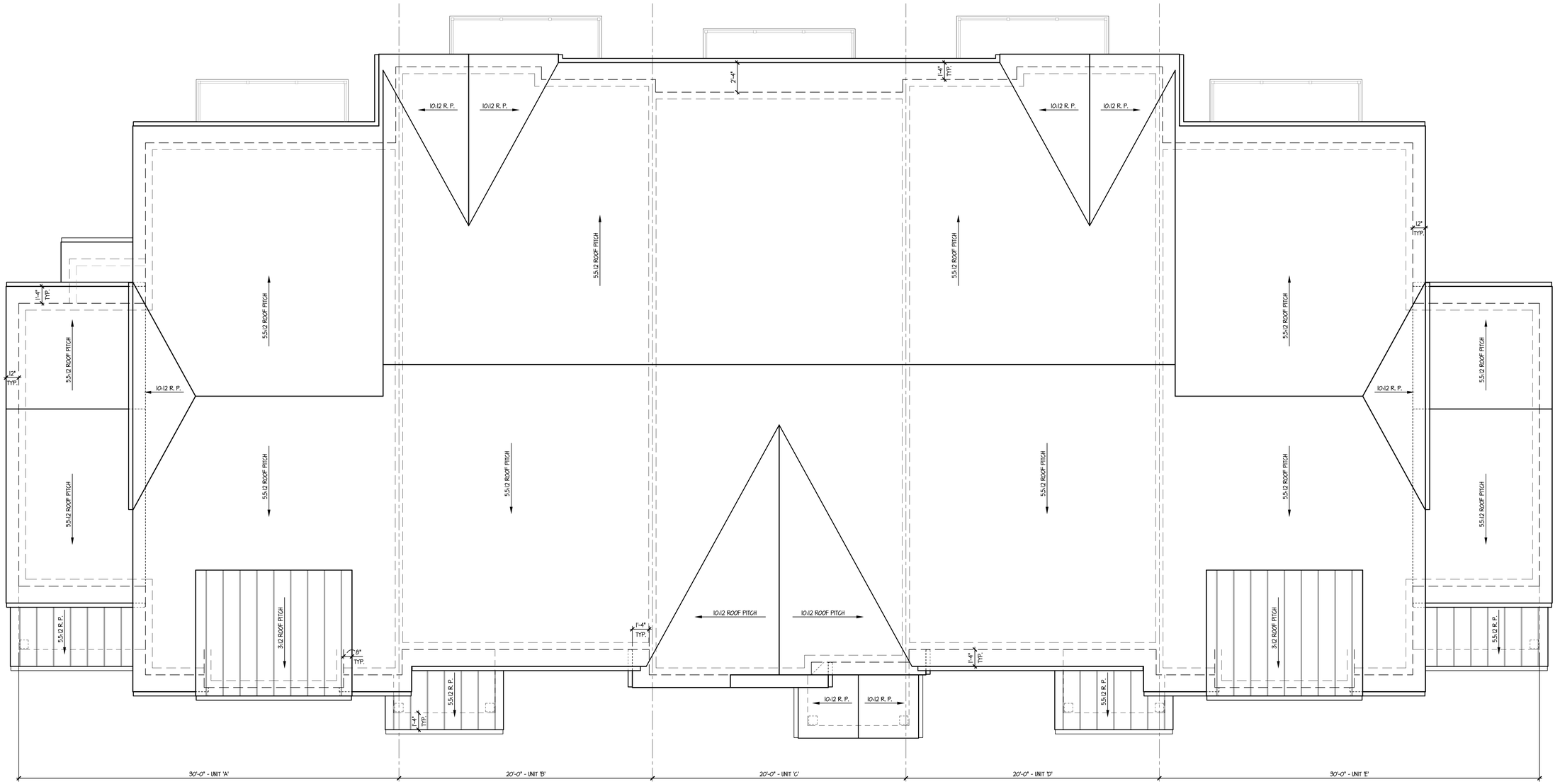

5-UNIT BUILDING ROOF CORE PLAN

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

N

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5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

DRAWING TITLE

5-UNIT ROOF CORE PLAN

JOB NO. 416622

SHEET NO. OF 10 4.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

5-UNIT BUILDING FRONT (WEST) ELEVATION

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

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5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

DRAWING TITLE

5-UNIT FRONT ELEVATION

JOB NO. 416622

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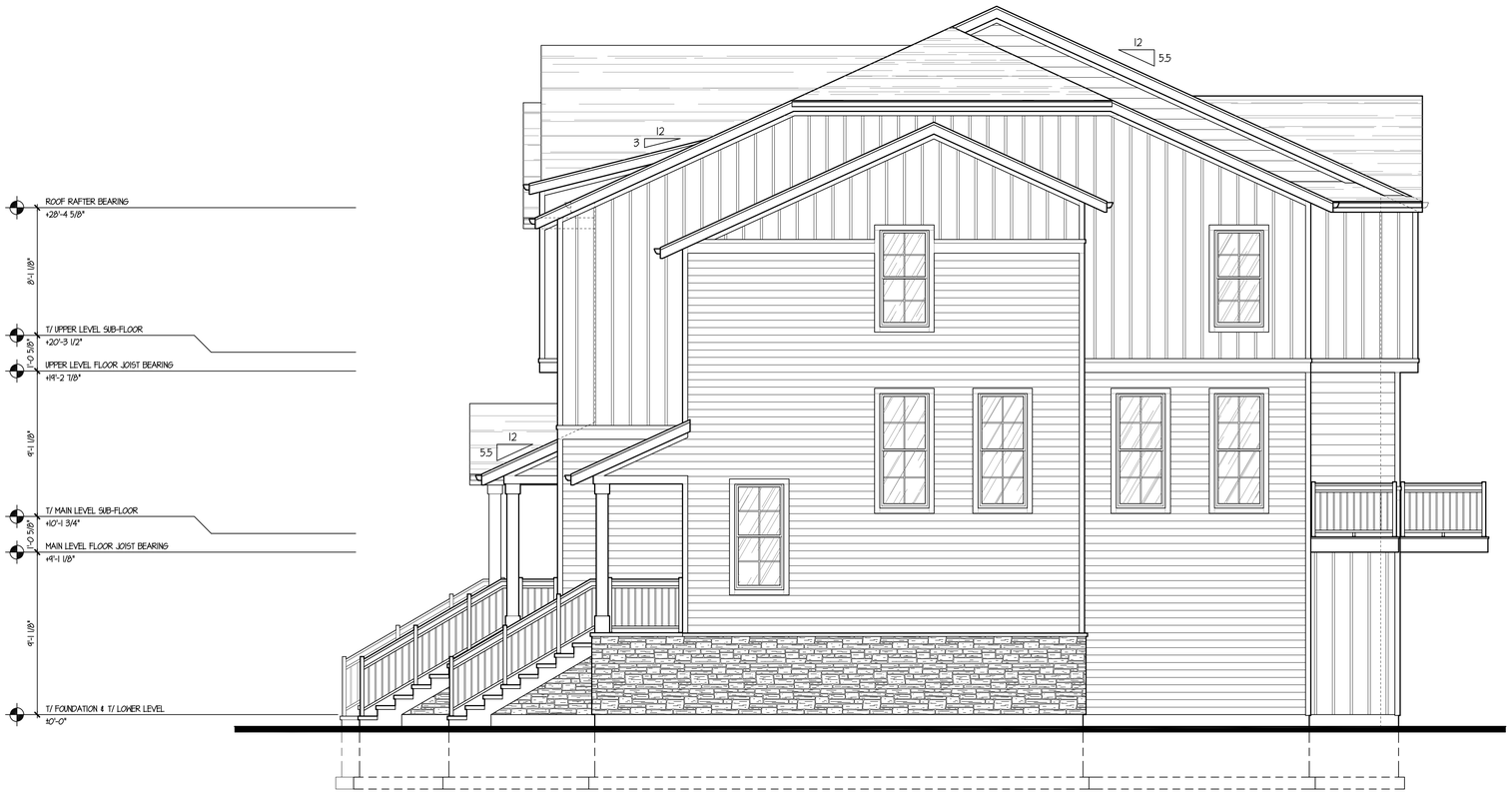

5-UNIT BUILDING RIGHT SIDE (SOUTH) ELEVATION

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

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5	PC ROUND 3 COMMENTS	4.12.24	KQB

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5-UNIT RIGHT SIDE ELEVATION

JOB NO. 416622

SHEET NO. 6.P
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5-UNIT BUILDING REAR (EAST) ELEVATION

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

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3	PC ROUND 1 COMMENTS	1.16.24	KQB
4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

DRAWING TITLE

5-UNIT FRONT ELEVATION

JOB NO. 416622

SHEET NO. 7.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

5-UNIT BUILDING LEFT SIDE (NORTH) ELEVATION

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

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ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

ARLINGTON PERFORMANCE CENTER
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT

NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P DRAWN BY: RDL DATE: 5.31.23

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
2	PC & DC SUBMITTALS	8.23.23	RDL
3	PC ROUND 1 COMMENTS	1.16.24	KQB
4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

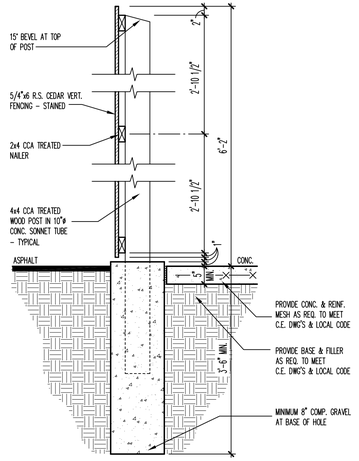
DRAWING TITLE

5-UNIT LEFT SIDE ELEVATION

JOB NO. 416622

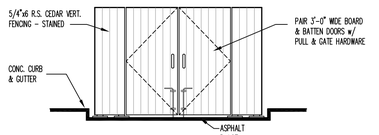
SHEET NO. 8.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



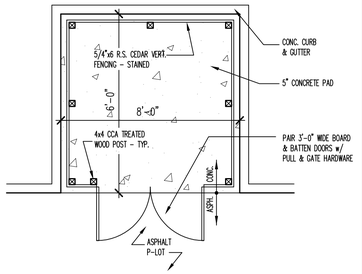
TRASH ENCLOSURE DETAIL

SCALE: 3/4" = 1'-0"



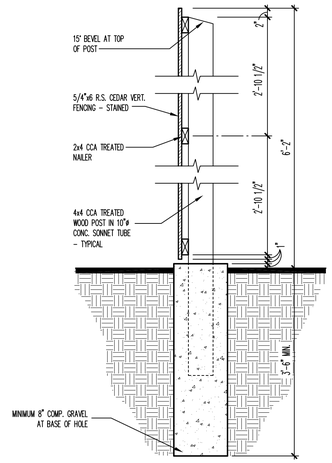
TRASH ENCL. ELEVATION

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



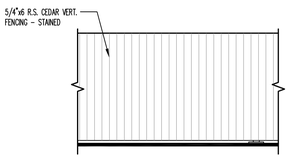
TRASH ENCLOSURE PLAN

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



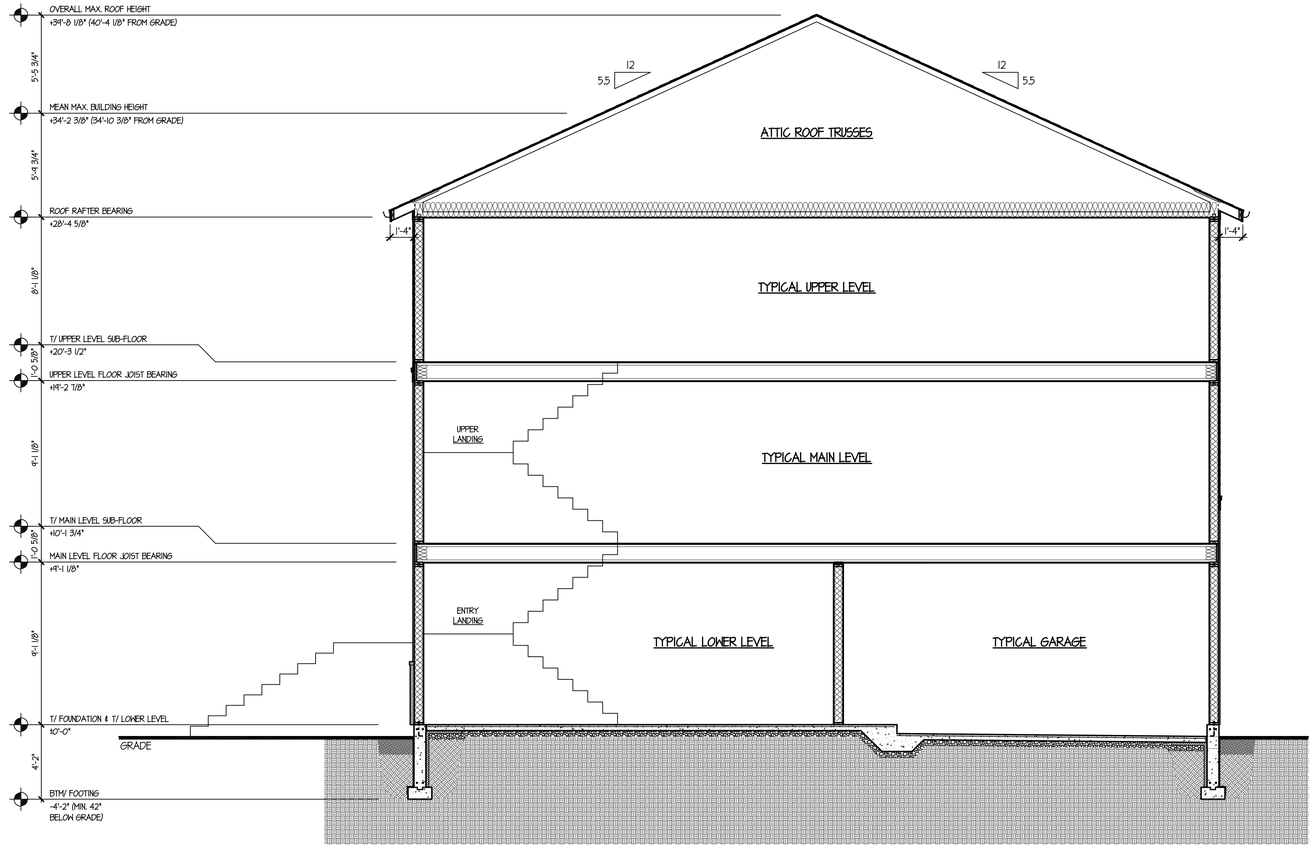
PRIVACY FENCE DETAIL

SCALE: 3/4" = 1'-0"



PRIVACY FENCE ELEVATION

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



TYPICAL BUILDING SECTION

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

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NEW ROWHOME DEVELOPMENT
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ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P | DRAWN BY: RDL | DATE: 5.31.23

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
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5	PC ROUND 3 COMMENTS	4.12.24	KQB

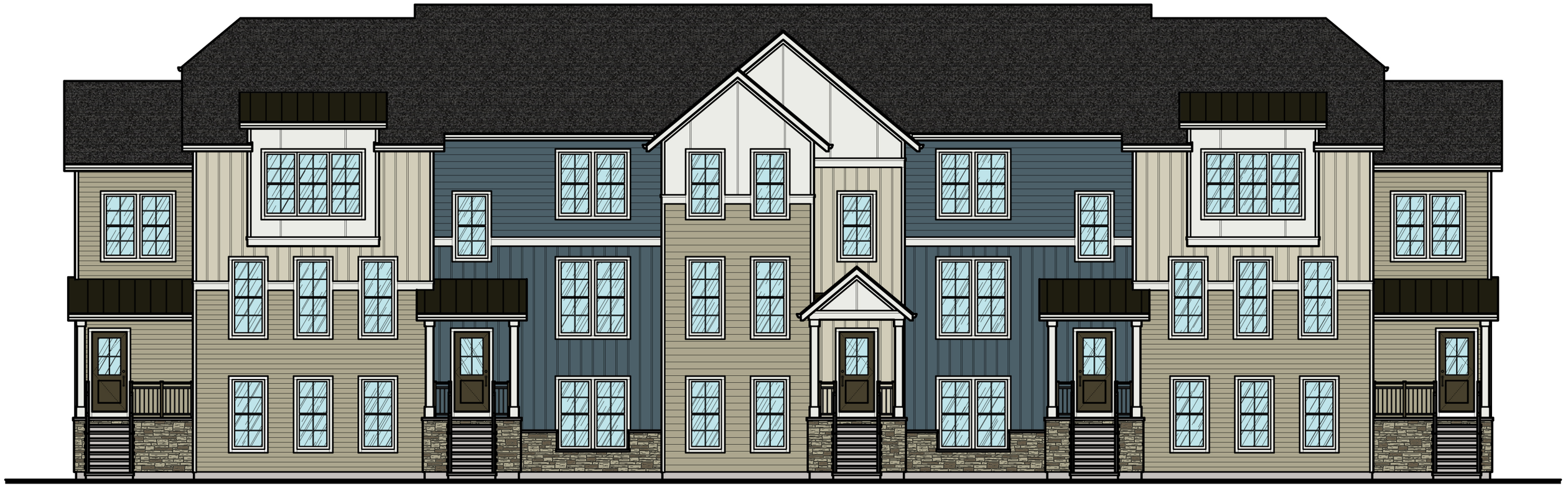
DRAWING TITLE

TYPICAL BUILDING SECTION

JOB NO. 416622

SHEET NO. OF 10 9.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

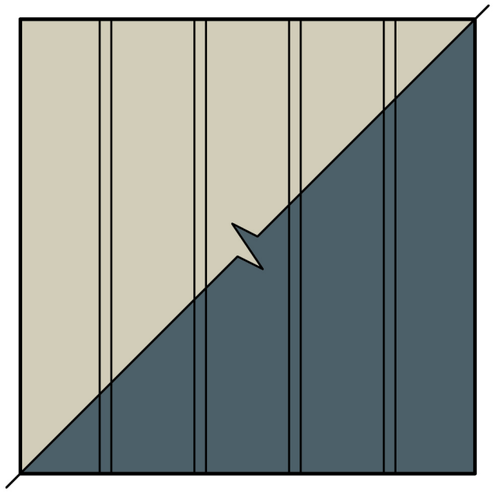


DATE: 8.25.23

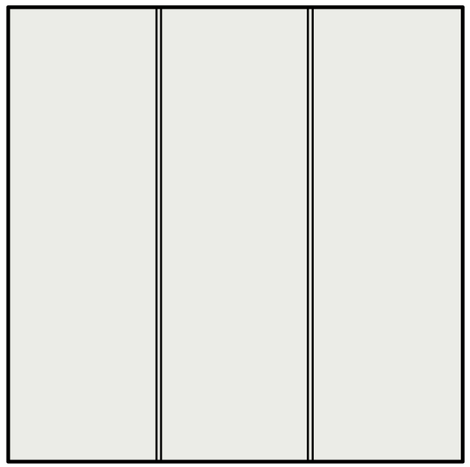
CHESTNUT AVENUE ROWHOMES

TINAGLIA
ARCHITECTS

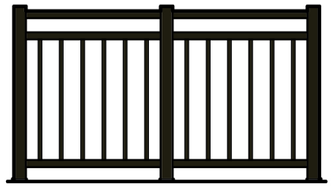
ROOF SHINGLES:
CERTAINTEED "LIFESTYLE SERIES" DESGINER ASPHALT ROOF SHINGLES
COLOR = "MOIRE BLACK"



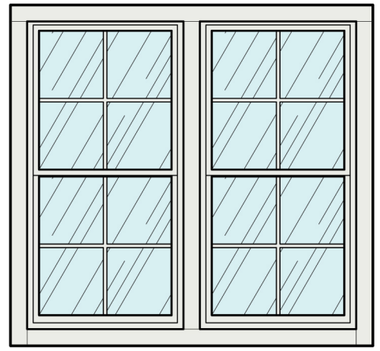
VERTICAL SIDING:
VERTICAL HARDIEPANEL BOARD AND BATTEN SIDING
COLOR = "COBBLE STONE" & "EVENING BLUE"



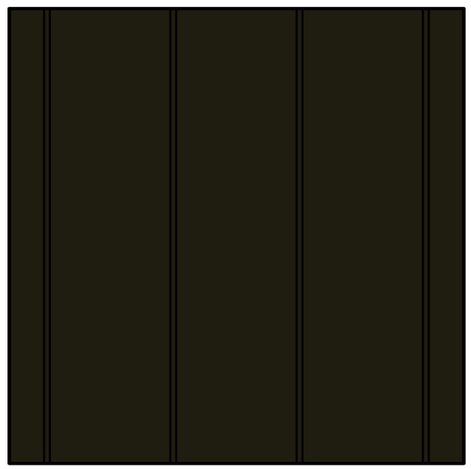
PANEL SIDING:
HARDIEPANEL SIDING WITH VERTICAL BATTENS AS SHOWN
COLOR = "ARCTIC WHITE"



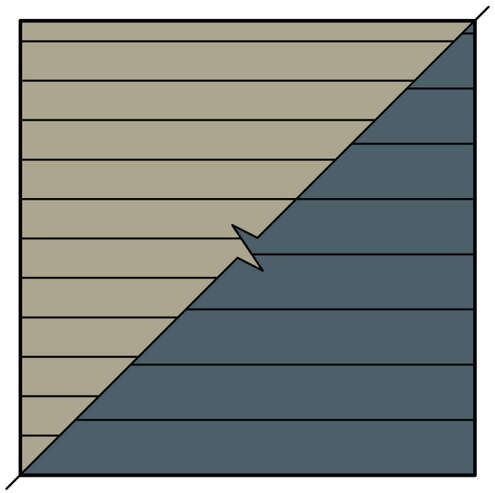
RAILINGS:
ALUMINUM GUARDRAILS & HANDRAILS
COLOR = "DARK BRONZE"



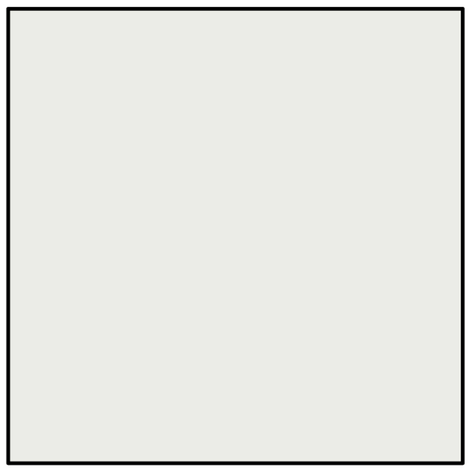
WINDOWS:
PELLA "LIFESTYLE SERIES" ALUMINUM CLAD DOUBLE HUNG
COLOR = "WHITE"



METAL ROOFING:
"SNAP-CLAD" STANDING SEAM ALUMINUM ROOFING
COLOR = "DARK BRONZE"



HORIZONTAL SIDING:
HARDIEPLANK HORIZONTAL SIDING W/ 5" & 7" EXPOSURE
COLOR = "MONTEREY TAUPE" & "EVENING BLUE"



TRIM:
5/4x_ HARDIETRIM TRIM BOARDS
COLOR = "ARCTIC WHITE"

STONE:
"VERSETTA STONE" VENEER PANELS
COLOR = "TERRA ROSA"

DATE: 8.25.23

CHESTNUT AVENUE ROWHOMES

TINAGLIA
ARCHITECTS

RAND ROAD & CHESTNUT AVENUE
PRELIMINARY ENGINEERING

SECTION 18 TOWNSHIP 42 NORTH RANGE 11 EAST
ARLINGTON HEIGHTS, ILLINOIS
COOK COUNTY

DEVELOPER / SUBDIVIDER:

Arlington Performance Center
315 W. Rand Road
Arlington Heights, IL 60004
Tel: 847-392-3505

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF ARLINGTON HEIGHTS

33 S. Arlington Heights Road
Arlington Heights, IL 60005
Tel: 847-368-5000

BENCHMARK

Site Benchmark

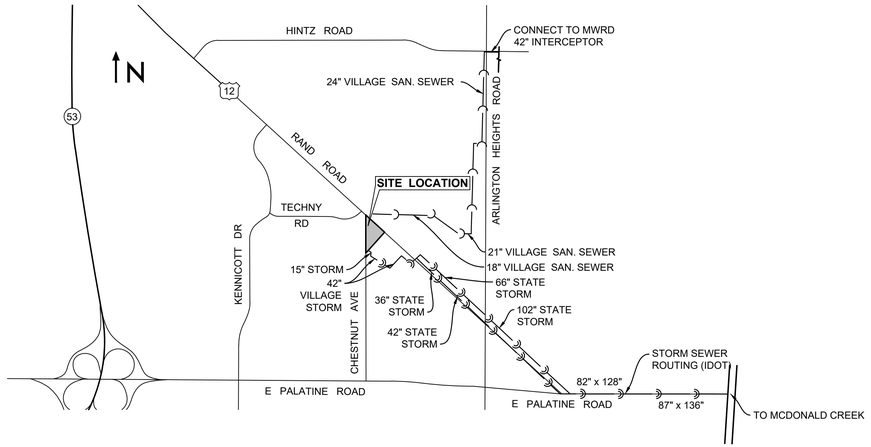
CP # 500 (see survey)
Description: Cross Notch
Elevation: 700.25 NAVD 88 (Geoid 12A)

CP # 502 (see survey)
Description: Cross Notch
Elevation: 696.14 NAVD 88 (Geoid 12A)

CP # 503 (see survey)
Description: Cross Notch
Elevation: 702.31 NAVD 88 (Geoid 12A)

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.



LOCATION MAP
Not To Scale

INDEX TO SHEETS

NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES AND SPECIFICATIONS
C2.1	GENERAL NOTES AND SPECIFICATIONS
C3.0	EXISTING CONDITIONS AND DEMOLITION
C4.0	GEOMETRY AND PAVING PLAN
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
EX-1	NB FIRE TRUCK ACCESS PLAN - TOWNHOME SITE
EX-2	SB FIRE TRUCK ACCESS PLAN - TOWNHOME SITE
EX-3	NB FIRE TRUCK ACCESS PLAN - APC SITE
EX-4	SB FIRE TRUCK ACCESS PLAN - APC SITE
EX-5	GARBAGE TRUCK ACCESS PLAN

DRAINAGE CERTIFICATE

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of the proposed development or any part thereof, or, that if drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains approved for use by the Municipal Engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood or damage to adjoining properties.

KIMBERLY M. LAU
062-054034
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS

EXPIRES 11-30-25

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
B	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
H	Hand Hole	H
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
G	Gas Valve	G
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
E	Electrical Pedestal	E
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
T	Telephone Pedestal	T
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
C	Cable TV Pedestal	C
	Flagpole	
M	Mailbox	M
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX	Curb Elevation and	C XXX.XX
G/P XXX.XX	Gutter/Pavement Elevation	G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	T/W XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	B/W XXX.XX
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	X.X%

No.	Revision	Date
4	Village & IDOT Review	04-12-2024
3	Village Review	01-16-2024
2	Village Review	11-03-2023
1	Village Review	08-31-2023

HAEGER ENGINEERING
consulting engineers • • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847-394-6600 Fax: 847-394-6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TITLE SHEET

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet C1.0 / C7

© 2024 Haeger Engineering, LLC

Plot Date: Apr 11, 2024 - 4:31pm Plotted By: kimi
File Name: P:\2022\22253\Drawings\Preliminary\22253 - Preliminary Engineering.dwg

GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval,permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes,Regulations, Requirements, Policies, Specifications, Standards, etc.
   b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
   f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.

   If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract,they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
   d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by ____________________ dated __________________, to become familiar with the subsurface soil conditions for the site. Copies of all such soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:

   Haeger Engineering LLC
   100 East State Parkway
   Schaumburg, IL 60173
   Tel: 847-394-6600
   Project No. 22-235
   Date: 2022-12-22

7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
   a. Village/City
   b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
   c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
   d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
   e. Illinois Department of Transportation (IDOT)
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the Engineer.
18. The Contactor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contactor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
40. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction,.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and disposed legally off-site or broken in-place, so as not to hold liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
   a. Circular saw-cut of sewer main by proper tools ("shewer-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
   b. Remove the entire Section of pipe breaking only the top of one bell and 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 fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
   d. Other method approved by Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
   a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
   b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
   c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
   d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

No.	Date	Revision
4	04-12-2024	Village & IDOT Review
3	02-16-2024	Village Review
2	01-10-2024	Village Review
1	08-31-2023	Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
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GENERAL NOTES AND SPECIFICATIONS

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet C2.0 / C7

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STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
16. Elevations of structures located in curb and gutter are flow line elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
   a. Ductile Iron Pipe (DIP) - AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.
   c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.
10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
18. Water Main and related appurtenances shall be tested in accordance with the following:
   a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
   b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

1. Horizontal Separation:
   a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
   b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   c. If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
2. Vertical Separation:
   a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
   i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
   ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
   c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The carrier pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ¾" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
17. Prior to installation of the aggregate base course:
   a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
   b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
   c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
   a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
   b. The aggregate base course shall be clean and dry.
   c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
   d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
   e. The binder course shall be placed only when the temperature in the shade is at least 40º F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   c. Structures within pavement shall be adjusted to final surface grade.
   d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
   e. The surface course shall be placed only when the air temperature in the shade is at least 45º F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
   b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.
22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.
16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
18. The Contractor shall water the site, as required during dry weather to control dust.
19. Erosion Control Maintenance and Replacement Notes:
   a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
   b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
   c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
   d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
   e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
22. The work shall generally follow the following typical Construction Sequencing:
   a. Installation of them soil erosion and sediment control (SE/SC) measures:
      1. Selective vegetation removal for silt fence installation
      2. Silt fence installation
      3. Construction fencing around areas not to be disturbed
      4. Stabilized construction entrance
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. Strip and stockpile topsoil and mass grade the site
   f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
   g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
   h. Permanently stabilize detention basins with seed and erosion control blanket
   i. Temporarily stabilize all areas including lots that have reached temporary grade
   j. Install roadways, parking areas, etc.
   k. Final grade and permanently stabilize all outlot areas with topsoil and seed
   l. Install structures and grade individual lots
   m. Permanently stabilize site with topsoil and seed
   n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

MWRD GENERAL NOTES

A. Referenced Specifications
1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
   - Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
   - Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
   - Village of Arlington Heights Municipal Code.
   - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
   - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.

B. Notifications
1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055)
2. The Village of Arlington Heights Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each phase of work
3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflic can be resolved. Call J.U.L.I.E. at 1-800-892-0123.

C. General Notes
1. All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO ft.
2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.

D. Sanitary Sewer
1. The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		
6-inch to 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-inch to 27-inch Diameter F/DY=46	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26		
4-inch to 36-inch	ASTM D-2241	ASTM D-3139
4-inch to 12-inch	AWWA C900	ASTM D-3139
14-inch to 48-inch	AWWA C905	ASTM D-3139

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

Pipe Material	Pipe Specifications	Joint Specifications
Polypropylene (PP) Pipe		
12-inch to 24-inch Double Wall	ASTM F-2736	ASTM D-3212, F-477
30-inch to 60-inch Triple Wall	ASTM F-2764	ASTM D-3212, F-477

8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding 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. Material shall be CA-7, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when using PVC.
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
   a. A circular saw-cut of sewer main by proper tools ("Shewer-tap" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
   b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
   c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band Seal" or similar couplings to hold it firmly in place.
12. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18" vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation. If either the vertical or horizontal distances described cannot be maintained, or the sewer crosses above the water main, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with the ends sealed.
13. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
14. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete.
15. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C-923 for all pipe connections. Precast sections shall consist of modified groove tongue and rubber gasket type joints.
16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concreted or mortar plug.
17. Except for foundation/footing drains proved to protect buildings, or perforated pipes associated with volume control facilities, drain tiles/field tiles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited; and all existing drain tiles and perforated pipes encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
18. A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality. In the event of a sewer surcharge into an open detention basin tributary to combined sewers, the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.

E. Erosion and Sediment Control
1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual.
4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
5. Inspections and documentation shall be performed, at a minimum:
   a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
   b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
6. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures.
7. A stabilized mat of crushed stone meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.
8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
9. Mortar washout facilities shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.
10. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins.
11. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
12. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).
13. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
14. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
15. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
16. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
17. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer. Drain tiles allowed in combined sewer area for green infrastructure practices.
18. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must be present at the commencement of dewatering activities.
19. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. Sediment laden waters shall not be discharged to waterways, flood protection areas or the combined sewer system.
20. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.
21. All erosion and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
22. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
23. The erosion and sediment control measures shown on the plans are the minimum requirements. Additional measures may be required, as directed by the engineer, site inspector, or MWRD.

No.	Date	Revision
4	04-12-2024	Village & IDOT Review
3	02-16-2024	Village Review
2	01-10-2024	Village Review
1	08-31-2023	Village Review

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100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
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www.haegerengineering.com

GENERAL NOTES AND SPECIFICATIONS

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet C2.1 / C7

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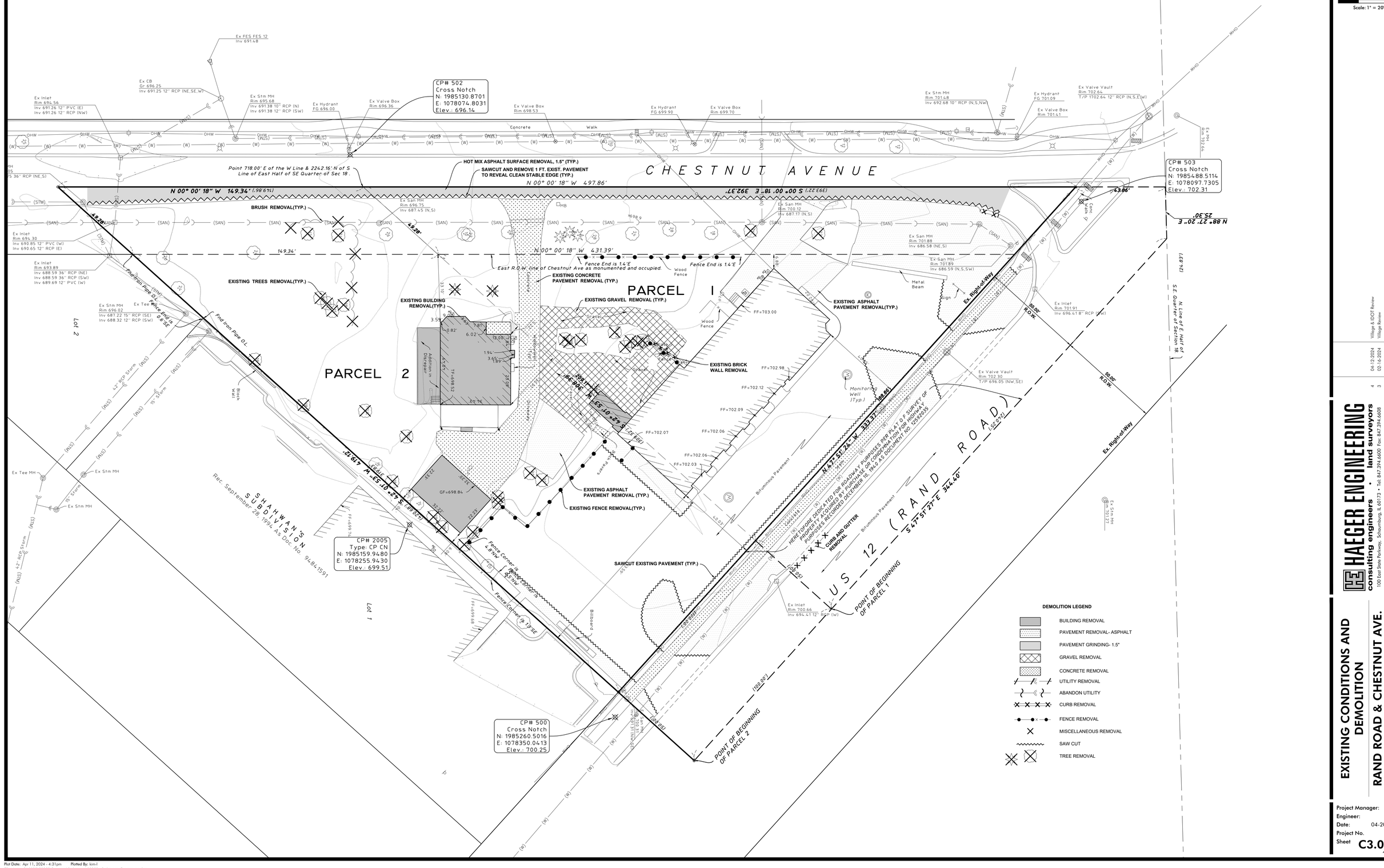

DEMOLITION LEGEND

- BUILDING REMOVAL
- PAVEMENT REMOVAL- ASPHALT
- PAVEMENT GRINDING- 1.5"
- GRAVEL REMOVAL
- CONCRETE REMOVAL
- UTILITY REMOVAL
- ABANDON UTILITY
- CURB REMOVAL
- FENCE REMOVAL
- MISCELLANEOUS REMOVAL
- SAW CUT
- TREE REMOVAL

NORTH

10 0 20

Scale: 1" = 20'

No.	Date	Revision
4	04-12-2024	Village & IDOT Review
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EXISTING CONDITIONS AND DEMOLITION

RAND ROAD & CHESTNUT AVE. PRELIMINARY ENGINEERING PLANS

ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	C3.0 / C7

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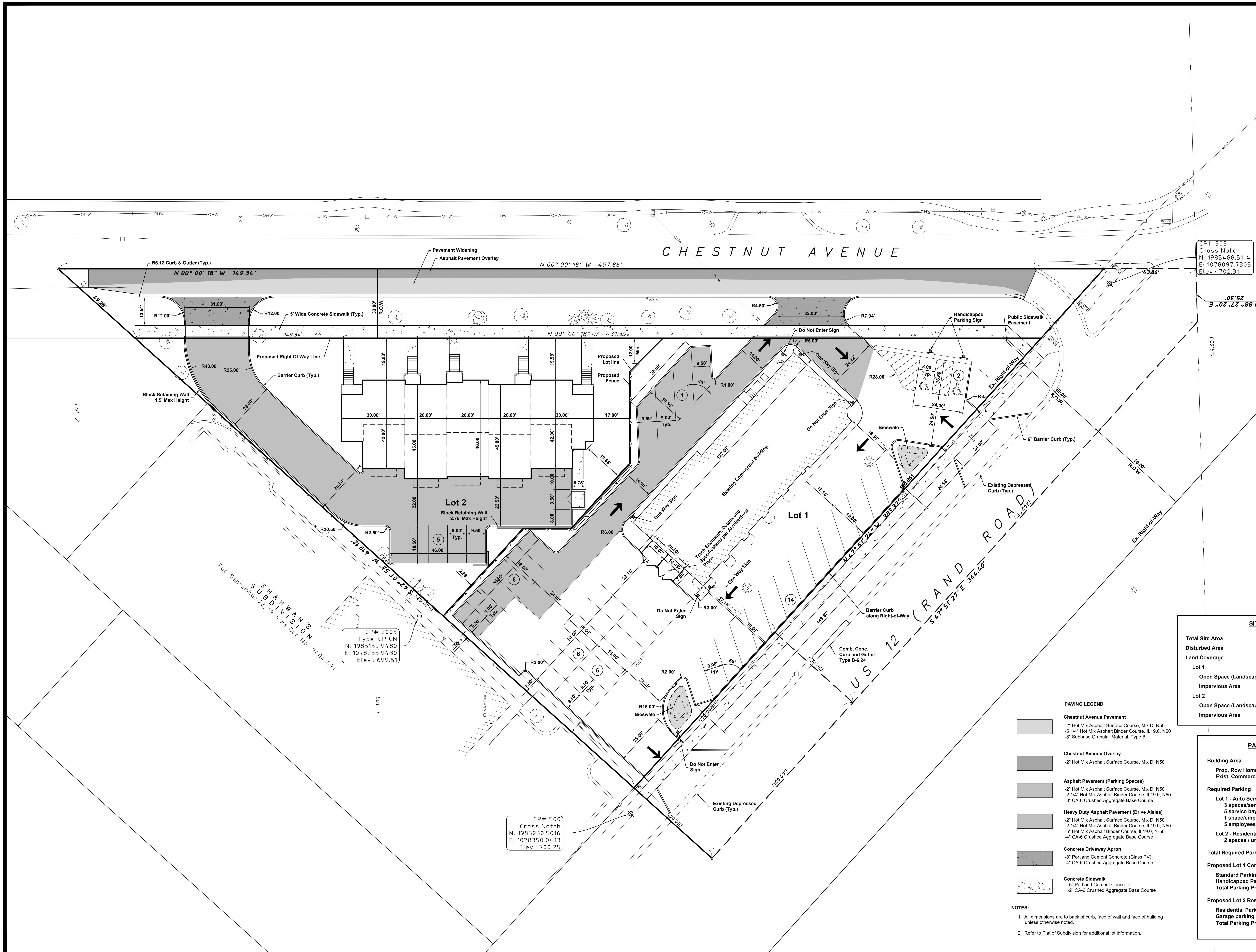
Plot Date: Apr 11, 2024 - 4:31pm Plotted By: kim-l
File Name: P:\2022\22253\Drawings\Preliminary\22253 - Preliminary Engineering.dwg



PAVING LEGEND

Chestnut Avenue Pavement
- -2" Hot Mix Asphalt Surface Course, Mix D, N50
- -5 1/4" Hot Mix Asphalt Binder Course, IL19.0, N50
- -8" Subbase Granular Material, Type B

Chestnut Avenue Overlay
- -2" Hot Mix Asphalt Surface Course, Mix D, N50

Asphalt Pavement (Parking Spaces)
- -2" Hot Mix Asphalt Surface Course, Mix D, N50
- -2 1/4" Hot Mix Asphalt Binder Course, IL19.0, N50
- -8" CA-6 Crushed Aggregate Base Course

Heavy Duty Asphalt Pavement (Drive Aisles)
- -2" Hot Mix Asphalt Surface Course, Mix D, N50
- -2 1/4" Hot Mix Asphalt Binder Course, IL19.0, N50
- -5" Hot Mix Asphalt Binder Course, IL19.0, N-50
- -4" CA-6 Crushed Aggregate Base Course

Concrete Driveway Apron
- -8" Portland Cement Concrete (Class PV)
- -4" CA-6 Crushed Aggregate Base Course

Concrete Sidewalk
- -6" Portland Cement Concrete
- -2" CA-6 Crushed Aggregate Base Course

NOTES:

1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
2. Refer to Plat of Subdivision for additional lot information.

SITE DATA

Total Site Area	46,194 s.f. (1.060 Ac.)
Disturbed Area	27,272 s.f. (0.626 Ac.)
Land Coverage	
Lot 1	27,968 s.f. (0.642 Ac.)
Open Space (Landscape)	3,297 s.f. (0.076 Ac.)
Impervious Area	24,671 s.f. (0.566 Ac.)
Lot 2	18,230 s.f. (0.419 Ac.)
Open Space (Landscape)	6,751 s.f. (0.155 Ac.)
Impervious Area	11,479 s.f. (0.264 Ac.)

PARKING SUMMARY

Building Area	
Prop. Row Homes - 5 units	4,844 s.f.
Exist. Commercial Building	4,864 s.f.
Required Parking	
Lot 1 - Auto Service 3 spaces/service bay 5 service bays 1 space/employee 5 employees	20 spaces
Lot 2 - Residential 2 spaces / unit	10 spaces
Total Required Parking	30 spaces
Proposed Lot 1 Commercial Parking	
Standard Parking Stall	36
Handicapped Parking Stall	2
Total Parking Provided	38
Proposed Lot 2 Residential Car Parking	
Residential Parking Stall	5
Garage parking	10
Total Parking Provided	15

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GEOMETRY AND PAVING PLAN

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	C4.0 / C7

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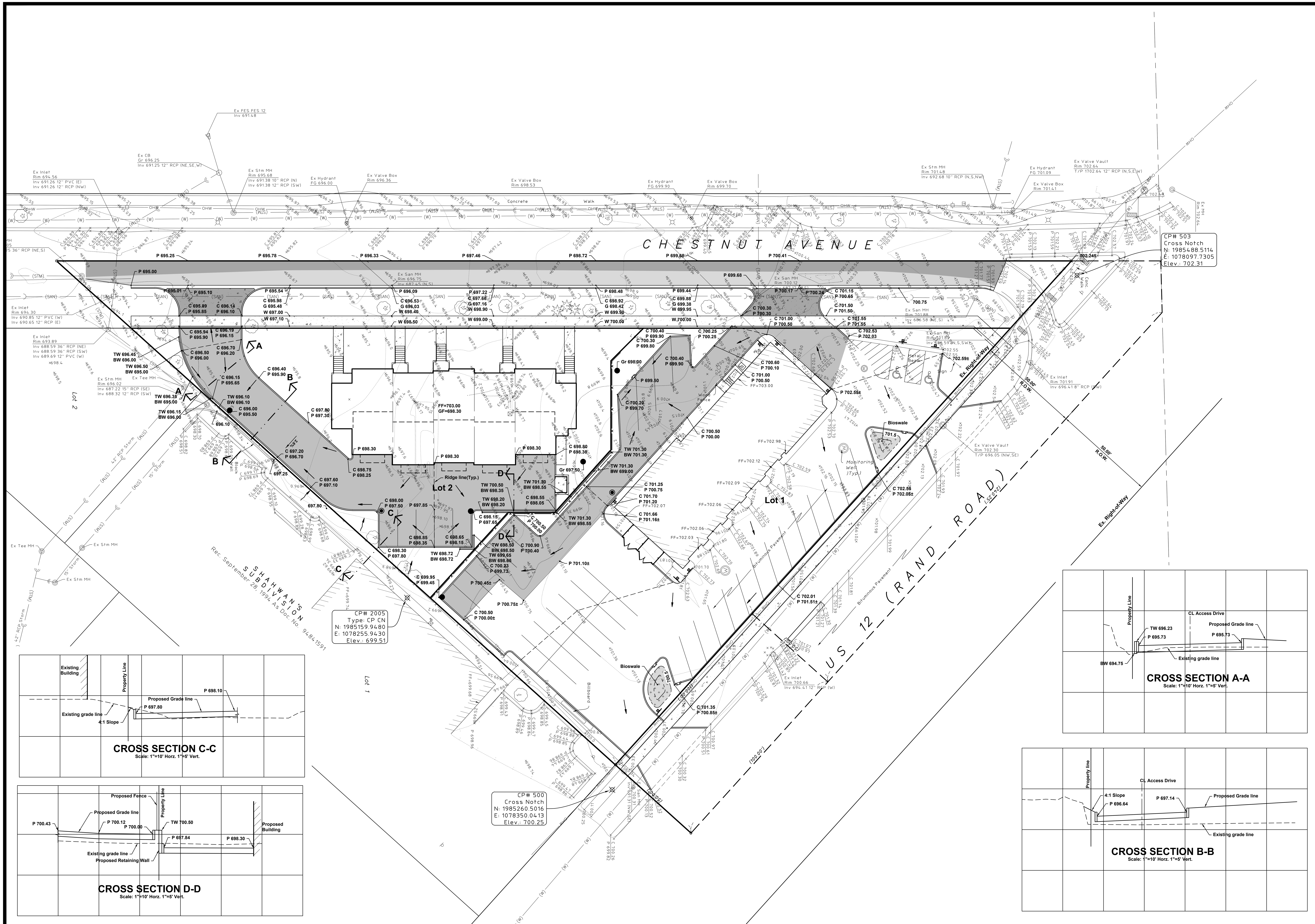

No.	Date	Revision
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GRADING PLAN

RAND ROAD & CHESTNUT AVE. PRELIMINARY ENGINEERING PLANS

ARLINGTON HEIGHTS, ILLINOIS

Project Manager: KML
Engineer: VDR
Date: 04-20-2023
Project No. 22253
Sheet C5.0 / C7

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NORTH

10 0 20

Scale: 1" = 20'

CHESTNUT AVENUE

Ex FES FES 12
Inv 691.48

Ex CB
Gr 696.25
Inv 691.25 12" RCP (NE,SE,W)

Ex Inlet
Rim 694.56
Inv 691.26 12" PVC (E)
Inv 691.26 12" RCP (NW)

Ex Stm MH
Rim 695.68
Inv 691.38 10" RCP (N)
Inv 691.38 12" RCP (SW)

Ex Hydrant
FG 696.00

Ex Valve Box
Rim 696.36

Ex Valve Box
Rim 698.53

Exist. Fire Hydrant

Ex Hydrant
FG 699.90

Ex Valve Box
Rim 699.70

Ex Stm MH
Rim 701.48
Inv 692.68 10" RCP (N,S,NW)

Ex Hydrant
FG 701.09

Ex Valve Box
Rim 701.41

Ex Valve Vault
Rim 702.64
T/P 1702.64 12" RCP (N,S,E,W)

Ex San MH
Rim 696.75
Inv 687.45 (N,S)

Ex San MH
Rim 700.12
Inv 686.17 (N,S)

Ex San MH
Rim 701.88
Inv 686.58 (NE,S)

Ex San MH
Rim 701.89
Inv 686.59 (N,S,SW)

Ex Inlet
Rim 701.91
Inv 696.41 8" RCP (W)

Ex Inlet
Rim 694.30
Inv 690.85 12" PVC (W)
Inv 690.65 12" RCP (E)

Ex Inlet
Rim 693.89
Inv 688.59 36" RCP (NE)
Inv 688.59 36" RCP (SW)
Inv 689.69 12" PVC (W)

Ex Stm MH
Rim 698.02
Inv 687.22 15" RCP (SE)
Inv 688.32 12" RCP (SW)

Ex Tee MH

Pressure Connection in Vaulve Vault

Ex Hyd. to Townhome
7.02'

Ex Hyd. to Townhome
86.65'

East R.O.W. line of Chestnut Ave as monumented and occupied.

Valve Box (Typ.)

Concrete Curb Outfall

Storm CB
Rim =698.00
6" Sanitary Sewer
6" Watermain Quality
Sanitary Sewer

10.19'

Sanitary MH

Storm CB
Rim =697.50

21' - 12" RCP
@ 1.44%

Ex. Downspouts

60' - 12" RCP @ 1.67%

Storm MH
Rim =700.00

70' - 12" RCP @ 1.43%

Storm MH
Rim =697.50

Storm CB
Rim =697.65

44' - 12" RCP @ 2.28%

52' - 12" RCP @ 1.43%

Storm CB
Rim =699.45

41' - 15" RCP @ 2.43%

Storm CB
Rim =695.50

Underground Vault
HWL = 694.5
Detention = 0.207 ac.ft.
Volume Control = 0.031 ac.ft.

Outlet Control Structure
with Weir Wall
Rim =695.95
2" Restrictor

Connect to Exist. Manhole
Inv 687.5
Verify MH condition prior to
construction

FF=703.00
GF=698.30

FF=699.74

FF=699.68

FF=699.08

Lot 1

Lot 2

Lot 1

SHAHWAN'S SUBDIVISION
Rec. September 26, 1994 As Doc No. 94841591

Ex Right-of-Way

50.00'
R.O.W.

Ex Valve Vault
Rim 702.30
T/P 696.05 (NW,SE)

Ex Inlet
Rim 700.66
Inv 694.41 12" RCP (W)

Ex Stm MH
Rim 701.27

US 12 (RAND ROAD)
(S2°E)

[100.00']

[100.05']

HERETOFORE DEDICATED FOR ROADWAY PURPOSES PER PLAT OF SURVEY OF PROPERTY ACQUIRED BY PURCHASE OR CONDEMNATION FOR HIGHWAY PURPOSES RECORDED DECEMBER 19, 1940 AS DOCUMENT NO. 1259235

No.	Revision	Date
4	Village & IDOT Review	04-12-2024
3	Village Review	01-10-2024
2	Village Review	09-27-2023
1	Village Review	08-31-2023

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UTILITY PLAN

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	C6.0 / C7

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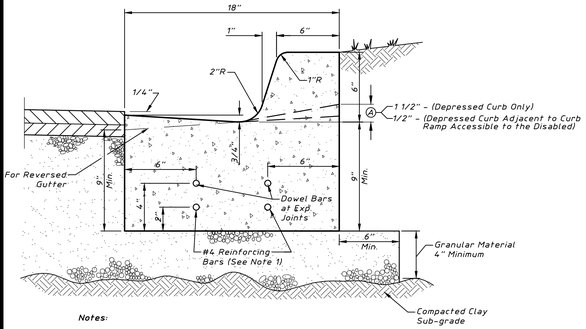
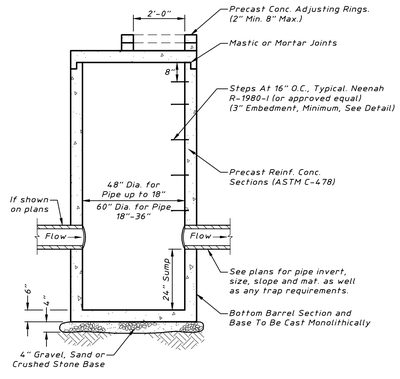
Plot Date: Apr 11, 2024 - 4:32pm Plotted By: kim-l
File Name: P:\2022\22253\Drawings\Preliminary\22253 - Preliminary Engineering.dwg



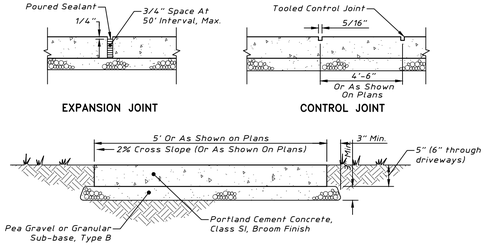
Notes:

1. Use two #4 rebars for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4"Ø, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
3. Maximum contraction (control) joint spacing shall be 20'.
4. Flag thickness shall match proposed roadway, or 9" minimum.
5. See plan set to determine where Standard, Reverse, Depressed, or Depressed Adjacent to ADA Accessible Ramp Curbs are proposed.

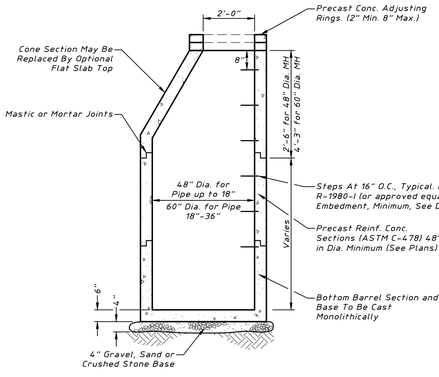
B-6.12 CONCRETE CURB & GUTTER



CATCH BASIN - TYPE B

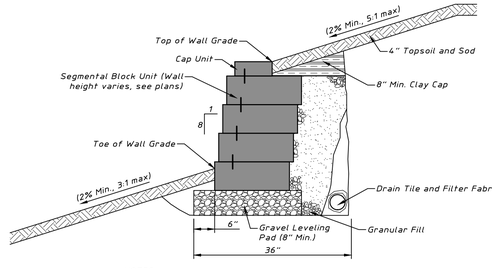


PORTLAND CEMENT CONC. SIDEWALK



For shallow manholes, the cone shall be replaced with an 8" precast concrete slab.

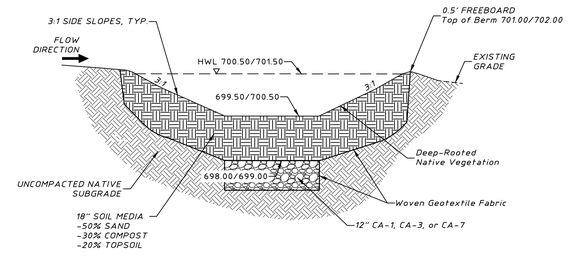
STORM SEWER MANHOLE



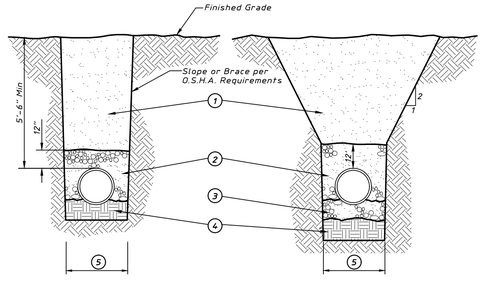
NOTES:

1. Wall shall be constructed in accordance with the specification guidelines of the selected manufacturer. Contractor shall submit shop drawings to the engineer for approval prior to construction. Drawings must be signed & sealed by a registered structural engineer.
2. This Detail Does Not Account For Extreme Vehicle Impact
3. Color to be determined by Architect.

SEGMENTAL BLOCK RETAINING WALL



BIOSWALE



WATER MAIN

SANITARY SEWER AND SERVICES OR STORM SEWER

1. CA-6 Trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
2. WATER MAIN Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe Compact to 95% (ASTM D-1557) 8" lifts max.

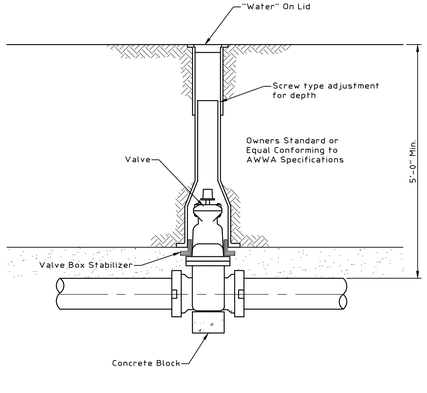
   STORM SEWER Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe. Compact to 95% (ASTM D-1557) 8" lifts max.

   SANITARY SEWER (PVC or DIP) Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
3. 4" Compacted granular bedding material. per standard specifications for water and sewer main construction in Illinois, 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557).
4. Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4') and replaced with suitable material and compacted.
5. Trench Width - Pipe O.D. + 24" Minimum
   Pipe O.D. + 36" Maximum

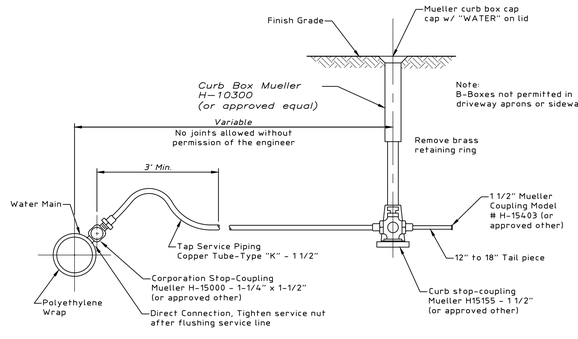
Notes:

1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support fot the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
2. All CA 6, CA 11 and CA13 to be IDOT approved.
3. Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).

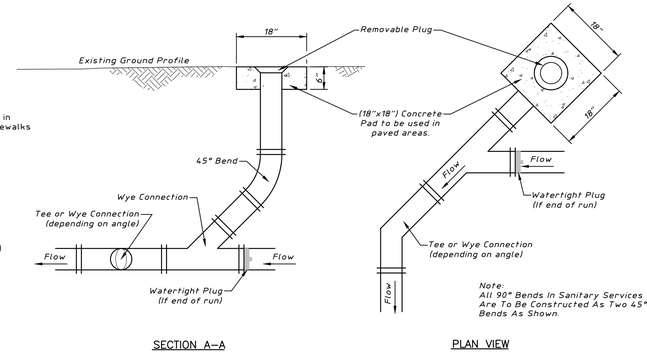
TYPICAL TRENCH CROSS SECTION



TYPICAL VALVE BOX INSTALLATION



WATER SERVICE DETAIL



SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL

No.	Date	Revision
4	04-12-2024	Village & IDOT Review
3	02-16-2024	Village Review
2	01-10-2024	Village Review
1	08-31-2023	Village Review

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CONSTRUCTION DETAILS

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	C7.0 / C7

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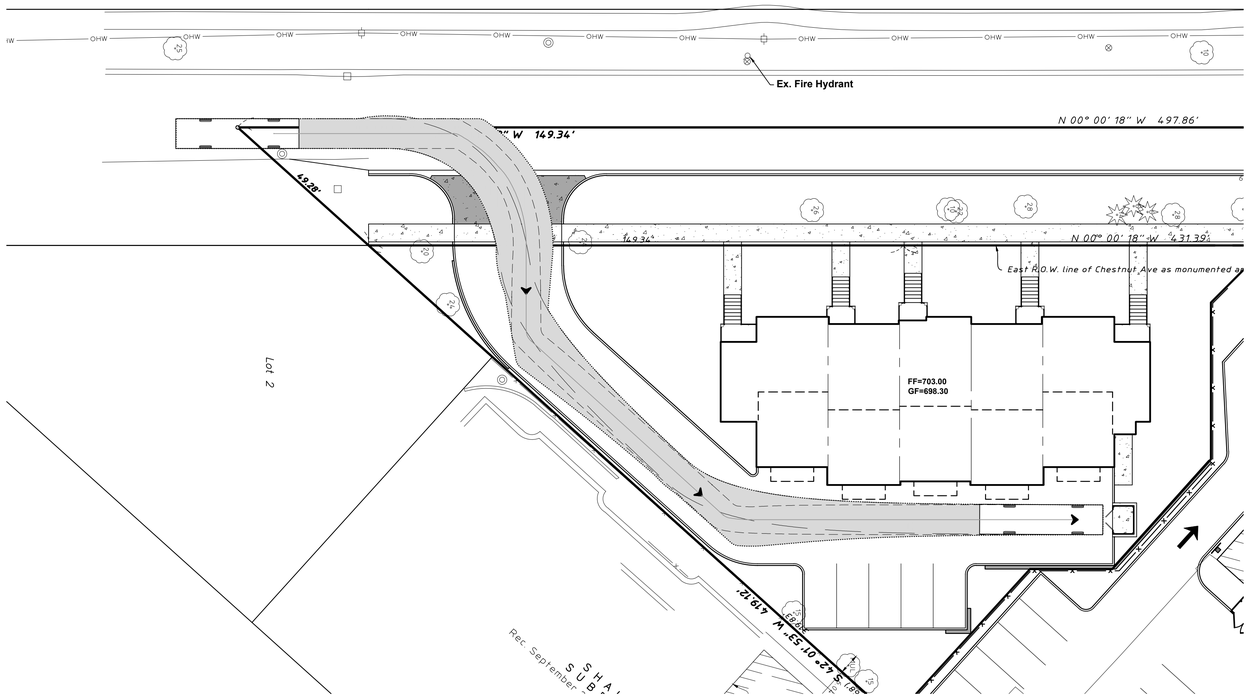
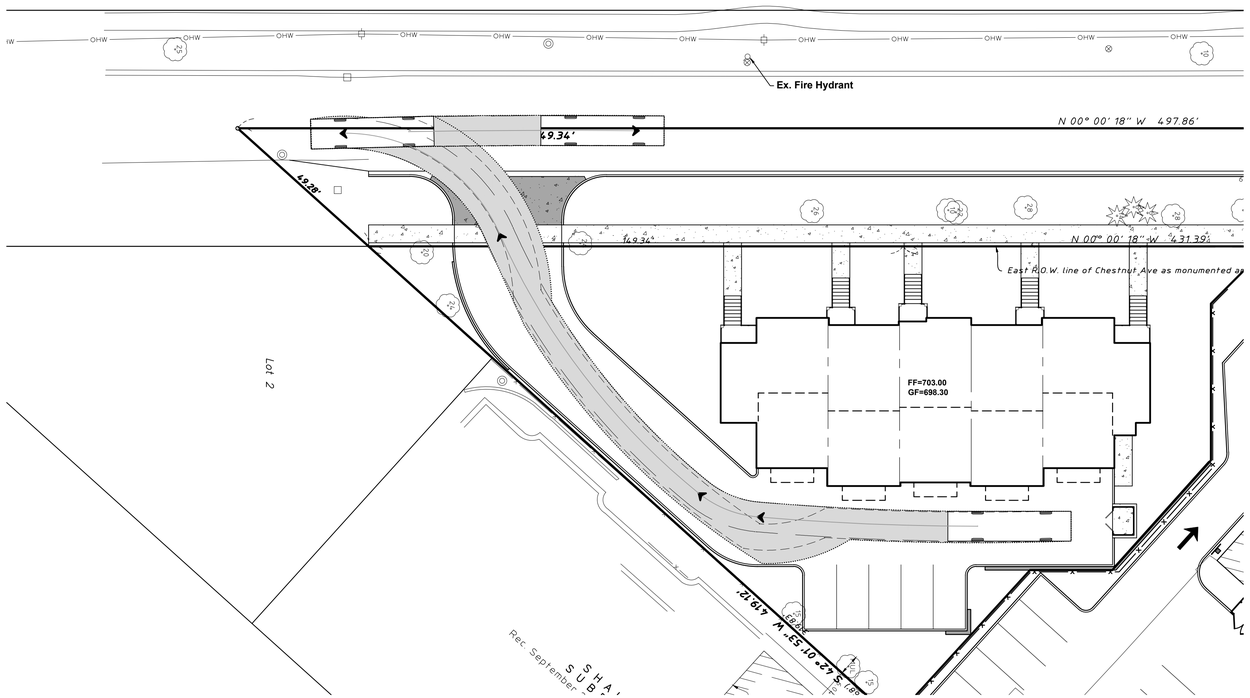


NB-FIRE DEPT. FIRE ENGINE ENTERING THE SITE



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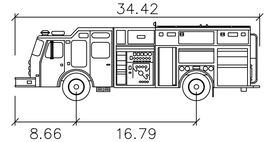

ARLINGTON HTS ENGINE

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 3.0
Steering Angle	: 32.2

NORTH

10 0 20

Scale: 1" = 20'

No.	Revision	Date
4	Village & IDOT Review	04-12-2024
3	Village Review	01-10-2024
2	Village Review	09-15-2023
1	Village Review	08-31-2023

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NB FIRE TRUCK ACCESS PLAN - TOWNHOME SITE

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	EX-1 / C7

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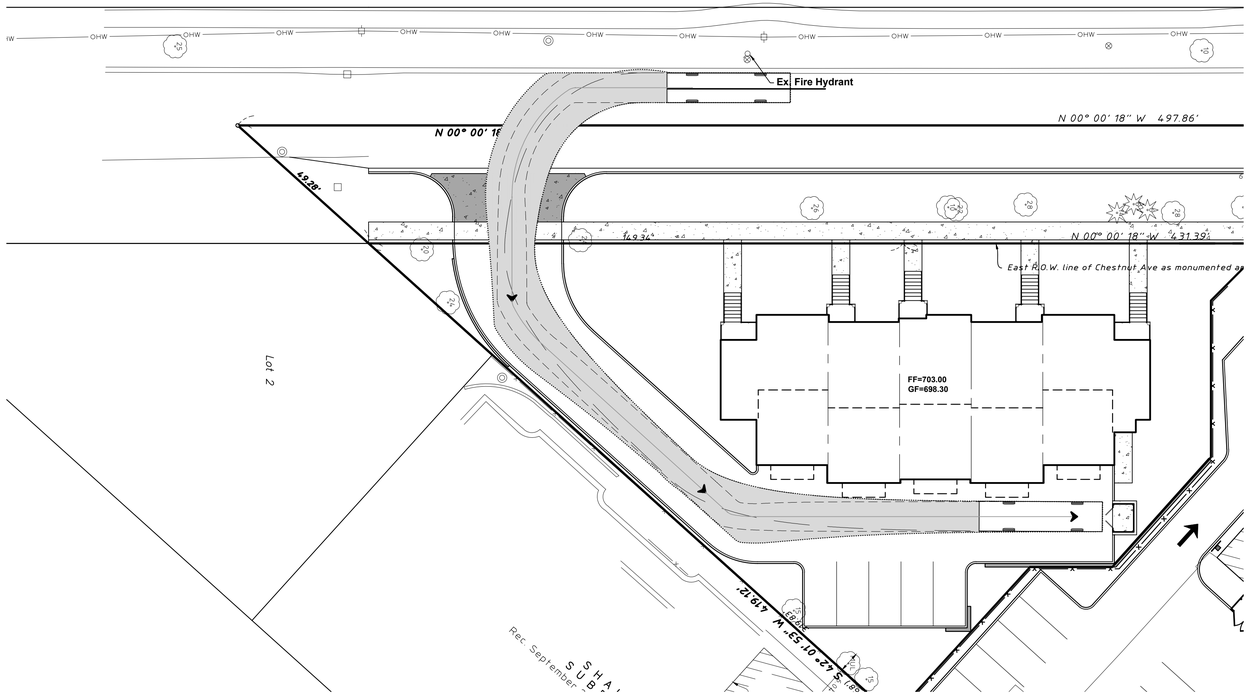
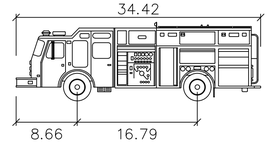
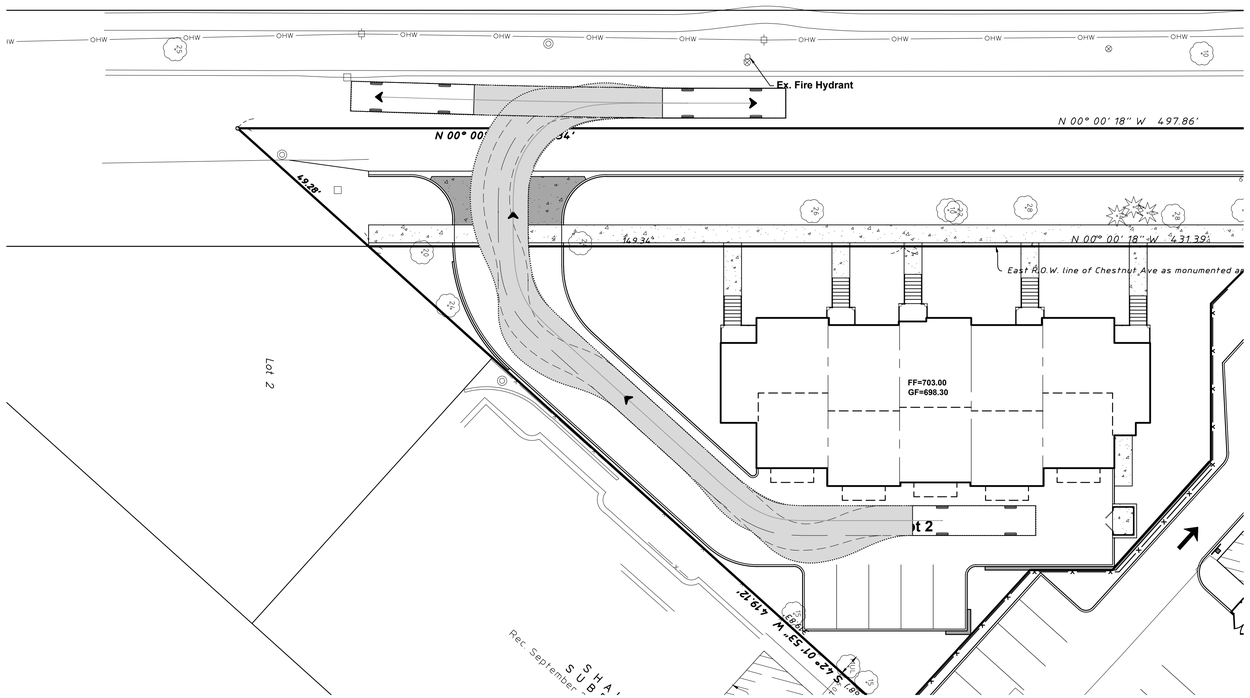


SB-FIRE DEPT. FIRE ENGINE ENTERING THE SITE



ARLINGTON HTS ENGINE

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 3.0
Steering Angle	: 32.2



SB-FIRE DEPT. FIRE ENGINE EXITING THE SITE

NORTH

10 0 20

Scale: 1" = 20'

No.	Revision	Date
4	Village & IDOT Review	04-12-2024
3	Village Review	01-10-2024
2	Village Review	10-13-2023
1	Village Review	08-31-2023

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SB FIRE TRUCK ACCESS PLAN - TOWNHOME SITE

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	EX-2 / C7

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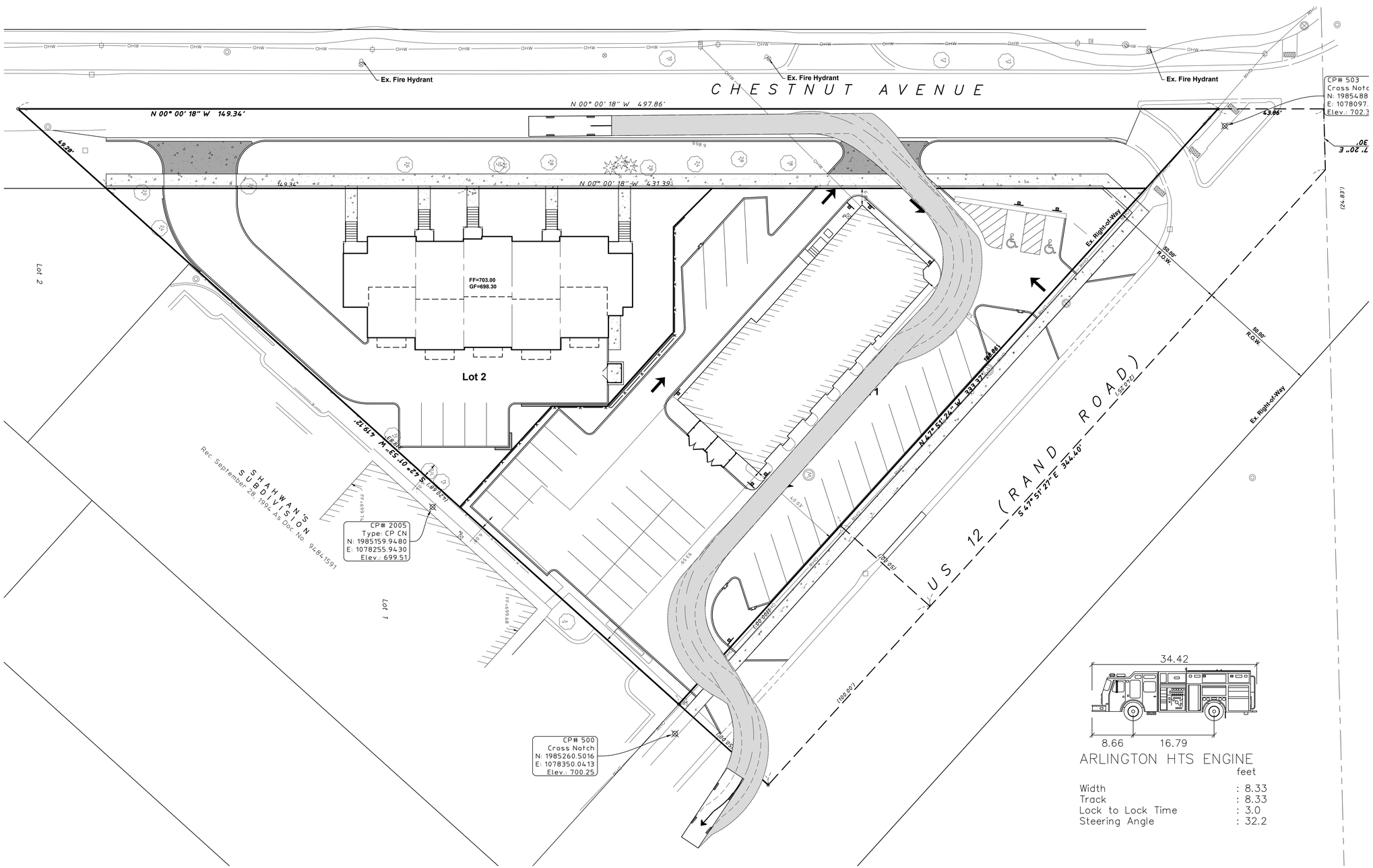

NB-FIRE ENGINE ENTERING AND EXITING APC SITE

NORTH

10 0 20

Scale: 1" = 20'

No.	Date	Revision
4	04-12-2024	Village & IDOT Review
3	03-14-2024	Village Review
2	01-10-2024	Village Review
1	08-31-2023	Village Review

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NB FIRE TRUCK ACCESS PLAN - APC SITE

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	EX-3 / C7

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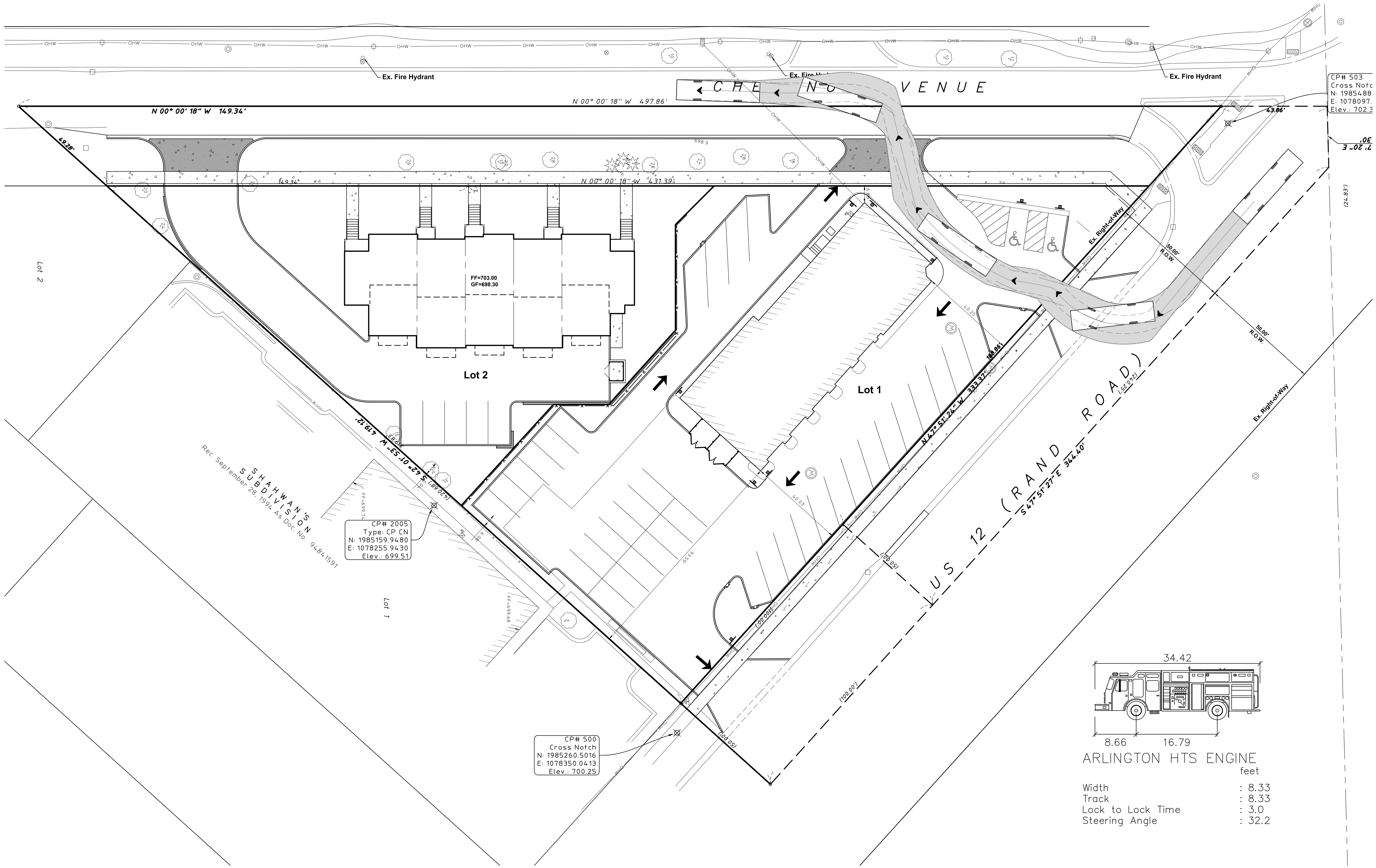

SB-FIRE ENGINE ENTERING AND EXITING APC SITE

NORTH

Scale: 1" = 20'

No.	Date	Revision
4	04-12-2024	Village & IDOT Review
3	02-16-2024	Village Review
2	01-10-2024	Village Review
1	08-31-2023	Village Review

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SB FIRE TRUCK ACCESS PLAN - APC SITE

RAND ROAD & CHESTNUT AVE. PRELIMINARY ENGINEERING PLANS

ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet EX-4 / C7

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Plot Date: Apr 11, 2024 - 4:32pm Plotted By: kim-l
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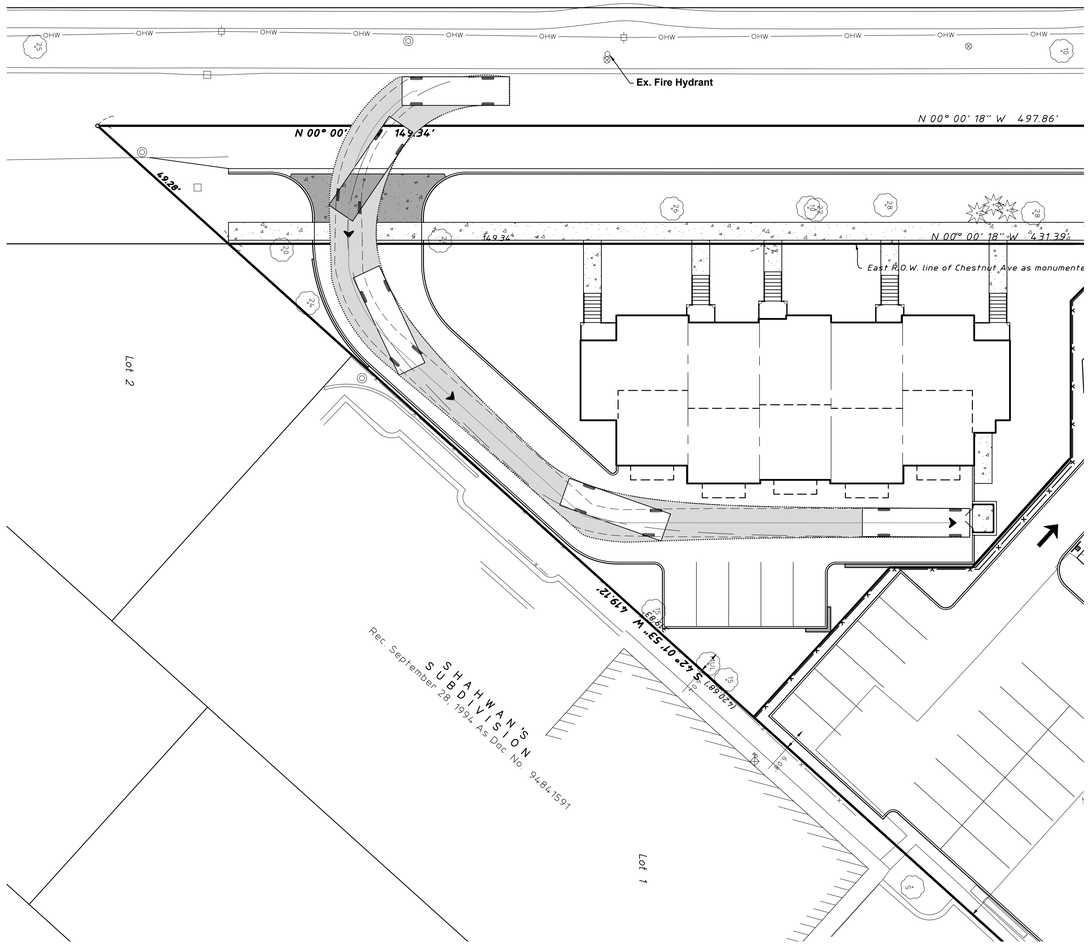
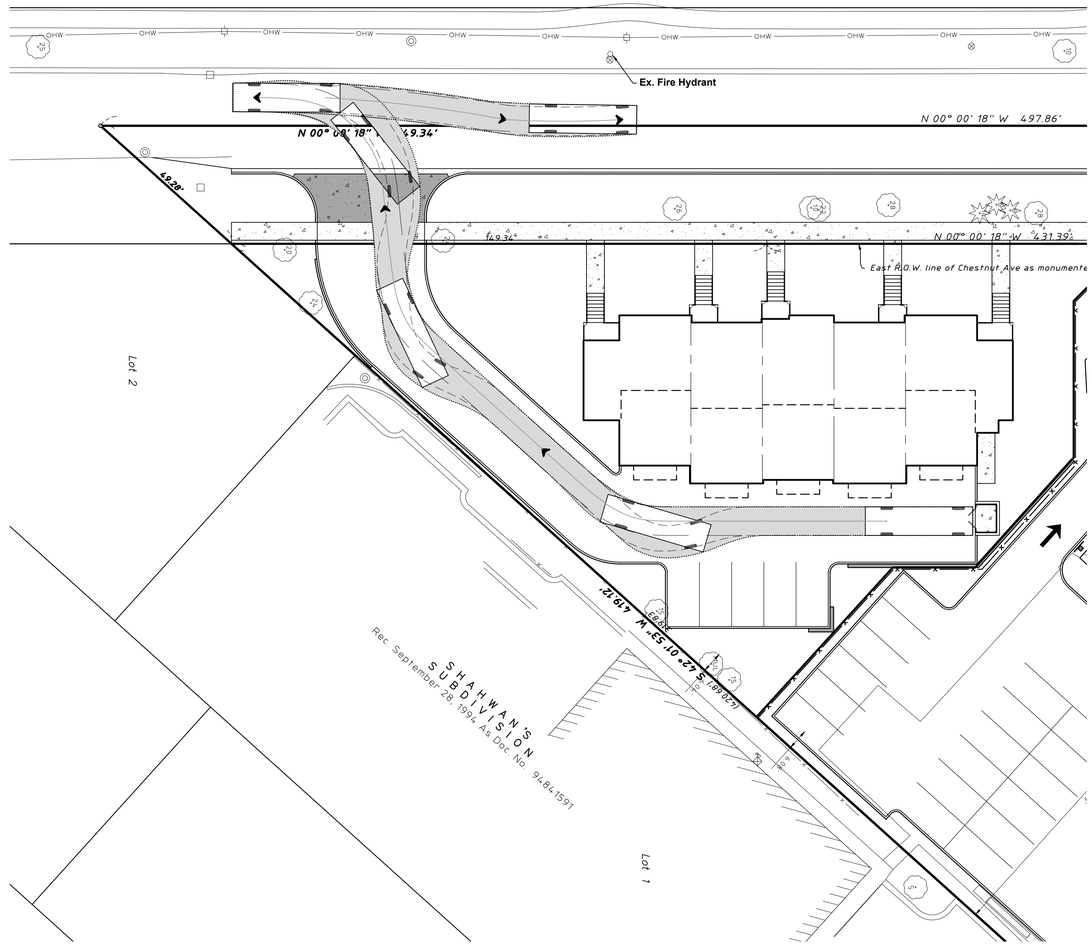
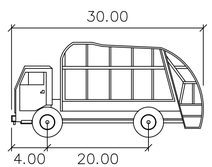


GARBAGE TRUCK ENTERING THE SITE



GARBAGE TRUCK EXITING THE SITE



GARBAGE TRUCK–ARLINGTON HTS

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 3.0
Steering Angle	: 31.8

NORTH

10 0 20

Scale: 1" = 20'

No.	Date	Revision
4	04-12-2024	Village & IDOT Review
3	01-16-2024	Village Review
2	01-10-2024	Village Review
1	08-31-2023	Village Review

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GARBAGE TRUCK ACCESS PLAN

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS

ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	EX-5 / C7

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Plot Date: Apr 11, 2024 - 4:32pm Plotted By: kim-l
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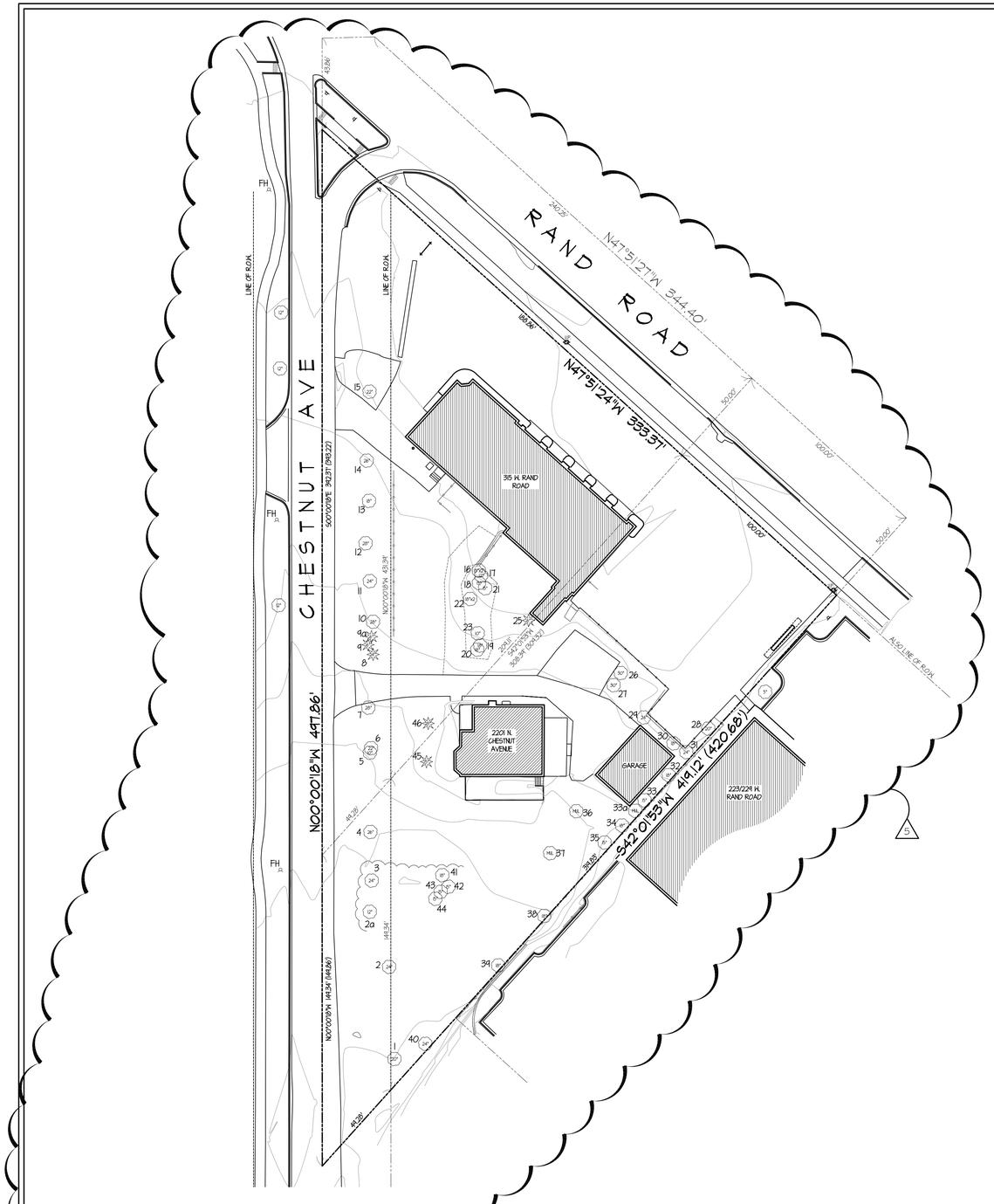

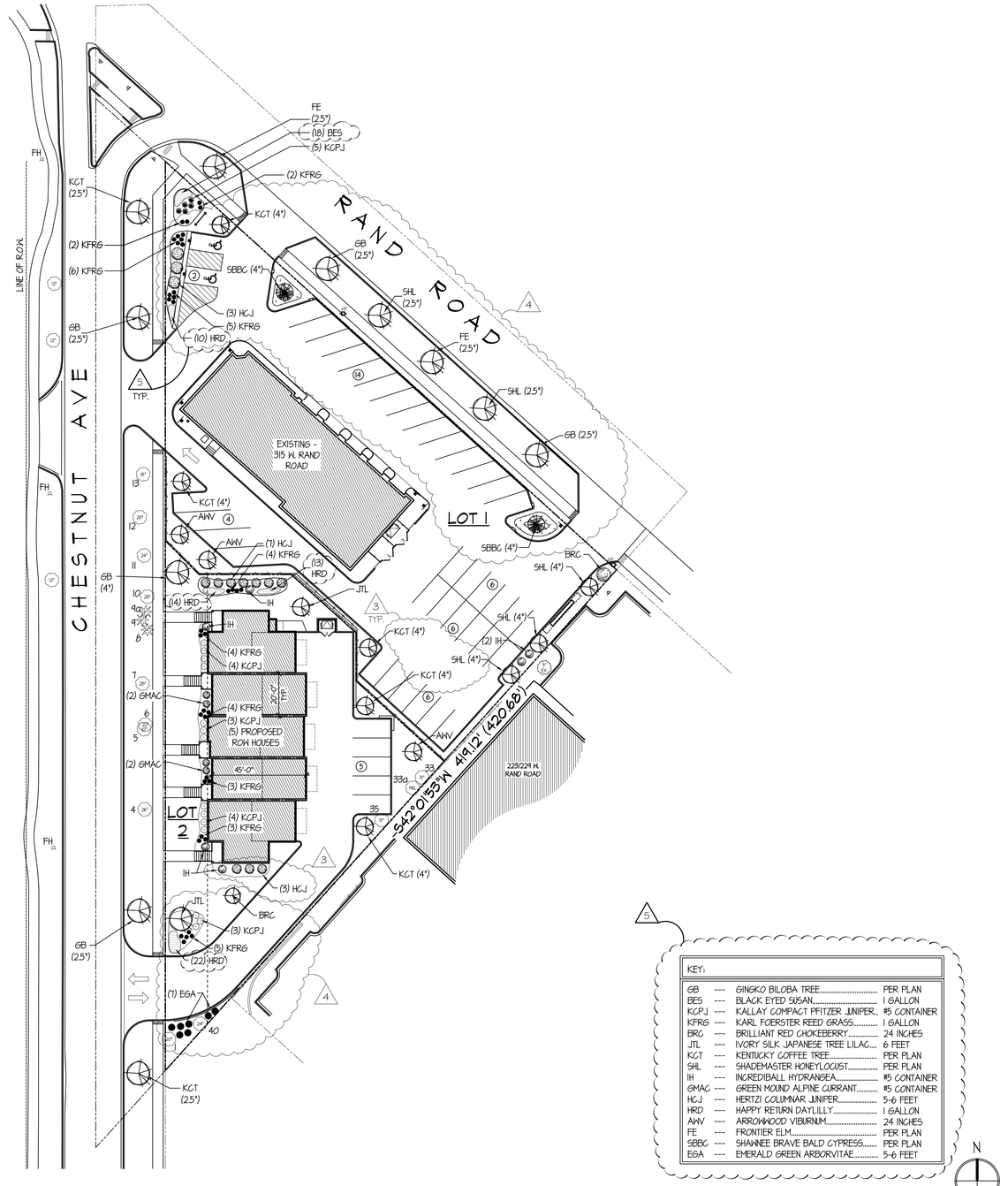

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CLIENT
ARLINGTON PERFORMANCE CENTER
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P_Landscape DRAWN BY: KCK DATE: 8.31.23

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
2	PC & DC SUBMITTALS	8.23.22	RDL
3	PC ROUND 1 COMMENTS	1.16.24	KQB
4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

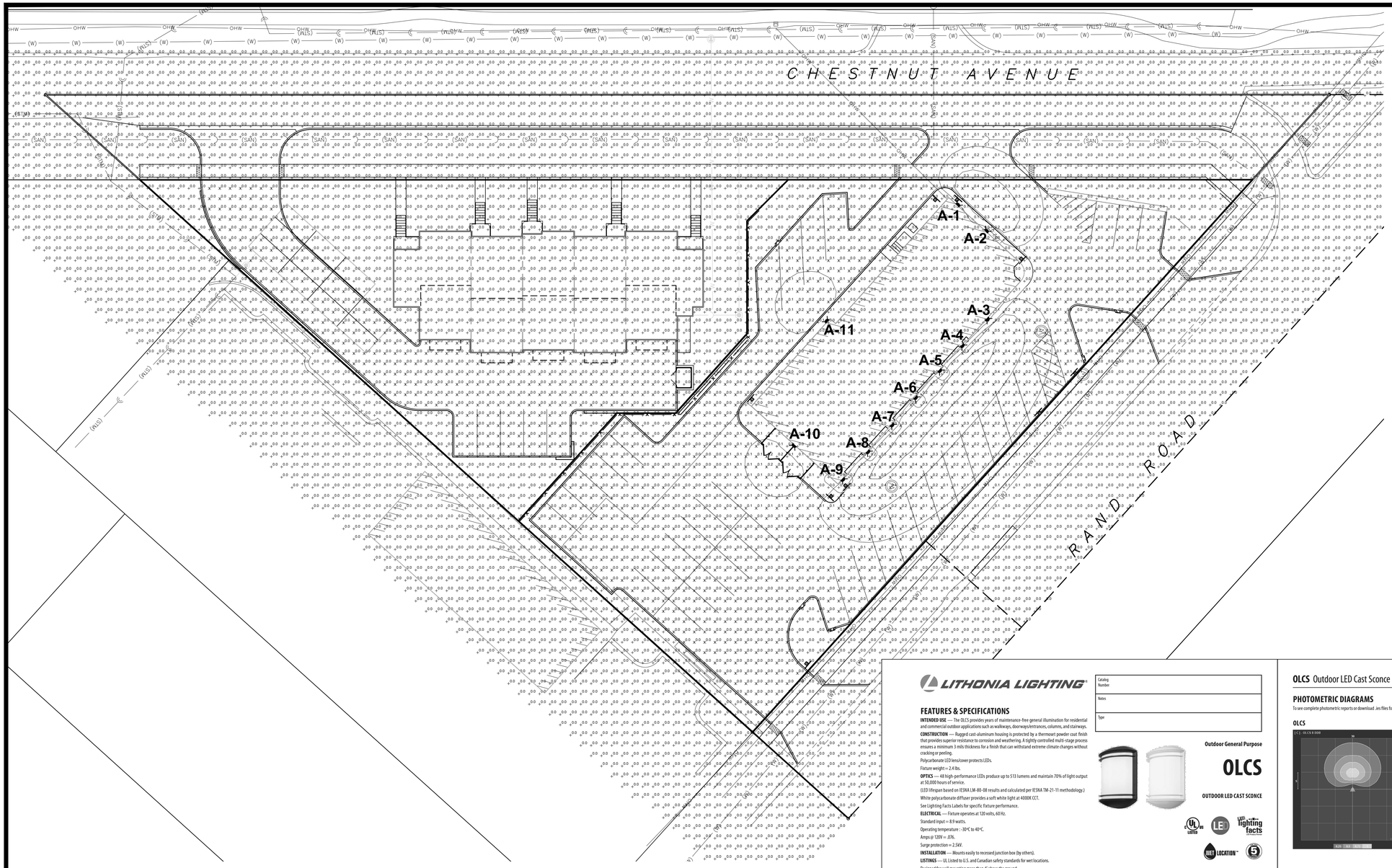
DRAWING TITLE
LANDSCAPE PLAN

JOB NO. 416622

SHEET NO. OF 10 LS.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Number	Size	Scientific Name	Common Name	Condition	Notes
1	28"	Ulmus Pumila	Siberian Elm	Fair	
2	17"	Ulmus Pumila	Siberian Elm	Fair	To be removed
2a	12"	Ulmus Pumila	Siberian Elm	Fair	To be removed
3	24"	Ulmus Pumila	Siberian Elm	Decline	To be removed
4	36"	Ulmus Pumila	Siberian Elm	Fair	
5	12"	Morus Alba	Mulberry	Fair	
6	20"	Ulmus Pumila	Siberian Elm	Fair	
7	29"	Ulmus Pumila	Siberian Elm	Decline (Hollow)	
8	12"	Juniperus Virginiana	Red Cedar	Fair	
9	12"	Juniperus Virginiana	Red Cedar	Fair	
9a	12"	Juniperus Virginiana	Red Cedar	Fair	
10	29"	Ulmus Pumila	Siberian Elm	Fair	
11	29"	Ulmus Pumila	Siberian Elm	Decline (Hollow)	
12	36"	Ulmus Pumila	Siberian Elm	Fair	
13	24"	Ulmus Pumila	Siberian Elm	Fair	
14	36"	Ulmus Pumila	Siberian Elm	Fair	To be removed
15	30"	Ulmus Pumila	Siberian Elm	Fair	To be removed
16	24"	Ulmus Pumila	Siberian Elm	Fair	To be removed
17	16"	Ulmus Pumila	Siberian Elm	Fair	To be removed
18	26"	Ulmus Pumila	Siberian Elm	Decline	To be removed
19	13"	Ulmus Pumila	Siberian Elm	Fair	To be removed
20	20"	Ulmus Pumila	Siberian Elm	Decline	To be removed
21	24"	Celtis Laevigata	Hackberry	Fair	To be removed
22	16"	Ulmus Pumila	Siberian Elm	Decline	To be removed
23	18"	Ulmus Pumila	Siberian Elm	Decline	To be removed
24	18"	Ulmus Pumila	Siberian Elm	Decline	To be removed
25	12"	Juniperus Virginiana	Red Cedar	Fair	To be removed
26	32"	Ulmus Pumila	Siberian Elm	Decline	To be removed
27	30"	Ulmus Pumila	Siberian Elm	Decline	To be removed
28	24"	Ulmus Pumila	Siberian Elm	Fair	To be removed
29	36"	Ulmus Pumila	Siberian Elm	Fair	To be removed
30	22"	Ulmus Pumila	Siberian Elm	Decline	To be removed
31	36"	Ulmus Pumila	Siberian Elm	Decline	To be removed
32	29"	Ulmus Pumila	Siberian Elm	Fair	To be removed
33	29"	Ulmus Pumila	Siberian Elm	Fair	
33a	5"	Morus Alba	Mulberry	Fair	
34	22"	Ulmus Pumila	Siberian Elm	Dead	To be removed
35	24"	Ulmus Pumila	Siberian Elm	Decline	
36	48"	Acer Saccharinum	Silver Maple	Fair	To be removed
37	20"	Malus Alba	Apple	Decline	To be removed
38	22"	Morus Alba	Mulberry	Decline	To be removed
39	24"	Ulmus Pumila	Siberian Elm	Decline	To be removed
40	28"	Ulmus Pumila	Siberian Elm	Fair	
41	20"	Ulmus Pumila	Siberian Elm	Fair	To be removed
42	18"	Ulmus Pumila	Siberian Elm	Fair	To be removed
43	20"	Ulmus Pumila	Siberian Elm	Fair	To be removed
44	18"	Ulmus Pumila	Siberian Elm	Fair	To be removed
45	22"	Picea Pungens	Spruce	Decline	To be removed
46	22"	Picea Pungens	Spruce	Decline	To be removed



NORTH

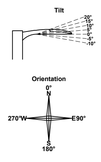
10 0 20

Scale: 1" = 20'

Schedule								
Symbol	Label	Qty.	Manufacturer	Description	Lamp	Lumens	LLF	Wattage
	A	11	Lithonia Lighting	OUTDOOR CAST SCONCE W/ DR3 FROSTED LENS; WHITE OLCS_8_WH.ies	LED	513	1.0	8.9

Statistics (Calculation Height: At Finished Grade)					
Description	Avg (fc)	Max (fc)	Min (fc)	Max/Min	Avg/Min
Calculation Zone - 50 ft Beyond Property Line	0.0	0.6	0.0	N/A	N/A
Statistic Zone - Pavement on South Lot	0.0	0.6	0.0	N/A	N/A
Statistic Zone - Pavement on North Lot	0.1	0.6	0.0	N/A	N/A

Luminaires			
Label	Mounting Height	Orientation	Tilt
A-1	9.0'	312°	0°
A-2	9.0'	312°	0°
A-3	9.0'	42°	0°
A-4	9.0'	42°	0°
A-5	9.0'	42°	0°
A-6	9.0'	42°	0°
A-7	9.0'	42°	0°
A-8	9.0'	42°	0°
A-9	9.0'	42°	0°
A-10	12.0'	132°	0°
A-11	11.0'	222°	0°



LITHONIA LIGHTING®

Catalog Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — The OLCS provides years of maintenance-free general illumination for residential and commercial outdoor applications such as walkways, doorways/entrances, columns, and stairways.

CONSTRUCTION — Rugged cast-aluminum housing is protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Polycarbonate LED lens/cover protects LEDs.

Fixture weight = 2.4 lbs.

OPTICS — 48 high-performance LEDs produce up to 513 lumens and maintain 70% of light output at 50,000 hours of service.

(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

White polycarbonate diffuser provides a soft white light at 4000K CCT.

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz.

Standard input = 8.9 watts.

Operating temperature : -30°C to 40°C.

Amps @ 120V = .076.

Surge protection = 2.5kV.

INSTALLATION — Mounts easily to recessed junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

Designed for wall mounting more than 4' above the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

Outdoor General Purpose

OLCS

OUTDOOR LED CAST SCONCE

All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION All configurations of this product are considered "standard" and have short lead times. **Example:** OLCS 8 DDB

OLCS				
Series	**Light engines**	**Color temperature (CCT)**[1]	**Voltage**	**Finish**
OLCS	**8**	**(blank)** 4000K	**(blank)** 120V	DDB Dark bronze WH White

Notes

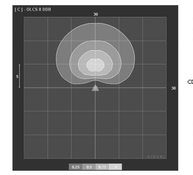
1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

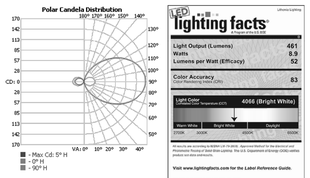
OLCS Outdoor LED Cast Sconce

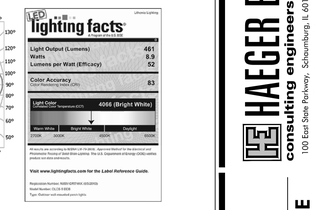
PHOTOMETRIC DIAGRAMS

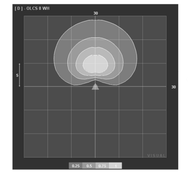
To see complete photometric reports or download .ies files for this product visit www.Lithonia.com. Tested in accordance with IESNA LM-79 and LM-80 standards.

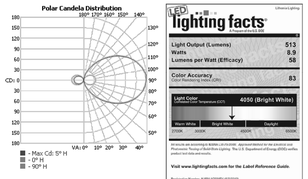
OLCS

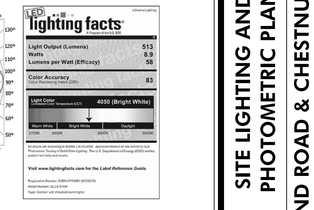












LITHONIA LIGHTING®
An AcuityBrands Company

DECORATIVE INDOOR & OUTDOOR: One Lithonia Way, Conyers, GA 30012 Phone: 800-768-5070 Fax: 770-860-3003 www.lithonia.com
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No.	Date	Revision

HAEGER ENGINEERING
consulting engineers • • land surveyors
100 East State Parkway, Schaumburg, IL 60173 tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184.005152
www.haegerengineering.com

SITE LIGHTING AND PHOTOMETRIC PLAN

RAND ROAD & CHESTNUT AVE PRELIMINARY ENGINEERING PLANS

ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	02-15-2024
Project No.	22253
Sheet	1/1

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Plot Date: Feb 19, 2024 - 8:56am Plotted By: josh-l
File Name: P:\2022\22253\Drawings\Exhibits\Photometric\22253-Photometric_2024-02-12.dwg

P.I.N. xx-xx-xx-xx
xx-xx-xx-xx

PRELIMINARY PLAT

OF

CHESTNUT ESTATES

BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

Prepared By:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
JEFFREY W. GLUNT, PLS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

PROPERTY OWNERS

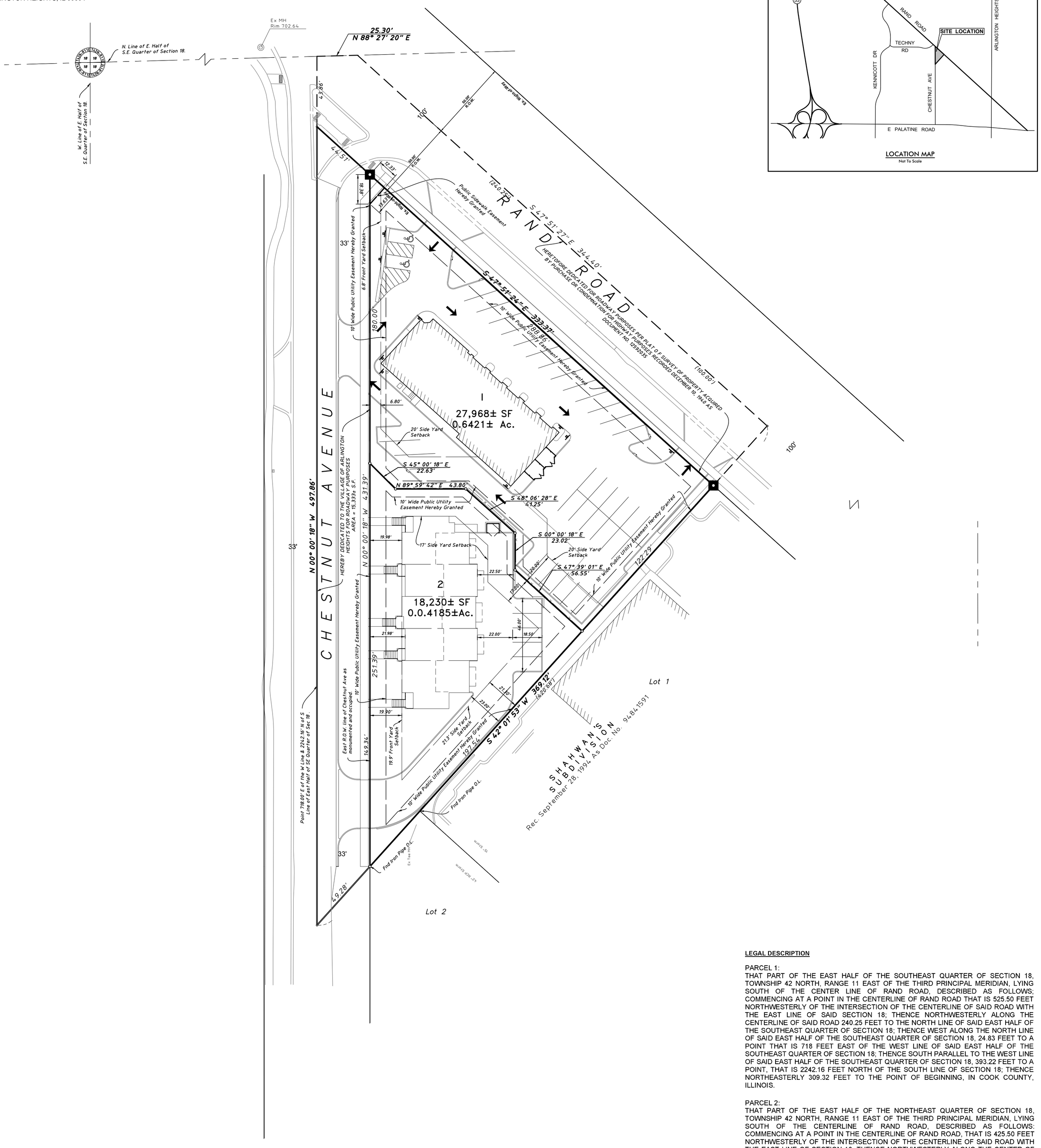
03-18-401-020-0000
CHRISTOPHER PLUMMER
315 W. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

03-18-401-021-0000
CHRISTOPHER PLUMMER
2201 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

ADJACENT PROPERTY OWNERS

03-18-401-174-0000
ANDIE CONG
229 W. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

03-18-401-140-0000
PETER FARACI
2127 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004



LEGEND

- ■ Permanent Monument to be set per section 29-205(a) of the Village of Arlington Heights Municipal Code where applicable.
- ○ Iron Pipe to be set per section 29-205(b) of the Village of Arlington Heights Municipal Code.
- 1 New Subdivision Lot No.
- — — — Proposed Easement
- ——— ——— Set Back Lines
- ——— New Lot Lines
- ——— Boundary Line

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT IN THE CENTERLINE OF RAND ROAD THAT IS 525.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINE OF SAID ROAD WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD 240.25 FEET TO THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 24.83 FEET TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 393.22 FEET TO A POINT, THAT IS 2242.16 FEET NORTH OF THE SOUTH LINE OF SECTION 18; THENCE NORTHEASTERLY 309.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF RAND ROAD, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF RAND ROAD, THAT IS 425.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINE OF SAID ROAD WITH THE EAST LINE OF SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTER OF ROAD 100 FEET; THENCE SOUTHWESTERLY 309.32 FEET MORE OR LESS TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE AND 2,242.16 FEET NORTH OF THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE SOUTH PARALLEL TO WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 149.67 FEET; THENCE NORTHEASTERLY 420.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Originally Prepared: 04.05.2023 **Project No. 22-253**

No.	Date	Revision
4	04-12-2024	Added Property Owner Info.
3	02-16-2024	Added Preparer Info.
2	01-10-2024	Added Setbacks, Monuments, Location Map, and Site Plan
1	08-31-2023	Revised Lot Lines, Added Easement

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consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
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Plot Date: Apr 11, 2024 - 11:58am Plotted By: kim-l Layout: PRELIMINARY PLAT
File Name: P:\2022\22253\Drawings\Final Survey\22253-Preliminary Plat of Subdivision.dwg

RAND ROAD & CHESTNUT AVENUE SITE IMPROVEMENTS

PRELIMINARY STORMWATER REPORT

ENGINEERING | SURVEYING | CONSTRUCTION

Contents:

1 Project Overview
2 Proposed Conditions
3 Stormwater Design
4 Volume Control Facilities
5 Floodplain, Wetlands, and Riparian Areas
6 Site Stormwater Plan Implementation Schedule
Appendix A Site Exhibits
Appendix B Existing Drainage Exhibit
Appendix C Proposed Drainage Exhibit
Appendix D Stormwater Management Calculations

Project:
Rand Road & Chestnut Avenue Site Improvements

Location:
Southeast Corner of Rand Road and Chestnut Avenue
Arlington Heights, Illinois

Prepared For:
Arlington Performance Center
315 W. Rand Road
Arlington Heights, IL 60004

Date:
September 21, 2023
February 16, 2024
April 12, 2024

Prepared By:
Kim Lask, P.E., PTOE, CFM
Haeger Project No.: 22-253

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consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 · tel 847.394.6600 fax 847.394.6608
haegerengineering.com

1 PROJECT OVERVIEW

The total parcel area is 1.060 acres and is located at the southeast corner of Rand Road and Chestnut Avenue in Arlington Heights, Illinois. The property is bordered on the west by Chestnut Avenue, on the northeast by Rand Road, and on the southeast by a commercial development. The PIN's are 03-18-401-20 and 03-18-401-021.

The north side of the property is currently an auto repair center, and the south side is a single-family home. The proposed development will subdivide the property into two lots. Lot 1 contains the auto repair center (APC) that is proposed to remain. Parking and landscaping will be added. Lot 2 will contain a 5-unit row home development with associated parking lot, utilities, and underground detention basin that will serve Lot 2 and the disturbed area of Lot 1. Improvements on Chestnut Avenue include roadway widening with curb and gutter and sidewalk on the east side of the road. Improvements in the Rand Road right-of-way include replacing parkway pavement with green space and replacing sidewalk along the property frontage.

2 PROPOSED CONDITIONS

The development area is 0.625, and is reflected on the Proposed Drainage Exhibit in *Appendix C*. Below is a summary of the existing and proposed land coverage breakdown for the development area.

Table 1 – Land Coverage Comparison

Development Area	Area	Impervious Area		Pervious Area	
	(ac)	(ac)	(%)	(ac)	(%)
Existing Conditions	0.625	0.223	35.7	0.402	64.3
Proposed Development	0.625	0.378	60.5	0.247	39.5
Difference	---	*+0.155*		*-0.155*	

The impervious area will increase by 0.155 ac. (6,756 sf) with the proposed development.

3 STORMWATER DESIGN

Since the property is under three acres, stormwater detention is not required per Metropolitan Water Reclamation District's Watershed Management Ordinance (WMO). Stormwater detention is required in accordance with Village of Arlington Heights Village Engineer and Development Detention Calculation Verification spreadsheet. Detention was calculated for the entire subdivision area of 1.06 ac. which includes development area and existing area to remain unchanged. Based on the calculations, 0.392 ac.ft. of detention is required for the entire subdivision. Detention was also calculated for the development area of 0.625 ac. Based on the calculations, 0.205 ac.ft. of detention is required with a 1.29-inch restrictor.

An underground detention vault is proposed with a storage volume of 0.206 ac.ft. The remaining detention required, 0.187 ac.ft. (0.392 ac.ft. minus 0.205 ac.ft.) will be paid as fee-in-lieu of detention. The bottom of the detention vault is at elevation 687.4 and the high-water level is at 694.50. A minimum 2-inch restrictor will be

installed in an outlet control structure downstream of the detention vault. Storm sewer will be installed to collect runoff from the development area that will discharge to the underground detention vault. Calculations are included in *Appendix D*.

A portion of the APC site (0.268 ac.) currently sheet drains directly to Rand Road. Bioswales are proposed at the end islands to capture and filter over half of the runoff. See the Proposed Drainage Exhibit in *Appendix C* that illustrates the area that is tributary to the bioswales. Calculations are included in *Appendix D*.

4 VOLUME CONTROL FACILITIES

The entire development area will be tributary to the volume control basin. Volume control is provided for the development impervious area, 0.378 ac. The required volume control is 0.032 ac.ft., and the volume proposed is 0.033 ac.ft. See *Appendix D* for volume control calculations.

5 FLOOD PROTECTION, WETLANDS, AND RIPARIAN AREAS

Per FEMA mapping, there are no floodways, floodplains, or riparian areas located in the development area. There are no wetlands or special flood hazard areas located within 100' of the site. For additional information, please see the FEMA Exhibit and NWI Exhibit included in this submittal.

6 SITE STORMWATER PLAN IMPLEMENTATION SCHEDULE

The following sequence will be used in the construction of the site stormwater management system.

1) Installation of silt fence, erosion control measures and stabilized construction entrance.
2) Construction of detention vault and storm sewers.
3) Grading and paving including paved overflow routes.
3) Seeding and planting

The schedule is weather dependent. Excavation dependent activities require frost-free ground for proper construction. Planting should be completed in the correct season to maximize establishment rates.

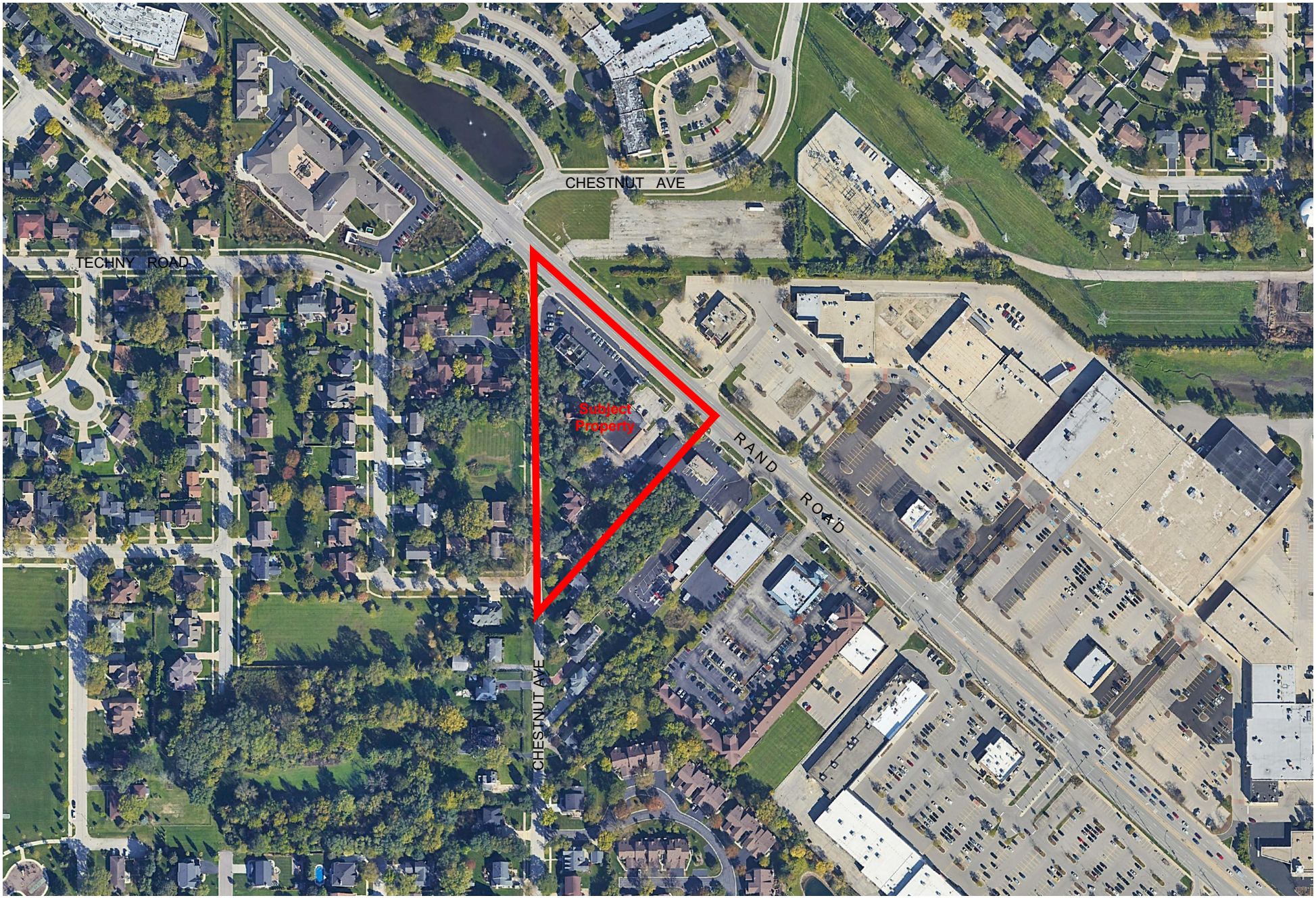
APPENDIX A – Exhibits

Aerial Exhibit

NRCS Exhibit

FEMA Exhibit

NWI Exhibit



NORTH

0 300

Scale: 1" = 300'

AERIAL EXHIBIT

RAND ROAD & CHESTNUT AVENUE
ARLINGTON HEIGHTS
ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager:	M L A
Engineer:	M L A
Date:	11.30.2022
Project No.	22-253
Sheet	1 / 1

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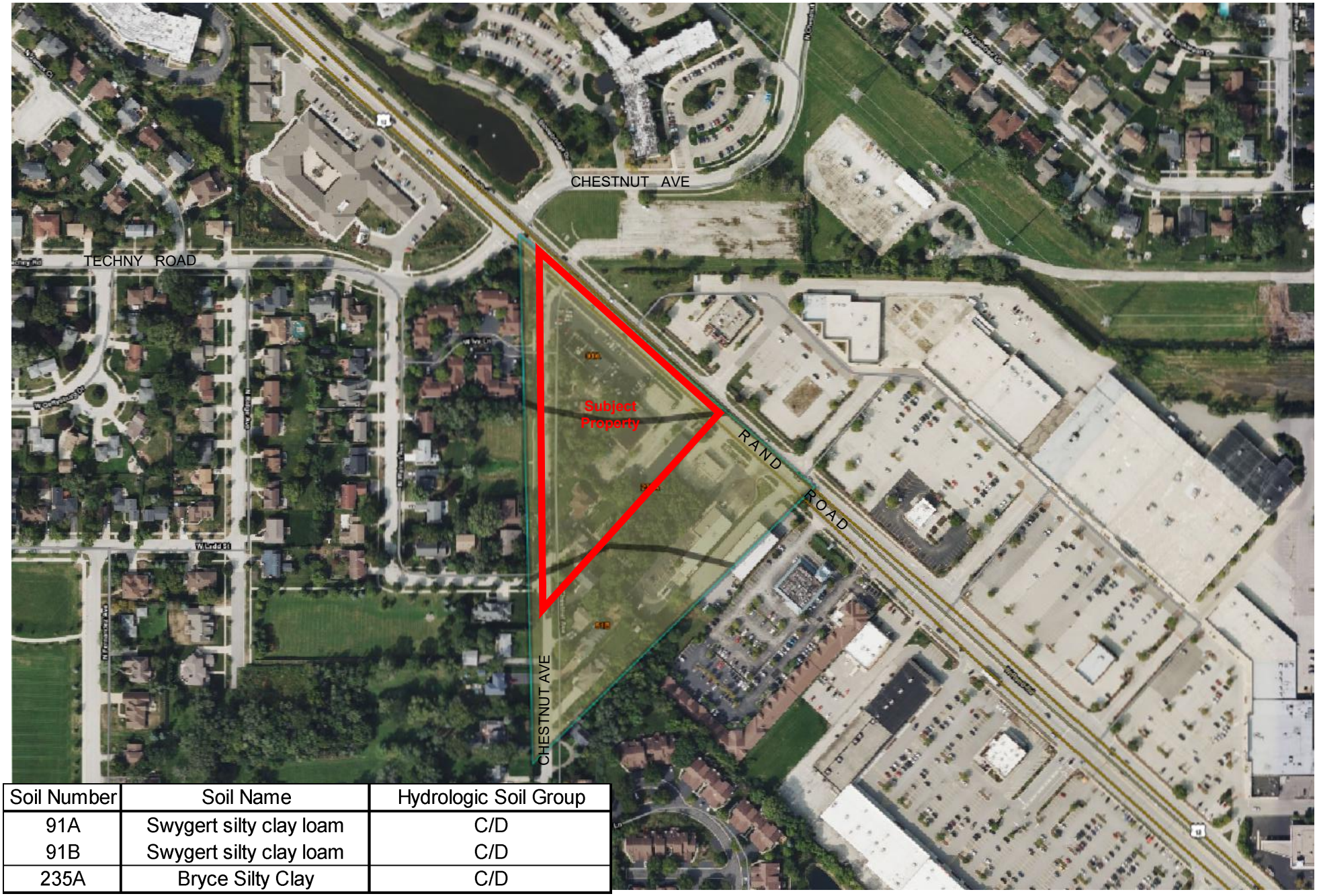

Soil Number	Soil Name	Hydrologic Soil Group
91A	Swygert silty clay loam	C/D
91B	Swygert silty clay loam	C/D
235A	Bryce Silty Clay	C/D

NORTH

0 300

Scale: 1" = 300'

NRCS SOILS EXHIBIT

RAND ROAD & CHESTNUT AVENUE
ARLINGTON HEIGHTS

ILLINOIS

HAEGER ENGINEERING
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Project Manager:	M L A
Engineer:	M L A
Date:	11.30.2022
Project No.	22-253
Sheet	1 / 1

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*Per FEMA FIRM Panel 17031C0201J
There are No Mapped Floodplains Located On-Site

NORTH
0 300
Scale: 1" = 300'

FEMA FLOODPLAIN EXHIBIT

RAND ROAD & CHESTNUT AVENUE
ARLINGTON HEIGHTS
ILLINOIS

HAEGER ENGINEERING
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Project Manager:	M L A
Engineer:	M L A
Date:	11.30.2022
Project No.	22-253
Sheet	1 / 1

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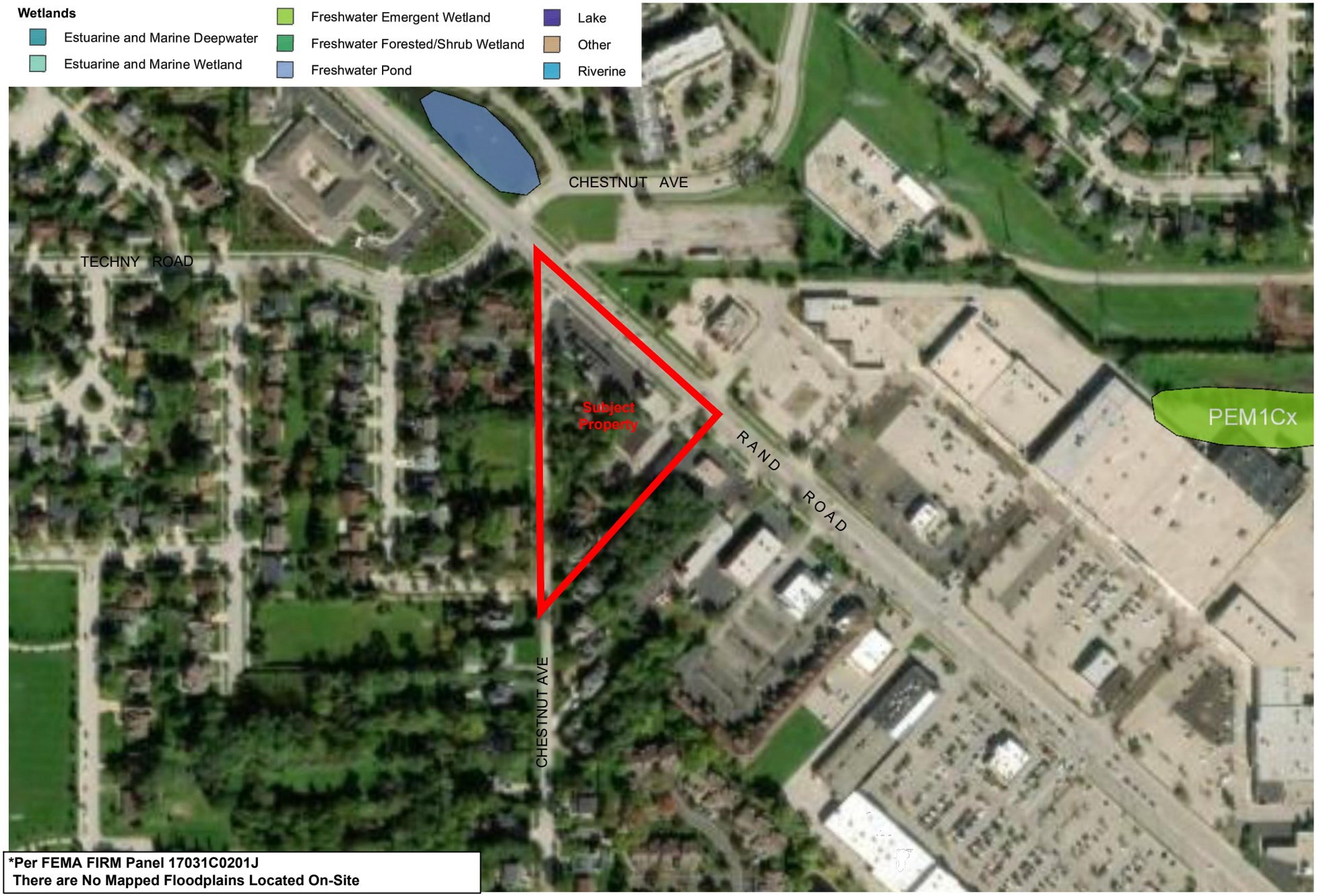

*Per FEMA FIRM Panel 17031C0201J
There are No Mapped Floodplains Located On-Site

NORTH
0 300
Scale: 1" = 300'

WETLAND EXHIBIT

RAND ROAD & CHESTNUT AVENUE
ARLINGTON HEIGHTS
ILLINOIS

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Project Manager:	M L A
Engineer:	M L A
Date:	11.30.2022
Project No.	22-253
Sheet	1 / 1

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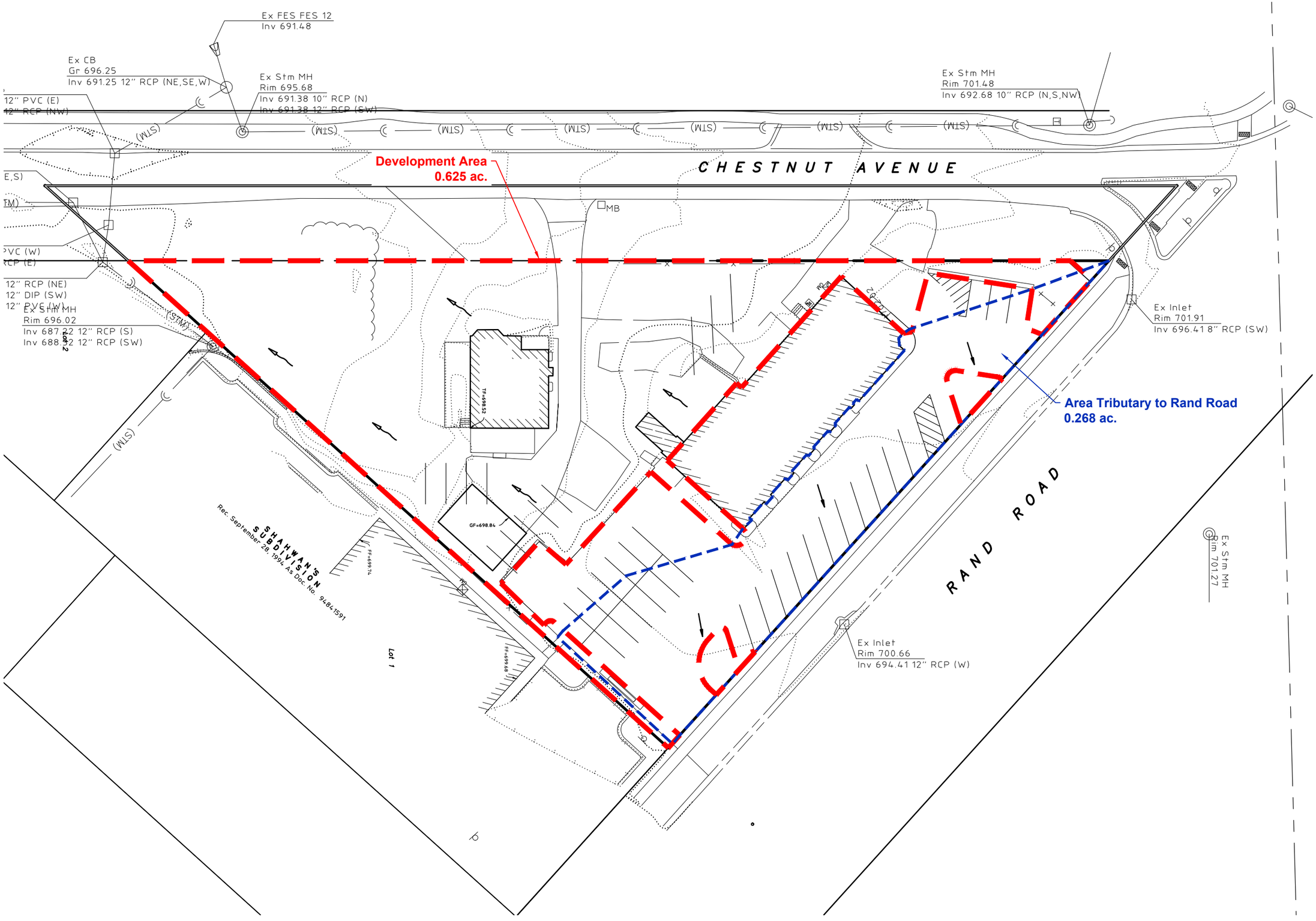
APPENDIX B – Existing Drainage Exhibit



NORTH

0 40

Scale: 1" = 40'

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www.haegerengineering.com

EXISTING DRAINAGE EXHIBIT

RAND ROAD AND CHESTNUT AVE PRELIMINARY ENGINEERING

ARLINGTON HEIGHTS, IL

Project Manager:	KML
Engineer:	KML
Date:	02-13-2024
Project No.	22-253
Sheet	1 / 1

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APPENDIX C – Proposed Drainage Exhibit

Ex FES FES 12
Inv 691.48

Ex CB
Gr 696.25
Inv 691.25 12" RCP (NE,SE,W)

Ex Stm MH
Rim 695.68
Inv 691.38 10" RCP (N)
Inv 691.38 12" RCP (SW)

Ex Stm MH
Rim 701.48
Inv 692.68 10" RCP (N,S,NW)

12" PVC (E)
12" RCP (NW)

E,S)
TM)
VC (W)
CP (E)
12" RCP (NE)
12" DIP (SW)
12" PVC (W)

Ex Stm MH
Rim 696.02
Inv 687.22 12" RCP (S)
Inv 688.32 12" RCP (SW)

(STM)

CHESTNUT AVENUE

Development Area
0.625 ac.

Outlet Control Strucutre

Proposed Detention Vault
Detention Storage = 0.206 ac.ft.
Volume Control Storage = 0.033 ac.ft.
HWL = 694.50
Bottom of Vault = 686.90

FF=703.00
GF=698.30

Lot 2

Lot 1

FF=703.00
FF=702.98
FF=702.12
FF=702.09
FF=702.07
FF=702.06
FF=702.06
FF=702.03

701.5

Area Tributary to Rand Road
0.030 ac.

Proposed Bioswale

Ex Inlet
Rim 701.91
Inv 696.41 8" RCP (SW)

RAND ROAD

Area Tributary to
Proposed Bioswales

Ex Inlet
Rim 700.66
Inv 694.41 12" RCP (W)

Proposed Bioswale

Area Tributary to Rand Road
0.070 ac.

Ex Stm MH
Rim 701.27

SHAHWAN'S SUBDIVISION
Rec. September 28, 1994 As Doc. No. 94845591

FF=699.74
FF=699.68

Lot 1

NORTH
0 40
Scale: 1" = 40'

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

PROPOSED DRAINAGE EXHIBIT

RAND ROAD AND CHESTNUT AVE PRELIMINARY ENGINEERING

ARLINGTON HEIGHTS, IL

Project Manager:	KML
Engineer:	KML
Date:	02-13-2024
Project No.	22-253
Sheet	1/1

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Plot Date: Feb 19, 2024 - 9:02am Plotted By: kim-l
File Name: P:\2022\22253\Drawings\Exhibits\22253-Drainage Exhibit.dwg

APPENDIX D – Stormwater Management Calculations

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Schaumburg, Illinois 60173-5300
Tel: 847.394.6600
Fax: 847.394.6608

Detention Storage Calculations

Project: Rand Road and Chestnut Avenue
Location: Arlington Heights, IL
Project #: 22-253

Prepared: KML
Date: 2/14/2024

A. Existing Land Coverage

Existing Site (Redevelopment Area)	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	9,713	0.223	35.7%	98.0	0.95
Pervious Area =	17,525	0.402	64.3%	80.0	0.50
Total Area =	**27,238**	**0.625**	**100.00%**	**86.4**	**0.66**

B. Proposed Land Coverage

Proposed Residential	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	11,528	0.265	63.2%	98.0	0.90
Pervious Area =	6,701	0.154	36.8%	74.0	0.50
Total Area =	**18,229**	**0.418**	**100.00%**	**89.2**	**0.75**

Proposed Commercial Disturbed Area	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	4,941	0.113	54.8%	98.0	0.90
Pervious Area =	4,068	0.093	45.2%	74.0	0.50
VC Area =	0	0.000	0.0%	70.0	0.10
Total Area =	**9,009**	**0.207**	**100.00%**	**87.2**	**0.72**

Total Proposed Redevelopment Area	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	16,469	0.378	60.5%	98.0	0.90
Pervious Area =	10,769	0.247	39.5%	74.0	0.50
VC Area =	0	0.000	0.0%	70.0	0.10
Total Area =	**27,238**	**0.625**	**100.00%**	**88.5**	**0.74**

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Detention Storage Calculations

Project: Rand Road and Chestnut Avenue
Location: Arlington Heights, IL
Project #: 22-253

Prepared: KML
Date: 2/14/2024

C. Required Volume Control Storage

Development Impervious Area = 0.378 ac

Required Volume Control Storage = 0.032 ac-ft

Volume Control Storage Provided = **0.033 af**

Volume Type	Surface Area (sq.ft.)	Elevation	Depth (ft.)	Porosity	Storage Volume	Volume Provided (cu.ft.)
V_A: Vault Storage	1,263.00	687.70	0.3	1	1.00 x 0.5 x V_A	189.45
(Below the Outlet)	1,263.00	687.40				
V_B: Course	351.00	687.70	0.3	0.36	0.50 x 0.36 x V_B	18.95
Aggregate (Above	351.00	687.40				
V_C: Vault Storage	1,263.00	687.40	0.5	1	1.00 x V_C	631.50
(Below U.D. Invert)	1,263.00	686.90				
V_D: Course	1,615.00	686.90	1	0.36	0.36 x VD	581.4
Aggregate	1,615.00	685.90				
						1421.30
						0.033 af

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Detention Storage Calculations

Project: Rand Road and Chestnut Avenue
Location: Arlington Heights, IL
Project #: 22-253

Prepared: KML
Date: 2/14/2024

D. Detention Storage

Detention Storage Required (from Arlington Heights spreadsheet) = 0.205 ac.ft.

Detention Storage Provided in Underground Vault System = **0.206 ac.ft.**

Detention Storage Provided in Vault (50% Volume for 687.50 to 687.70)

Elevation (ft)	Volume / FT (cu.ft./ft)	Volume (cu.ft.)	Cummulative Volume (cu.ft.)	Cummulative Volume (ac.ft.)
687.40	1,263.00	0.0	0	0.000
687.70	1,263.00	378.9	378.90	0.009

Detention Storage Provided in Vault (100% Volume 687.7 to 694.5)

Elevation (ft)	Volume / FT (sq.ft.)	Volume (cu.ft.)	Cummulative Volume (cu.ft.)	Cummulative Volume (ac.ft.)
687.70	1,263.00	0.0	0	0.000
688.00	1,263.00	378.9	378.90	0.009
689.00	1,263.00	1263.0	1,641.90	0.038
690.00	1,263.00	1263.0	2,904.90	0.067
691.00	1,263.00	1263.0	4,167.90	0.096
692.00	1,263.00	1263.0	5,430.90	0.125
693.00	1,263.00	1263.0	6,693.90	0.154
694.00	1,263.00	1263.0	7,956.90	0.183
694.50	1,263.00	631.5	8,588.40	0.197

Total Stage - Storage for Detention Vault

Elevation (ft)	Total Volume (cu.ft.)	Total Volume (ac.ft.)
687.40	0.00	0.0
687.70	378.90	0.009
688.00	757.80	0.017
689.00	2,020.80	0.046
690.00	3,283.80	0.075
691.00	4,546.80	0.104
692.00	5,809.80	0.133
693.00	7,072.80	0.162
694.00	8,335.80	0.191
694.50	8,967.30	**0.206**

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Detention Storage Calculations

Project: Rand Road and Chestnut Avenue
Location: Arlington Heights, IL
Project #: 22-253

Prepared: KML
Date: 2/14/2024

E. Existing Runoff to Rand Road

Existing Area Tributary to Rand Road	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	11,681	0.268	100.0%	98.0	0.95
Pervious Area =	0	0.000	0.0%	80.0	0.50
Total Area =	**11,681**	**0.268**	**100.00%**	**98.0**	**0.95**

Time of Concentration: 5 min.

Storm Event	Rainfall Intensity (in/hr)	Exist. Runoff to Rand Road (cfs)
10-Year	7.44	1.895
50-Year	10.80	2.751
100-Year	12.36	3.149

F. Proposed Runoff to Rand Road

Proposed Area Tributary to Rand Road	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	3,910	0.090	90.2%	98.0	0.95
Pervious Area =	427	0.010	9.8%	80.0	0.50
Total Area =	**4,337**	**0.100**	**100.00%**	**96.2**	**0.91**

Time of Concentration: 5 min.

Storm Event	Rainfall Intensity (in/hr)	Prop. Runoff to Rand Road (cfs)
10-Year	7.44	0.671
50-Year	10.80	0.974
100-Year	12.36	1.115

Proposed Area Tributary to Bioswales	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	6,744	0.155	91.7%	98.0	0.95
Pervious Area =	607	0.014	8.3%	80.0	0.50
Total Area =	**7,351**	**0.169**	**100.00%**	**96.5**	**0.91**

Time of Concentration: 5 min.

Storm Event	Rainfall Intensity	Prop. Runoff
10-Year	7.44	1.146
50-Year	10.80	1.664
100-Year	12.36	1.904

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Detention Storage Calculations

Project: Rand Road and Chestnut Avenue
Location: Arlington Heights, IL
Project #: 22-253

Prepared: KML
Date: 2/14/2024

G. Storage in Bioswales on APC Site

Volume Type	Surface Area (sq.ft.)	Elevation	Depth (ft.)	Porosity	Storage Volume	Volume Provided
V_A: Surface Storage	286.10	700.50	1	1	1.00 x 0.5 x V_A	87.50
	63.90	699.50				
V_B: Soil Media Mix	63.90	699.50	1.5	0.25	0.50 x 0.25 x VB	11.98
	63.90	698.00				
V_C: Course Aggregate (Above	63.90	698.00	0	0.36	0.50 x 0.36 x VC	0.00
	63.90	698.00				
V_D: Course Aggregate	63.90	698.00	1	0.36	0.36 x VD	23.004
	63.90	697.00				
						122.49
						0.003 af

4/11/2024

Development

Detention Calculation Verification: PC # 23-

Site Requirements (Entire Subdivision)

Site Area =	1.060	Acres	Pervious=	0.247 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.191	cfs	Impervious=	0.813 Acres
Weighted "C" Factor =	0.845		Water=	0.000 Acres
			Synth Turf=	0.000 Acres

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		**Updated** Rainfall Intensity "I"	Site Area "A"	Inflow Rate (CxIxA)	Release Rate	Storage Rate	Storage Required	
	(min)	(hrs)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cu-ft)	(Ac-ft)
0.845	5	0.083	12.34	1.060	11.05	0.191	10.86	3246	0.075
0.845	10	0.167	10.80	1.060	9.67	0.191	9.48	5701	0.131
0.845	15	0.25	9.26	1.060	8.29	0.191	8.10	7293	0.167
0.845	20	0.33	7.97	1.060	7.14	0.191	6.95	8254	0.189
0.845	30	0.50	6.34	1.060	5.68	0.191	5.49	9878	0.227
0.845	40	0.67	5.27	1.060	4.72	0.191	4.53	10925	0.251
0.845	50	0.83	4.52	1.060	4.05	0.191	3.86	11526	0.265
0.845	60	1.00	4.03	1.060	3.61	0.191	3.42	12307	0.283
0.845	90	1.50	3.03	1.060	2.71	0.191	2.52	13624	0.313
0.845	120	2.00	2.49	1.060	2.23	0.191	2.04	14683	0.337
0.845	180	3.00	1.83	1.060	1.64	0.191	1.45	15640	0.359
0.845	240	4.00	1.48	1.060	1.33	0.191	1.13	16339	0.375
0.845	300	5.00	1.25	1.060	1.12	0.191	0.93	16715	0.384
0.845	360	6.00	1.07	1.060	0.96	0.191	0.77	16576	0.381
0.845	420	7.00	0.97	1.060	0.87	0.191	0.68	17081	0.392
0.845	480	8.00	0.87	1.060	0.78	0.191	0.59	16942	0.389
0.845	540	9.00	0.79	1.060	0.71	0.191	0.52	16738	0.384
0.845	600	10.00	0.72	1.060	0.64	0.191	0.45	16341	0.375
0.845	660	11.00	0.67	1.060	0.60	0.191	0.41	16201	0.372
0.845	720	12.00	0.62	1.060	0.56	0.191	0.36	15739	0.361
0.845	1080	18.00	0.45	1.060	0.40	0.191	0.21	13742	0.315
0.845	1440	24.00	0.36	1.060	0.32	0.191	0.13	11357	0.261
					A*D*E		F-G	C*H*3600	J/43560

Max Volume = 0.392 Acre-Ft
= 17,081 cu-ft

Orifice Computation

		Free Flow	Submerged Flow
1) Allowed Release Rate, Q(cfs)	0.191		
2) High Water Elevation	694.50	694.50	0.00
3) Outfall Water Elevation	688.22	-	0.00
4) Invert Elevation	688.00	688.00	0.00
5) Diameter of Restrictor (inch)	1.44	2	
6) Cross Section Area (sq ft)	-	0.022	0.000
7) Head (ft) h =	6.44	6.42	0.00
8) Discharge Coefficient	0.61	0.61	0.00

Square Edge 0.79 - 0.82
Round Edge 0.93 - 0.98
Sharp Edge 0.58 - 0.64 <-- Most common=0.61
Projecting 0.50

Q = C*a*(sqrt 2*g*h)

Orifice area: $a = \frac{Q}{C*(\text{sqrt } 2*g*h)}$

Q (cfs) = 0.27 0.000

a(sq ft) = 0.015 dia(in) = 1.68

9/21/2023

Development
Detention Calculation Verification: PC # 23-

Site Requirements

Site Area =	0.625	Acres	Pervious=	0.247 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.113	cfs	Impervious=	0.378 Acres
Weighted "C" Factor =	0.772		Water=	0.000 Acres
			Synth Turf=	0.000 Acres

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		**Updated** Rainfall Intensity "I"	Site Area "A"	Inflow Rate (CxIxA)	Release Rate	Storage Rate	Storage Required	
	(min)	(hrs)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cu-ft)	(Ac-ft)
0.772	5	0.083	12.34	0.625	5.95	0.113	5.84	1745	0.040
0.772	10	0.167	10.80	0.625	5.21	0.113	5.10	3065	0.070
0.772	15	0.25	9.26	0.625	4.47	0.113	4.35	3919	0.090
0.772	20	0.33	7.97	0.625	3.85	0.113	3.73	4434	0.102
0.772	30	0.50	6.34	0.625	3.06	0.113	2.95	5303	0.122
0.772	40	0.67	5.27	0.625	2.54	0.113	2.43	5861	0.135
0.772	50	0.83	4.52	0.625	2.18	0.113	2.07	6179	0.142
0.772	60	1.00	4.03	0.625	1.94	0.113	1.83	6593	0.151
0.772	90	1.50	3.03	0.625	1.46	0.113	1.35	7284	0.167
0.772	120	2.00	2.49	0.625	1.20	0.113	1.09	7837	0.180
0.772	180	3.00	1.83	0.625	0.88	0.113	0.77	8316	0.191
0.772	240	4.00	1.48	0.625	0.71	0.113	0.60	8656	0.199
0.772	300	5.00	1.25	0.625	0.60	0.113	0.49	8822	0.203
0.772	360	6.00	1.07	0.625	0.52	0.113	0.40	8711	0.200
0.772	420	7.00	0.97	0.625	0.47	0.113	0.36	8947	0.205
0.772	480	8.00	0.87	0.625	0.42	0.113	0.31	8835	0.203
0.772	540	9.00	0.79	0.625	0.38	0.113	0.27	8689	0.199
0.772	600	10.00	0.72	0.625	0.35	0.113	0.23	8438	0.194
0.772	660	11.00	0.67	0.625	0.32	0.113	0.21	8327	0.191
0.772	720	12.00	0.62	0.625	0.30	0.113	0.19	8042	0.185
0.772	1080	18.00	0.45	0.625	0.22	0.113	0.10	6747	0.155
0.772	1440	24.00	0.36	0.625	0.17	0.113	0.06	5244	0.120
					A*D*E		F-G	C*H*3600	J/43560

Max Volume = 0.205 Acre-Ft
= 8,947 cu-ft

Orifice Computation

			Free Flow	Submerged Flow
1) Allowed Release Rate, Q(cfs)		0.113		
2) High Water Elevation		694.50	694.50	0.00
3) Outfall Water Elevation		688.22	-	0.00
4) Invert Elevation		688.00	688.00	0.00
5) Diameter of Restrictor (inch)		1.29	2	
6) Cross Section Area (sq ft)		-	0.022	0.000
7) Head (ft)	h =	6.45	6.42	0.00
8) Discharge Coefficient		0.61	0.61	0.00

Square Edge 0.79 - 0.82
Round Edge 0.93 - 0.98
Sharp Edge 0.58 - 0.64 <-- Most common=0.61
Projecting 0.50

Q = C*a*(sqrt 2*g*h)

Orifice area: $a = \frac{Q}{C*(\text{sqrt } 2*g*h)}$

Q (cfs) = 0.27 0.000

a(sq ft) = 0.009 dia(in) = 1.29

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Jorge Torres, Director of Building & Life Safety**

From: **Elliot Eldridge, Assistant Building Official, Building & Life Safety Department**

Subject: **PC 23-011 (2201 N Chestnut Townhomes)**

SDC: **Round 1**

Date: **September 18, 2023**

General Comments:

After review of the submitted documents for round 1, and after review of the applicant's response letter to the "Preliminary Staff Development Committee Review" dated November 16, 2022, the Building & Life Safety Department have no additional comments prior to permit submittal.

ENGINEERING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. **23-011**
Petitioner: Plummer Capital, LLC Series A
702 Thompson's Way
Inverness, IL 60067
Owner: *same as Petitioner*

Contact Person: Kelle Bruckbauer - Tinaglia Architects
Address: 814 W. Northwest Highway
Arlington Heights, IL 60004
Phone #: 847-253-0002
Fax #: n/a
Email: kqbruckbauer@tinaglia.com

P.I.N.# 03-18-401-020-0000 & 03-18-401-021-0000
Location: 315 W. Rand Road & 2201 N. Chestnut
Rezoning: Yes Current: R-1 Proposed: B-2 & R-6
Subdivision: Yes
# of Lots: 2 Current: 2 Proposed: 2
PUD: For:
Special Use: Yes For: Minor Auto Repair on Lot 1
Land Use Variation: For:

Land Use: Current: Auto Repair & Single Family Home
Proposed: Auto Repair & Multifamily
Site Gross Area: 61,525.79 sq. ft. (1.41 acres)
# of Units Total: 5
1BR: 2BR: 3BR: 5 4BR:

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

	YES	NO	COMMENTS
1. PUBLIC IMPROVEMENTS REQUIRED:			
a. **Underground Utilities**			
Water		X	
Sanitary Sewer		X	
Storm Sewer		X	
b. **Surface Improvement**			
Pavement	X		
Curb & Gutter	X		
Sidewalks	X		
Street Lighting		X	
c. **Easements**			
Utility & Drainage	X		
Access		X	

2. PERMITS REQUIRED OTHER THAN VILLAGE:
a. MWRDGC X b. IDOT X
c. ARMY CORP d. IEPA
e. CCHD

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?	X		
4. SITE PLAN ACCEPTABLE?		X	
5. PRELIMINARY PLAT ACCEPTABLE?		X	
6. TRAFFIC STUDY ACCEPTABLE?			
7. STORM WATER DETENTION REQUIRED?	X		
8. CONTRIBUTION ORDINANCE EXISTING?	X		76-04 (BOTH PINS)
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: HAEBER ENG.
DATE OF PLANS: 4/20/2023

Director ~~Director~~ VILLAGE ENGINEER 9-25-23
Date

PLAN COMMISSION PC #23-011
2201 N Chestnut Townhomes
315 W Rand Road & 2201 N Chestnut Ave
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be widening of Chestnut Ave with curb & gutter, pavement widening, and installing public sidewalk. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System Illinois East. Below are details about projection:

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

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. Detention is required meeting both the Village and Metropolitan Water Reclamation District (MWRD) detention requirements, including volume control.
    a) The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain.
    b) If the facility is to include a basin, a basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.
    c) If the facility is to include a wet bottom basin, the basin shall be constructed with a minimum depth of six feet (6'). A safety ledge, five feet (5') wide, back pitched towards the shore three inches (3"), at three feet (3') below normal water level (NWL) must be provided. The side slopes leading down to the safety ledge must be 5:1 maximum. Provisions, such as a recirculation pump, must be made to keep the pond nuisance free.
    d) An MWRD permit will be required.
    e) A portion of the underground detention storage system is located under pavement, the system must be designed to AASHTO HS-25 loading standard.
    f) If the retention/detention facility is to serve both properties or a portion of the detention facility is located on the Performance Auto site, a maintenance agreement between the properties is required.

16. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.
    a) The Village is in receipt of the Preliminary Stormwater Report dated September 21, 2023 and received on September 25, 2023. Additional comments on the Preliminary Stormwater Report will be provided in Round 2.
    b) A portion of the existing Performance Auto site sheet drains to Rand Road and is unrestricted, the entire parkway along Rand Road from Chestnut Ave to the east property line is paved, and the parking lot is paved up to the sidewalk along Rand Road. Although a portion of the paved parkway is shown to be striped, the striping does not prevent the paved area from being used to drive or park vehicles and vehicles have been observed to be partially blocking the sidewalk.
        i. The pavement in the parkway should be removed.
        ii. Install curb & gutter for the angled parking stalls adjacent to Rand Road, and install a landscaped median in lieu of a striped median. Evaluate the feasibility of installing bioswales in the landscaped medians to capture the runoff.
        iii. Provide calculations for the existing and proposed conditions for the area that currently sheet drains to Rand Road. Provide additional storage for the townhome site to account for any unrestricted flow to Rand Road.

17. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval for all private utilities including the detention/retention facility, storm sewer, water service, and sanitary sewer service. Please contact the Village Engineer for an editable version of the OUMA.

18. A homeowner's association will be needed to address group maintenance.

19. Final subdivision approval will require final engineering plans.

20. The petitioner's request for relieve from the requirement to submit a photometric plan for the site is noted. In lieu of a full photometric plan, provide the existing levels of lighting at the property line between lots 1 and 2 to verify the spillage onto lot 2 meets the Village's maximum allowable spillage.

21. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

22. The turning path of the Fire Department's responding vehicle in this case the tower truck for the proposed townhomes and the engine for the existing Performance Auto site.
    a) An additional exhibit should be provided showing access to the townhome site from northbound Chestnut Ave. Exhibits shall be provided for both the townhome site and the Performance Auto site.
    b) The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus and fire engine.
    c) The current layout for the townhomes will required the fire truck to back out of the site. This must be approved by the Village's Fire Official.

23. The Performance Auto site is higher than the townhomes. Headlights from vehicles parking in the rear of the property could potentially shine into the adjacent townhomes.

24. The proposed entrance is to be constructed on the property line. The proposed curb is located less than 8 from the adjacent parking lot and less than 3 ft from the adjacent block wall. The adjacent parking lot is also approximately 2 ft higher.
    a) Snow removal may be problematic during winter months.
    b) Provide the following cross sections:
        i. The entrance and the adjacent block wall
        ii. The entrance and the adjacent parking lot
        iii. The southern-most parking stall and the adjacent building to the west.

25. Two-way traffic requires a minimum width of 24 ft. If required by the Village's Fire Official, additional width may be required for the fire lane.

26. Provide an exhibit showing how a garbage truck will maneuver to access the garbage corral.

27. The Performance Auto site is non-compliant for the number of accessible parking stalls. Provide two accessible stalls.

28. Rand Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). Any work within IDOT right-of-way will require a permit from IDOT.

29. The angled parking requires one-way traffic circulation.
    a) Provide additional striping, evaluate if additional signage is needed.
    b) The plan as proposed shows the northwest access point off of Rand Road as an entrance, and vehicles exiting through the southeast access point. IDOT may require right-in/right-out, or possibly the removal of one of the access points off of Rand Road.

30. The pavement widening of Chestnut Ave shall meet the Village's current standard cross section: 2" N50 surface, 5 ¼" N50 Binder, 8" subbase granular material, type B, and 4" subbase granular material, type B extending to the proposed curb & gutter.

31. The pavement overlay of Chestnut Ave shall be 2" N50 surface.

32. The existing sanitary manhole south of the Performance Auto access at Chestnut Ave is located in the parkway. The proposed modifications place the structure partially in the curb and in the pavement. Adjust the curb such that the structure is completely within the pavement.

33. The plans show a storm connection to an existing manhole south of the development. The condition of the manhole shall be verified.

34. The sanitary sewer service shall be a minimum of 6 inches in diameter. If the service line is larger than 6 inches, a manhole shall be constructed at the point of its connection with the sewer main.

35. Dimension the separation of the water service and sanitary sewer service. The services shall be separated by a minimum of 10 ft.

36. For the water service to the building, provide a master meter in a vault or meter room.

37. Payment due for Contribution Ordinance 76-04:

    03-18-401-020 $1,915.20
    03-18-401-021 $1,008.00

Preliminary Plat of Subdivision:

38. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1,2,4, and 6 are complete. Use the checklist to complete the rest of the items.
    a) Provide the name of whom prepared the Preliminary Plat.
    b) The easements are proposed, not existing. Update the legend accordingly.
    c) Dimension the easements.
    d) Dimension the setback lines.
    e) Provide dimensions and bearings for the public sidewalk easement.
    f) Provide the names and addresses of the owners of the land proposed to be subdivide, and all owners of land immediately adjoining the land proposed to be subdivided.
    g) Provide the legal description.

39. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

Michael L. Pagones, P.E. 9/25/23
Village Engineer Date

Attachments:

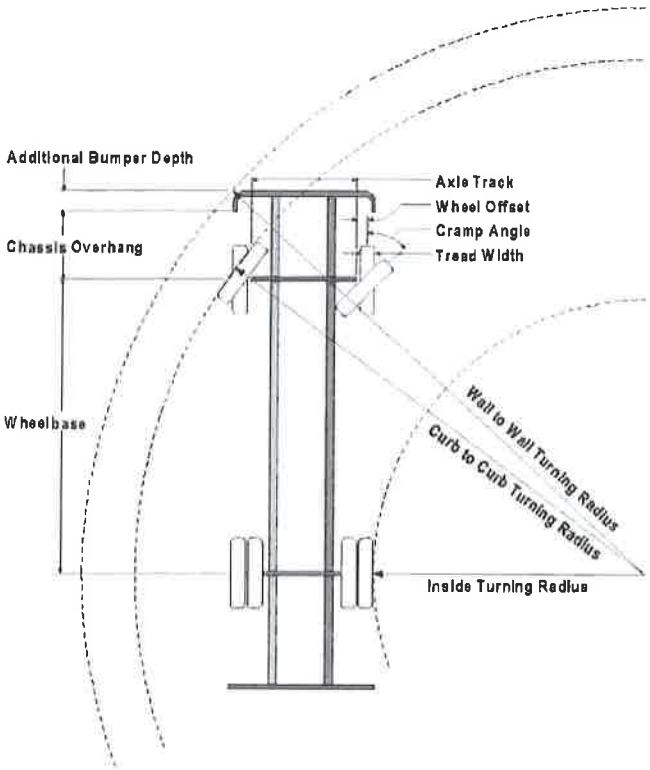
AHFD Tower 133 Turning Performance Analysis (1 page)
AHFD Engine 114 Turning Performance Analysis (1 page)
Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)

Turning Performance Analysis

05/22/2018

Bid Number: 307
Department: Arlington Heights, IL

Chassis: Dash CF Chassis, PAP, PUC (Big Block)
Body: Aerial, Platform 100', PUC, Alum Body



Parameters:

*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.3 in.
Tread Width:	17.8 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	22 in.
Front Overhang:	136.1 in.
Wheelbase:	267.5 in.

Calculated Turning Radii:

Inside Turn:	25 ft. 3 In.
Curb to curb:	41 ft. 3 in.
Wall to wall:	48 ft. 2 in.

Category	Option	Description
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0078245	Tires, Front, Michelin, XZY3 (wb), 445/65R22.50, 20 ply
Bumpers	0550017	Bumper, 22" Extended, Arrow XT
Aerial Devices	0657391	Aerial, 100' Pierce Platform, 35 MPH Wind Rating, 400lb Tip Load Allowance

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

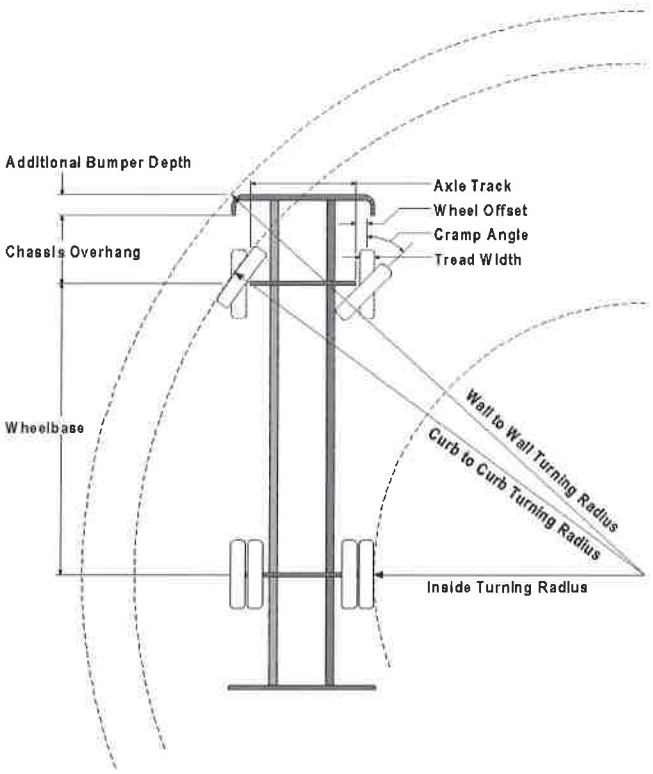
Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

Turning Performance Analysis

01/13/2019

Bid Number: 624
Department: Arlington Heights, IL

Chassis: Velocity Chassis (Big Block), 2010
Body: Pumper, Medium, Aluminum, 2nd Gen



Parameters:

*Inside Cramp Angle:	45°
Axle Track:	81.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.7 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	26 in.
Front Overhang:	104 in.
Wheelbase:	201.5 in.

Calculated Turning Radii:

Inside Turn:	15 ft. 6 in.
Curb to curb:	30 ft. 0 in.
Wall to wall:	35 ft. 5 in.

Category	Option	Description
Axle, Front, Custom	0648752	Axle, Front, Dana, D2200, 22,800 lb
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0521238	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply
Bumpers	0600986	Bumper, 26" Extended, Under Slung, Painted, Xlays/Trays,12" H, Imp/Vel

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:	
Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

Preliminary Plat of Subdivision Checklist

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

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

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

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

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

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

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

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

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

_____
Notary Public"

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

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

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____
Secretary

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

_____
President

_____
Village Clerk

APPROVED by the Village Collector

_____

APPROVED by the Village Engineer

_____"

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

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

_____
Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

○ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.

○ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.

○ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.

○ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

○ u. Provide a location to identify the address of each new lot.

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

Contacts for Plat Signatures

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

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Katie Bengson, Real Estate Specialist **ComEd** Three Lincoln Center, 4th Floor Oakbrook Terrace, IL 60181	630-576-6867 Katie.bengson@comed.com
Ms. Gwen Borjon **NICOR Gas** 1844 W Ferry Rd Naperville, IL 60563	630-388-2976 gborjon@southernco.com
Ms. Sue E. Manshum ROW Engineer **Ameritech** 1391 Abbot Ct Buffalo Grove, IL 60089	847-271-5149 sm9231@att.com
Mr. Alonzo Escatel or Paul Flinkow **Astound** 1130 Carolina Dr West Chicago, IL 60185	Alonzo 630-631-9577 Paul 630-803-9660 Alonzo.escatel@astound.com Paul.flinkow@astound.com
Mr. Charles Saint Vil **IDOT Permits** 201 W Center Court Schaumburg, IL 60196	Charles.SaintVil@illinois.gov
Mr. Michael Sterr, P.E. Permit Division Head, Construction Bureau **Cook County Department of Transportation and Highways** 69 W Washington St 24th Floor Chicago, IL 60602	312-603-1670 michael.sterr@cookcountyil.gov hwy.permits@cookcountyil.gov

Contacts for Utility Easement Signatures

Robert L. Schulter, Jr.
Comcast Cable
Central Division Director of Construction
688 Industrial Drive
Elmhurst,IL 60126
Phone: (224) 229-5862 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

Katie Bengson, Real Estate Specialist **ComEd** Three Lincoln Center, 4th Floor Oakbrook Terrace, IL 60181	630-576-6867 Katie.bengson@comed.com
Siyan Lucas **NICOR Gas** 1844 W Ferry Rd Naperville, IL 60563	630-388-2036 x2siluca@southernco.com
Ms. Sue E. Manshum ROW Engineer **AT&T** 1391 Abbot Ct Buffalo Grove, IL 60089	847-271-5149 sm9231@att.com
Mr. Alonzo Escatel or Paul Flinkow **Astound** 1130 Carolina Dr West Chicago, IL 60185	Alonzo 630-631-9577 Paul 630-803-9660 Alonzo.escatel@astound.com Paul.flinkow@astound.com

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

2201 N Chestnut Townhomes

Round 1 Review Comments **09/22/2023**

1. **Character of use:**
   The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended.

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.

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 should not create any additional traffic problems.

6. **General comments:**

Address visibility:

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

-For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

Parking Lot and exterior courtyards:

-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should to be activated by sensor, timer or motion depending on the need and location.

-The height of parking lot light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

-CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

Trash enclosure:

-Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosures is recommended to discourage foraging Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

Territorial Reinforcement:

-Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate this property from others. It also makes identifying intruders much easier by having well defined spaces.

-Barrier fencing or similar is recommended alongside the north side of the property, adjacent to 315 W Rand Rd. Fencing should be used to create territorial reinforcement and define Townhome property as separate from 315 W Rand Rd. If utilizing fencing, should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sight lines.

Catalytic Converter Theft Deterrent Recommendations

-Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.

Emergency Contact Information:

-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.

A. O / #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

#83

Supervisor's Signature

Planning & Community Development Dept. Review

December 8, 2023

REVIEW ROUND 1

Project: 2201 N Chestnut Townhomes
2201 N Chestnut Ave, 315 W. Rand Rd.

Case Number: PC 23-011

General:

7. The following zoning approvals have been requested as based on the plans. Please verify:
   a) Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
   b) Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
   c) Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
   d) Special Use Permit to allow Minor Auto Repair on Lot 1
   e) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
   f) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
   g) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
   h) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
   i) Variation to Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22' wide drive aisle where code requires a 24' wide minimum width.
   j) Variation to Chapter 28 of the Municipal Code, Section 10.2-12.2, to waive the requirement to provide a photometric plan.
   k) Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
   l) Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

   Additional variations may be required depending upon your response to certain comments and review of the revised plans.

8. Will the townhome building or site feature any sustainable/green design elements? Please update the project narrative to include information on any sustainable/green design elements.

9. The justification for variations document shall be revised to address the specific standards of approval as outlined in the code. Each requested variation shall include a separate response to the standards for approval as outlined below. Please include a response to the newly identified variations above:

   - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
   - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
   - The proposed variation is in harmony with the spirit and intent of this Chapter; and

- The variance requested is the minimum variance necessary to allow reasonable use of the property.

10. No Plat of Survey was included within the submission. Please provide a Plat of Survey and a legal description for the subject property in Microsoft Word format.

11. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

12. The resubmittal shall be provided within a flash drive/USB, which shall include the response to these comments along with all revised plan sets and documents. In addition, one full sized hard copy of all revised plan sets and documents must also be provided.

Townhome Use/Auto Repair Use:

13. You're encouraged to organize and hold a neighborhood meeting well in advance of any Plan Commission hearing on the project.

14. The townhome building is proposed on one lot. Please confirm that it each townhome unit is not intended to be located on their own separate platted lot.

15. Chapter 29 of the Municipal Code requires the submission of a draft of the Declarations that will govern the townhomes. Please be aware that this document will be required at time of Final Plat of Subdivision application.

16. Impact Fee's will be required at time of building permit for the residential portion of the development, in accordance with Village Policy. Linkage Fee's will be required at time of building permit for the residential portion as per the Inclusionary Housing Ordinance.

17. The existing auto-repair use will need to be sensitive to the proposed townhomes on Lot 2. Any zoning approval of the auto-repair SUP will be conditional upon the owner/operator on Lot 1 to work with the Village to address any noise or odor issues to the satisfaction of the Village. Inoperable motor vehicle storage on Lot 1 shall be prohibited, and the automobiles shall not be stored on Lot 1 beyond the time reasonable to complete repairs, which shall be to the discretion of the Village. Exterior work on vehicles shall be prohibited.

18. Please be aware that outdoor storage of parts or equipment (tires, etc.) shall be prohibited. Please confirm that no outdoor storage shall occur on Lot 1 and any exterior storage will occur within the fenced enclosure area at the southeast of the building.

Streetscape/Landscaping:

19. The parkway along Rand Road must be restored in its entirety. The area proposed to remain as striped asphalt shall be removed and restored as parkway. Additionally, the landscape island at the northwest of the area must be incorporated into the parking lot.

20. Please explore shifting the driveway location on Lot 2 slightly further north to allow for a larger landscape area between the subject property and the single-family home to the south, which area could accommodate evergreen trees for year-round screening.

Arlington Performance Site:

21. Please reach out to IDOT to determine what access restrictions may be required and provide an update on said correspondence.

22. What is the long-term plan for the billboard and its removal?

23. The neighboring property to the southeast has been designed to provide for future cross access. Any approval of the proposed subdivision shall require, upon the request of the Village, for Lot 1 to implement a reciprocal cross access agreement with the property to the southeast. Said easement would only be required if/when the billboard is removed or Lot 1 is redeveloped, whichever shall come first.

24. The Arlington Performance site requires two ADA compliant parking stalls.

25. Please provide a detail for the proposed fence separating Lot 1 and Lot 2 (height, materials, etc.), along with the proposed dumpster enclosures on Lot 1 and Lot 2 (height, materials, etc.).

26. Provide a detail for the proposed retaining walls.

27. Please evaluate the ability for the fence proposed at the rear of Lot 1 (at the northeast of the 6 newly proposed parking stalls). The retaining wall is not shown on the landscape plan and the fence is not shown on the engineering plans.

Townhome Site:

28. Will all mechanical equipment for Lot 2 be located in "Meter Room"? Please indicate the location of any proposed ground mounted mechanical equipment (generator, HVAC equipment, utility pedestals/meters, transformer, etc.) on the site plan and provide landscape screening where applicable.

29. Given a variation has been requested to waive the photometric study, please indicate the location of any free-standing exterior or building mounted lights on Lot 2, along with a catalog cut sheet/specifications. Please indicate the location of the existing exterior lights on Lot 1.

Plat of Subdivision:

30. Final Plat of Subdivision approval shall come at a future Plan Commission meeting, to be determined when final engineering and final plat documents have been provided.

31. Chapter 29, Section 29-201.b.4 requires a location map be included on the Preliminary Plat of Subdivision.

32. Chapter 29, Section 29-201.b.12 requires the building setback lines for each lot be shown on the Plat of Subdivision.

Prepared by:

Chestnut Townhomes

2201 N. Chestnut

PC 23-011

December 8, 2023

Tree Preservation

1. Please provide a tree survey that includes the size, species, condition and disposition for each tree.

Landscape Comments

1. Along Rand Road, restore the parkway with turf and parkway trees. Please provide three additional shade trees where asphalt is shown.

2. Provide a landscape island that includes a shade tree on the west end of the parking row that is located along Rand Road.

3. Please provide a detail of the proposed fence shown on the site plan between the commercial and the proposed townhomes. Per code, the fence must be solid and six feet high.

4. Please indicate quantities and sizes on the planting plan. The trees at the ends of the parking row must be four-inch caliper in size.

5. Provide foundation plantings on the south elevation of the townhomes.

6. Please evaluate the placement of the drive aisle for the townhomes. It is recommended that the drive be placed further from the single-family residence to allow for a dense layered buffer that consists of evergreens.

7. Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-5300
tel: 847.394.6600
fax: 847.394.6608

VIA Email

January 11, 2024

Mr. Michael Pagones, P.E.
Village Engineer
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 2201 N. Chestnut Townhomes
315 W. Rand Rd. and 2201 N. Chestnut Ave., Arlington Heights
Response to Round 1 Village Comments
Haeger File No.: 22-253

Dear Michael,

Haeger Engineering ("Haeger") is in receipt of your review comments dated September 25, 2023. We have revised the submittal materials accordingly per the comments. Please find enclosed the following items for your review:

- Preliminary Engineering Plans, dated 01/10/2024
- Preliminary Plat of Subdivision, dated 01/10/2024

The original review comments are included below, shown in *italics*, with our responses to each comment followed in **bold**.

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.*
    Understood.

12. *Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be widening of Chestnut Ave with curb & gutter, pavement widening, and installing public sidewalk. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.*
    Noted.

13. *Final engineering plans shall be georeferenced by using State Plane Coordinate System Illinois East. Below are details about projection:*
Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse Mercator
False_Easting: 984250.00000000
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
Noted.

14. *The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.*
Noted.

15. *Detention is required meeting both the Village and Metropolitan Water Reclamation District (MWRD) detention requirements, including volume control.*
    a) *The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain.*
    Noted.

    b) *If the facility is to include a basin, a basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5" flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.*
    Detention will be in an underground system. A weir will be provided in the outlet control structure located downstream of the detention system.

    c) *If the facility is to include a wet bottom basin, the basin shall be constructed with a minimum depth of six feet (6'). A safety ledge, five feet (5') wide, back pitched towards the shore three inches (3"), at three feet (3') below normal water level (NWL) must be provided. The side slopes leading down to the safety ledge must be 5:1 maximum. Provisions, such as a recirculation pump, must be made to keep the pond nuisance free.*
    Detention will be in an underground system.

    d) *An MWRD permit will be required.*
    Noted.

    e) *A portion of the underground detention storage system is located under pavement, the system must be designed to AASHTO HS-25 loading standard.*
    The underground detention system will be designed to meet HS-25 loading.

    f) *If the retention/detention facility is to serve both properties or a portion of the detention facility is located on the Performance Auto site, a maintenance agreement between the properties is required.*
    The detention facility will serve both properties. A maintenance agreement will be prepared.

16. *Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor.*

Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

a) *The Village is in receipt of the Preliminary Stormwater Report dated September 21, 2023 and received on September 25, 2023. Additional comments on the Preliminary Stormwater Report will be provided in Round 2.*

Noted.

b) *A portion of the existing Performance Auto site sheet drains to Rand Road and is unrestricted, the entire parkway along Rand Road from Chestnut Ave to the east property line is paved, and the parking lot is paved up to the sidewalk along Rand Road. Although a portion of the paved parkway is shown to be striped, the striping does not prevent the paved area from being used to drive or park vehicles and vehicles have been observed to be partially blocking the sidewalk.*

i. *The pavement in the parkway should be removed.*

Part of the parkway (between the striped area and southern driveway) will be replaced with landscaping. The striped area will continue to be used by APC for deliveries and loading.

ii. *Install curb & gutter for the angled parking stalls adjacent to Rand Road and install a landscaped median in lieu of a striped median. Evaluate the feasibility of installing bioswales in the landscaped medians to capture the runoff.*

We request that the striped island remains asphalt for snow plowing operations and customer serviceability. The use of a bioswale in the southern landscape island will be evaluated during final engineering.

iii. *Provide calculations for the existing and proposed conditions for the area that currently sheet drains to Rand Road. Provide additional storage for the townhome site to account for any unrestricted flow to Rand Road.*

Detention will be provided for the redeveloped portion of the property (0.625 ac). Providing additional detention for the remainder of the property (0.435 ac.) is not feasible due to space limitations. We request that the deficient detention is paid at the Village's fee in lieu rate. Calculations will be provided during the final engineering phase.

17. *An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval for all private utilities including the detention/retention facility, storm sewer, water service, and sanitary sewer service. Please contact the Village Engineer for an editable version of the OUMA.*

Noted.

18. *A homeowner's association will be needed to address group maintenance.*

Noted.

19. *Final subdivision approval will require final engineering plans.*

Final engineering plans will be submitted when applying for final subdivision approval.

20. *The petitioner's request for relieve from the requirement to submit a photometric plan for the site is noted. In lieu of a full photometric plan, provide the existing levels of lighting at the property line between lots 1 and 2 to verify the spillage onto lot 2 meets the Village's maximum allowable spillage.*

Noted.

21. *Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.*

We will coordinate the locations of the fire lanes with Village staff.

22. *The turning path of the Fire Department's responding vehicle in this case the tower truck for the proposed townhomes and the engine for the existing Performance Auto site.*

a) *An additional exhibit should be provided showing access to the townhome site from northbound Chestnut Ave. Exhibits shall be provided for both the townhome site and the Performance Auto site.*

Fire Truck Access exhibits are included in the plans.

b) *The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus and fire engine.*

See the Fire Truck Access exhibits.

c) *The current layout for the townhomes will require the fire truck to back out of the site. This must be approved by the Village's Fire Official.*

Noted.

23. *The Performance Auto site is higher than the townhomes. Headlights from vehicles parking in the rear of the property could potentially shine into the adjacent townhomes.*

A fence will be installed between Lots 1 and 2 at the top of the retaining wall that will shield headlights from vehicles parking in the rear of the property.

24. *The proposed entrance is to be constructed on the property line. The proposed curb is located less than 8 from the adjacent parking lot and less than 3 ft from the adjacent block wall. The adjacent parking lot is also approximately 2 ft higher.*

a) *Snow removal may be problematic during winter months.*

The space between the proposed curb and adjacent block wall will be filled in to reduce the grade change between properties. Snow removal will be addressed with staff during the final engineering phase.

b) *Provide the following cross sections:*

i. *The entrance and the adjacent block wall.*

The cross section is included on the Grading Plan.

ii. *The entrance and the adjacent parking lot*

The cross section is included on the Grading Plan.

iii. *The southern-most parking stall and the adjacent building to the west.*

The cross section is included on the Grading Plan.

25. *Two-way traffic requires a minimum width of 24 ft. If required by the Village's Fire Official, additional width may be required for the fire lane.*

Noted.

26. *Provide an exhibit showing how a garbage truck will maneuver to access the garbage corral.*

A Garbage Truck Access exhibit is included in the plans.

27. *The Performance Auto site is non-compliant for the number of accessible parking stalls. Provide two accessible stalls.*

Less than 25 parking spaces on the APC lot are allocated for employees and patrons. We request that only one accessible parking space is required.

28. *Rand Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). Any work within IDOT right-of-way will require a permit from IDOT.*

An IDOT permit will be obtained. We are submitting to IDOT concurrently with this submittal.

29. *The angled parking requires one-way traffic circulation.*

a) *Provide additional striping, evaluate if additional signage is needed.*

Directional arrows and Do Not Enter signs were added.

b) *The plan as proposed shows the northwest access point off of Rand Road as an entrance, and vehicles exiting through the southeast access point. IDOT may require right-in/right-out, or possibly the removal of one of the access points off of Rand Road.*

Noted.

30. *The pavement widening of Chestnut Ave shall meet the Village's current standard cross section: 2" N50 surface, 5 ¼" N50 Binder, 8" subbase granular material, type B, and 4" subbase granular material, type B extending to the proposed curb & gutter.*

The Chestnut Avenue pavement section was revised to meet the Village standard.

31. *The pavement overlay of Chestnut Ave shall be 2" N50 surface.*

The pavement overlay section was updated accordingly.

32. *The existing sanitary manhole south of the Performance Auto access at Chestnut Ave is located in the parkway. The proposed modifications place the structure partially in the curb and in the pavement. Adjust the curb such that the structure is completely within the pavement.*

The curb was adjusted.

33. *The plans show a storm connection to an existing manhole south of the development. The condition of the manhole shall be verified.*

A note was added to the Utility Plan.

34. *The sanitary sewer service shall be a minimum of 6 inches in diameter. If the service line is larger than 6 inches, a manhole shall be constructed at the point of its connection with the sewer main.*

The sanitary sewer service will be 6 inches in diameter.

35. *Dimension the separation of the water service and sanitary sewer service. The services shall be separated by a minimum of 10 ft.*

The distance between services is indicated. The sanitary sewer will be constructed of watermain quality pipe where the distance is less than 10 feet at the building.

36. *For the water service to the building, provide a master meter in a vault or meter room.*

Noted.

37. *Payment due for Contribution Ordinance 76-04:*
03-18-401-020 $1,915.20
03-18-401-021 $1,008.00

Noted.

<u>Preliminary Plat of Subdivision:</u>

38. *The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items#1,2,4, and 6 are complete. Use the checklist to complete the rest of the items.*
    a) *Provide the name of whom prepared the Preliminary Plat.*
    b) *The easements are proposed, not existing. Update the legend accordingly.*
    c) *Dimension the easements.*
    d) *Dimension the setback lines.*
    e) *Provide dimensions and bearings for the public sidewalk easement.*
    f) *Provide the names and addresses of the owners of the land proposed to be subdivide, and all owners of land immediately adjoining the land proposed to be subdivided.*
    g) *Provide the legal description.*

The Preliminary Plat was updated to include the requested information. The names and addresses of the owners and all owners of land immediately adjoining the land will be provided at a later date.

39. *For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.*

    The information will be provided on the final plat.

Should you require further information or have any questions, please do not hesitate to contact me at 847-230-3176 or kim-l@haegerengineering.com.

Sincerely,

HAEGER ENGINEERING LLC

Kim Lask, P.E., PTOE, CFM
Project Manager

cc: James J. Tinaglia – Tinaglia Architects, Inc.

TINAGLIA

ARCHITECTS

January 16, 2024

Mr. Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Plan Commission 1st Round Department Comments
Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue

The following is in response to the 1st Round Department Comments received on December 8, 2023. Comments are addressed in a line by line format as requested. If you should have any questions or need further assistance, please feel free to contact my office.

Health Department: No Comments

Fire Department: No Comments

Building & Life Safety: No Comments

Engineering Department:

Comments to be addressed by Civil Engineer under a separate cover.

Police Department:

1. *Character of use:*
   The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended.

   a. Noted.

2. *Are lighting requirements adequate?*
   Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.

   a. Noted.

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3. *Present traffic problems?*
   There are no traffic problems at this location.

   a. Noted.

4. *Traffic accidents at particular location?*
   This is not a problem area in relation to traffic accidents.

   a. Noted.

5. *Traffic problems that may be created by the development.*
   This development should not create any additional traffic problems.

   a. Noted.

6. *General comments:*

Address visibility:

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

a. Will comply upon permit submittal.

-For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

a. Will comply upon permit submittal.

Parking Lot and exterior courtyards:

-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

a. All residences have an attached 2-car garage. Exterior parking is private and for guests only. No emergency telephones will be installed.

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

a. A final landscape plan will be coordinated with Derek Mach prior to Building Permit issuance.

-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should to be activated by sensor, timer or motion depending on the need and location.

a. No exterior parking lot lighting is provided. Coach lighting will be provided per code at all building entrances.

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-The height of parking lot light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

a. N/A. No exterior parking lot lighting is provided.

-CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

a. The commercial building parking lot usage will remain as existing, and any additional surveillance/security measures will be determined by the Owner.

Trash enclosure:

-Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

a. Duly noted for Owner consideration. A residential trash enclosure is shown on the residential property and a separate one is shown on the commercial property.

-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

a. Duly noted for Owner consideration.

Territorial Reinforcement:

-Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate this property from others. It also makes identifying intruders much easier by having well defined spaces.

a. Duly noted.

-Barrier fencing or similar is recommended alongside the north side of the property, adjacent to 315 W Rand Rd. Fencing should be used to create territorial reinforcement and define Townhome property as separate from 315 W Rand Rd. If utilizing fencing, should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sight lines.

a. A code compliant wooden privacy fence is identified on the site plan, separating the residential from the commercial properties.

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Catalytic Converter Theft Deterrent Recommendations

-Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.

a. Duly noted for Owner consideration.

Emergency Contact Information:

-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.

a. Duly noted and will provide upon Building Permit application.

Planning & Community Development:

General:

7. The following zoning approvals have been requested as based on the plans. Please verify:

a. Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
b. Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
c. Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
d. Special Use Permit to allow Minor Auto Repair on Lot 1
e. Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
f. Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
g. Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
h. Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
i. Variation to Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22' wide drive aisle where code requires a 24' wide minimum width.
j. Variation to Chapter 28 of the Municipal Code, Section 10.2-12.2, to waive the requirement to provide a photometric plan.
k. Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
l. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

Additional variations may be required depending upon your response to certain comments and review of the revised plans.

a. Duly Noted.

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8. *Will the townhome building or site feature any sustainable/green design elements? Please update the project narrative to include information on any sustainable/green design elements.*

    a. Due to the cost of the underground storm system, no additional sustainable/green design elements are being proposed.

9. *The justification for variations document shall be revised to address the specific standards of approval as outlined in the code. Each requested variation shall include a separate response to the standards for approval as outlined below. Please include a response to the newly identified variations above:*

    • The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
    • The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
    • The proposed variation is in harmony with the spirit and intent of this Chapter; and 7
    • The variance requested is the minimum variance necessary to allow reasonable use of the property.

    a. Duly Noted.

10. *No Plat of Survey was included within the submission. Please provide a Plat of Survey and a legal description for the subject property in Microsoft Word format.*

    a. Final engineering plans which include site boundaries, etc., will be provided. A final plat of survey shall be prepared prior to Building Permit application.

11. *Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.*

    a. Duly Noted.

12. *The resubmittal shall be provided within a flash drive/USB, which shall include the response to these comments along with all revised plan sets and documents. In addition, one full sized hard copy of all revised plan sets and documents must also be provided.*

    a. Duly Noted.

Townhome Use/Auto Repair Use:

13. *You're encouraged to organize and hold a neighborhood meeting well in advance of any Plan Commission hearing on the project.*

    a. Due to the obvious and clear improvement to the existing property, we would prefer to move forward directly with Plan Commission and Village Board.

14. *The townhome building is proposed on one lot. Please confirm that it each townhome unit is not intended to be located on their own separate platted lot.*

    a. The townhomes will be a part of a neighborhood association, and final ownership documents will be provided upon final approvals and entitlements.

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15. *Chapter 29 of the Municipal Code requires the submission of a draft of the Declarations that will govern the townhomes. Please be aware that this document will be required at time of Final Plat of Subdivision application.*

    a. Duly Noted.

16. *Impact Fee's will be required at time of building permit for the residential portion of the development, in accordance with Village Policy. Linkage Fee's will be required at time of building permit for the residential portion as per the Inclusionary Housing Ordinance.*

    a. Duly Noted.

17. *The existing auto-repair use will need to be sensitive to the proposed townhomes on Lot 2. Any zoning approval of the auto-repair SUP will be conditional upon the owner/operator on Lot 1 to work with the Village to address any noise or odor issues to the satisfaction of the Village. Inoperable motor vehicle storage on Lot 1 shall be prohibited, and the automobiles shall not be stored on Lot 1 beyond the time reasonable to complete repairs, which shall be to the discretion of the Village. Exterior work on vehicles shall be prohibited.*

    a. Duly Noted.

18. *Please be aware that outdoor storage of parts or equipment (tires, etc.) shall be prohibited. Please confirm that no outdoor storage shall occur on Lot 1 and any exterior storage will occur within the fenced enclosure area at the southeast of the building.*

    a. Duly Noted.

Streetscape/Landscaping:

19. *The parkway along Rand Road must be restored in its entirety. The area proposed to remain as striped asphalt shall be removed and restored as parkway. Additionally, the landscape island at the northwest of the area must be incorporated into the parking lot.*

    a. The existing commercial property's business practices will remain the same as existing. However, substantial new landscaping and decreased asphalt have been provided in the proposed commercial site plan. While the existing parkway along Rand Road is currently 100% asphalt, the proposed design decreases that by almost 50%. The deliveries and loading need to remain in the area designated in order for the business to remain as-is.

20. *Please explore shifting the driveway location on Lot 2 slightly further north to allow for a larger landscape area between the subject property and the single-family home to the south, which area could accommodate evergreen trees for year-round screening.*

    a. The petitioner will work with staff and adjust the southern drive entrance in order to save existing mature trees and increase landscaping on the southern edge of the property.

Arlington Performance Site:

21. *Please reach out to IDOT to determine what access restrictions may be required and provide an update on said correspondence.*

    a. The Civil Engineer will work with IDOT, if necessary, in order to achieve entrances and landscaping as shown on the proposed plans.

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22. *What is the long-term plan for the billboard and its removal?*

    a. The billboard will remain as-is.

23. *The neighboring property to the southeast has been designed to provide for future cross access. Any approval of the proposed subdivision shall require, upon the request of the Village, for Lot 1 to implement a reciprocal cross access agreement with the property to the southeast. Said easement would only be required if/when the billboard is removed or Lot 1 is redeveloped, whichever shall come first.*

    a. Duly Noted.

24. *The Arlington Performance site requires two ADA compliant parking stalls.*

    a. Existing parking is very limited, and provided stalls are primarily servicing the daily storage of vehicles, commensurate with the number of service bays. Far fewer stalls (less than 25) are allocated to employees or visiting customers. Consideration should be given to allow only one handicap parking stall on the property.

25. *Please provide a detail for the proposed fence separating Lot 1 and Lot 2 (height, materials, etc.), along with the proposed dumpster enclosures on Lot 1 and Lot 2 (height, materials, etc.).*

    a. Duly Noted. See provided detail.

26. *Provide a detail for the proposed retaining walls.*

    a. Details for proposed retaining walls shall be provided by the Civil Engineer.

27. *Please evaluate the ability to construct the fence proposed at the rear of Lot 1 (at the northeast of the 6 newly proposed parking stalls). The retaining wall is not shown on the landscape plan and the fence is not shown on the engineering plans.*

    a. Duly Noted. The proposed retaining wall & privacy fence shall not interfere with one another, and have been included on both drawings.

Townhome Site:

28. *Will all mechanical equipment for Lot 2 be located in "Meter Room"? Please indicate the location of any proposed ground mounted mechanical equipment (generator, HVAC equipment, utility pedestals/meters, transformer, etc.) on the site plan and provide landscape screening where applicable.*

    a. Any mechanical equipment (AC condenser, etc.) will be located in the rear or side yards and be properly screened with landscaping per Village ordinance.

29. *Given a variation has been requested to waive the photometric study, please indicate the location of any freestanding exterior or building mounted lights on Lot 2, along with a catalog cut sheet/specifications. Please indicate the location of the existing exterior lights on Lot 1.*

    a. No free standing light fixtures will be provided on Lot 2. Typical coach light fixtures will be provided at each building entrance per code. Lot 1 existing lighting will remain on the building as-is. No new freestanding fixtures will be provided.

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Plat of Subdivision:

30. *Final Plat of Subdivision approval shall come at a future Plan Commission meeting, to be determined when final engineering and final plat documents have been provided.*

    a. Duly Noted.

31. *Chapter 29, Section 29-201.b.4 requires a location map be included on the Preliminary Plat of Subdivision.*

    a. Duly Noted. Shall be provided by the Civil Engineer.

32. *Chapter 29, Section 29-201.b.12 requires the building setback lines for each lot be shown on the Plat of Subdivision.*

    a. Duly Noted. Shall be provided by the Civil Engineer.

Tree Preservation:

1. *Please provide a tree survey that includes the size, species, condition and disposition for each tree.*

    a. The Owner agrees that saving existing trees is important for maintaining a buffer between the commercial and residential properties. The Owner will attempt to save all mature trees that are not necessary to remove for construction.

Landscape Comments:

1. *Along Rand Road, restore the parkway with turf and parkway trees. Please provide three additional shade trees where asphalt is shown.*

    a. The existing commercial property's business practices will remain the same as existing. However, substantial new landscaping and decreased asphalt have been provided in the proposed commercial site plan. While the existing parkway along Rand Road is currently 100% asphalt, the proposed design decreases that by almost 50%. The deliveries and loading need to remain in the area designated in order for the business to remain as-is.

2. *Provide a landscape island that includes a shade tree on the west end of the parking row that is located along Rand Road.*

    a. See note above. The north island remains asphalt intentionally due to snow plowing operations and customer serviceability concerns.

3. *Please provide a detail of the proposed fence shown on the site plan between the commercial and the proposed townhomes. Per code, the fence must be solid and six feet high.*

    a. Duly Noted. See provided detail.

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4. *Please indicate quantities and sizes on the planting plan. The trees at the ends of the parking row must be four-inch caliper in size.*

   a. Duly noted and will comply.

5. *Provide foundation plantings on the south elevation of the townhomes.*

   a. Duly noted and will comply.

6. *Please evaluate the placement of the drive aisle for the townhomes. It is recommended that the drive be placed further from the single-family residence to allow for a dense layered buffer that consists of evergreens.*

   a. The petitioner will work with staff and adjust the southern drive entrance in order to save existing mature trees and increase landscaping on the southern edge of the property.

7. *Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.*

   a. Any mechanical equipment (AC condenser, etc.) will be located in the rear or side yards and be properly screened with landscaping per Village ordinance.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,

James J. Tinaglia
President
Tinaglia Architects, Inc.

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DATA 847 253 3063
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PLAN COMMISSION PC #23-011
2201 N Chestnut Townhomes
315 W Rand Road & 2201 N Chestnut Ave
Round 2

40. The petitioner's response to comment nos. 11-14, 17-19, 23, 25, 28, 30-32, 34, 36, 37 and 39 are acceptable.

41. The petitioner's response to comment no. 15 is noted. The maintenance agreement for the detention facility serving both properties shall be provided at final engineering.

42. The petitioner's response to comment no. 16 is not acceptable.
    a) The preliminary stormwater calculations for the site development area are acceptable, however; the report does not address the area of the auto site that is not tributary to the proposed detention facility that currently sheet drains to Rand Road and is unrestricted.
        i. The pavement in the parkway should be removed.
        ii. The existing conditions allow for vehicles to regularly block the public sidewalk. Install curb & gutter for the angled parking stalls adjacent to Rand Road, and install a landscaped median in lieu of a striped median.
        iii. Evaluate the feasibility of installing bioswales in the landscaped medians to capture the runoff.
        iv. Provide calculations for the existing and proposed conditions for the area that currently sheet drains to Rand Road. The vault release rate plus the unrestricted flow release rate cannot exceed the calculated maximum allowable release rate for the site. Provide additional storage for the townhome site to account for any unrestricted flow to Rand Road. In the event that the required additional storage cannot be provided in the proposed detention facility or other detention facilities such as bioswales, documentation must be provided to verify the infeasibility.
    b) In reviewing the existing storm sewer rims and inverts shown on the plans and comparing to the Village's GIS database, staff has noticed that the Village's historical database in the vicinity of Rand/Chestnut is inaccurate and that revisions may be required for the connection to the Village storm sewer. The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin will be provided directly to the Engineer.

43. The petitioner's response to comment no. 20 is noted. Provide the existing levels of lighting at the property line between lots 1 and 2 to verify the spillage onto lot 2 meets the Village's maximum allowable spillage.

44. The petitioner's response to comment no. 21 is noted. Provide the heavy-duty pavement cross section for the fire lanes.

45. The petitioner's response to comment no. 22 regarding the fire truck exhibits is noted.
    a) The entrance off of Chestnut Ave could be problematic during winter months. Widen the entrance off of Chestnut Ave.
    b) Provide additional exhibits for a southbound fire truck for both the sites.

46. The petitioner's response to comment no. 24 is noted. Constructing the wall on the property line and regrading will require work on the adjacent property. Permission from the adjacent property owner must be granted.

47. The petitioner's response to comment no. 27 is not acceptable. The Performance Auto site is non-compliant for the number of accessible parking stalls. Provide two accessible stalls.

48. The petitioner's response to comment no. 29 is noted. The angled parking requires one-way traffic circulation. Show the signage on the plan

49. The petitioner's response to comment no. 33 is noted. The note to verify the condition of the storm manhole is not shown on the utility plan. Provide the note.

50. The petitioner's response to comment no. 35 is noted. Indicate on the plan the section of sanitary sewer to be constructed of watermain quality pipe.

51. Remove and replace the sidewalk along Rand Road.

Preliminary Plat of Subdivision:

52. The petitioner's response to comment no. 38 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items have not been addressed:
    a) Provide the name of whom prepared the Preliminary Plat.
    b) Provide the names and addresses of the owners of the land proposed to be subdivide, and all owners of land immediately adjoining the land proposed to be subdivided.

01-26-24

Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

January 25, 2024

REVIEW ROUND 2

Project: 2201 N Chestnut Townhomes
2201 N Chestnut Ave, 315 W. Rand Rd.

Case Number: PC 23-011

General:

33. The response to the following comments is acceptable: 11, 15-18, 22, 23, 30-32.

34. The response to comment #7 is noted. The following approvals must be reviewed by the Plan Commission and approved by the Village Board:
    a) Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
    b) Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
    c) Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
    d) Special Use Permit to allow Minor Auto Repair on Lot 1
    e) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
    f) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
    g) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
    h) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
    i) Variation to Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22' wide drive aisle where code requires a 24' wide minimum width.
    j) Variation to Chapter 28 of the Municipal Code, Section 10.2-12.2, to waive the requirement to provide a photometric plan.
    k) Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
    l) Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

35. The response to comment #8 is noted. Other than removal of certain pavement areas and restoration with landscaping, along with compliance with Village and MWRD stormwater regulations, no sustainable/green design features have been identified.

36. The response to comment #9 did not address the comment. For clarity, please revise the Written Justification document, dated August 31, to provide justification for the variations identified in 34i and 34l. The justifications for each variation, as well as the special use permit, should reference the specific approval criteria for variations and special uses. See Section 12.2 (variations) and Section 8.5-1 thru 8.5-3 (special uses) for further details.

37. The response to comment #10 is not acceptable. A Plat of Survey is required for all PC applications, which must be provided to verify whether any easements are located within the site, and the legal description is used for the required public notice that must be placed within the newspaper. Please make sure the Plat of Survey contains a legal description and provide the legal description in Microsoft Word format as well.

38. Please ensure that all plans to be resubmitted as a result of the Round 2 Department review comments include a revision date.

39. The response to comment #12 is acceptable. Please ensure that your forthcoming Round 3 response, along with any required modifications to the plans, is provided both electronically and as a full-sized hard copy.

Townhome Use/Auto Repair Use:

40. The response to comment #13 is noted.

41. The response to comment #14 is noted. Based on the response, it appears that the rowhome units will not be separately subdivided and will all be located on a singular platted lot.

Streetscape/Landscaping:

42. The response to comment #19 is noted. However, the Staff Development Committee is recommending that the entire asphalt area be replaced with a landscaped parkway and that the striped pavement adjacent to the northwest Rand Rd. entrance be converted to a landscape island including a shade tree. If the Lot 1 site does not have the necessary land to accommodate for deliveries and loading, then the Plat of Subdivision process is the appropriate time to address this constraint via additional land added to Lot 1 to allow these functions to occur onsite, along with full with restoration of the parkway and compliant onsite landscaping.

43. The response to comment #20 is noted, however, no modification to the drive aisle has been shown. As a condition of any approval, the Staff Development Committee will recommend that a revised engineering and landscape plan be provided as part of Final Plat of Subdivision review, which shall show a slight shift of the driveway to the north for enhanced landscaping along the eastern property line.

Arlington Performance Site:

44. The response to comment #21 is noted. Please coordinate with IDOT and provide an update documenting their preliminary review of the improvements proposed within their ROW.

45. The response to comment #24 is noted, however, the Zoning Code requires compliance with the Illinois Accessibility Code and the Village does not have the authority to waive the State's requirements. Staff has checked with Felicia Burton, Accessibility Specialist with the Capitol Improvement Board, who has clarified that all onsite parking spaces, regardless of whether they are used for vehicle storage, must be factored into the required number of ADA accessible parking stalls.

46. The response to comment #25 is noted. The fence detail and elevation are acceptable, however, no detail was provided on the proposed dumpster enclosure. Please provide details on the proposed height and materials for the enclosure. Additionally, please note that the fence location shown on the architectural site plan is different from the location shown on the engineering site plan. Additionally, the northern terminus of the fence must be revised to comply with the site visibility requirements of Section 6.13-3b.3 of the Zoning Code.

47. The response to comment #26 is noted. Final details on the block retaining wall shall be provided at time of Final Plat of Subdivision application (manufacturers spec's, color, material for blocks).

Townhome Site:

48. The response to comment #29 stated that the existing lights on the APC site will remain as is. Given that a variation has been requested to waive the requirement to submit a photometric plan, please show the location of the existing lights on the APC building.

Plat of Subdivision:

49. The response to comment #32 is acceptable. At time of Final Plat of Subdivision, an extra sheet shall be required, which shows each lot without the existing and proposed underlying improvements, for better visual clarity.

Prepared by:

Chestnut Townhomes

2201 N. Chestnut

PC 23-011

January 18, 2024

Tree Preservation

1. Please provide a tree survey that includes the size, species, condition and disposition for each tree.
   Please note that pursuant to Chapter 28, Section 6.15-5 a tree survey is required. Please provide the code required tree survey.

Landscape Comments

1. Along Rand Road, restore the parkway with turf and parkway trees. Please provide three additional shade trees where asphalt is shown.
   This is public right of way. Please restore the area with turf and parkway trees.

2. Provide a landscape island that includes a shade tree on the west end of the parking row that is located along Rand Road.
   The Staff Development Committee continue to recommend that this area be converted to a landscape island including a shade tree, as is required per code.

3. Please provide a detail of the proposed fence shown on the site plan between the commercial and the proposed townhomes. Per code, the fence must be solid and six feet high.
   Response noted.

4. Please indicate quantities and sizes on the planting plan. The trees at the ends of the parking row must be four-inch caliper in size.
   Response noted.

5. Provide foundation plantings on the south elevation of the townhomes.
   Response noted.

6. Please evaluate the placement of the drive aisle for the townhomes. It is recommended that the drive be placed further from the single-family residence to allow for a dense layered buffer that consists of evergreens.
   Response noted.

7. Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.
   Response noted.

TINAGLIA
ARCHITECTS

March 5, 2024

Mr. Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Plan Commission 2nd Round Department Comments
Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue

The following is in response to the 2nd Round Department Comments received on December 8, 2023. Comments are addressed in a line by line format as requested. If you should have any questions or need further assistance, please feel free to contact my office.

Engineering Department:

Comments to be addressed by Civil Engineer under a separate cover.

Planning & Community Development:

General:

33. The response to the following comments is acceptable: 11, 15-18, 22, 23, 30-32.

a. Duly Noted.

34. The response to comment #7 is noted. The following approvals must be reviewed by the Plan Commission and approved by the Village Board:

a. Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
b. Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
c. Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
d. Special Use Permit to allow Minor Auto Repair on Lot 1
e. Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
f. Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
g. Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.

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h. Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
i. Variation to Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22' wide drive aisle where code requires a 24' wide minimum width.
j. Variation to Chapter 28 of the Municipal Code, Section 10.2-12.2, to waive the requirement to provide a photometric plan.
k. Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
l. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

a. Duly Noted.

35. *The response to comment #8 is noted. Other than removal of certain pavement areas and restoration with landscaping, along with compliance with Village and MWRD stormwater regulations, no sustainable/green design features have been identified.*

a. Duly Noted.

36. *The response to comment #9 did not address the comment. For clarity, please revise the Written Justification document, dated August 31, to provide justification for the variations identified in 34i and 34l. The justifications for each variation, as well as the special use permit, should reference the specific approval criteria for variations and special uses. See Section 12.2 (variations) and Section 8.5-1 thru 8.5-3 (special uses) for further details.*

a. Duly Noted.

37. *The response to comment #10 is not acceptable. A Plat of Survey is required for all PC applications, which must be provided to verify whether any easements are located within the site, and the legal description is used for the required public notice that must be placed within the newspaper. Please make sure the Plat of Survey contains a legal description and provide the legal description in Microsoft Word format as well.*

a. Duly Noted, see attached.

38. *Please ensure that all plans to be resubmitted as a result of the Round 2 Department review comments include a revision date.*

a. Duly Noted and will comply.

39. *The response to comment #12 is acceptable. Please ensure that your forthcoming Round 3 response, along with any required modifications to the plans, is provided both electronically and as a full-sized hard copy.*

a. Duly Noted and will comply.

Townhome Use/Auto Repair Use:

40. *The response to comment #13 is noted.*

a. Duly Noted.

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41. *The response to comment #14 is noted. Based on the response, it appears that the rowhome units will not be separately subdivided and will all be located on a singular platted lot.*

    a. Duly Noted and agree.

Streetscape/Landscaping:

42. *The response to comment #19 is noted. However, the Staff Development Committee is recommending that the entire asphalt area be replaced with a landscaped parkway and that the striped pavement adjacent to the northwest Rand Rd. entrance be converted to a landscape island including a shade tree. If the Lot 1 site does not have the necessary land to accommodate for deliveries and loading, then the Plat of Subdivision process is the appropriate time to address this constraint via additional land added to Lot 1 to allow these functions to occur onsite, along with full with restoration of the parkway and compliant onsite landscaping.*

    a. Duly Noted. See revised drawings.

43. *The response to comment #20 is noted, however, no modification to the drive aisle has been shown. As a condition of any approval, the Staff Development Committee will recommend that a revised engineering and landscape plan be provided as part of Final Plat of Subdivision review, which shall show a slight shift of the driveway to the north for enhanced landscaping along the eastern property line.*

    a. Duly Noted. The driveway has been shifted slightly in order to provide a landscape buffer along the residential property to the south. See revised drawings.

Streetscape/Landscaping:

44. *The response to comment #21 is noted. Please coordinate with IDOT and provide an update documenting their preliminary review of the improvements proposed within their ROW.*

    a. Duly Noted. See attached documentation.

45. *The response to comment #24 is noted, however, the Zoning Code requires compliance with the Illinois Accessibility Code and the Village does not have the authority to waive the State's requirements. Staff has checked with Felicia Burton, Accessibility Specialist with the Capitol Improvement Board, who has clarified that all onsite parking spaces, regardless of whether they are used for vehicle storage, must be factored into the required number of ADA accessible parking stalls.*

    a. Duly Noted. See revised drawings.

46. *The response to comment #25 is noted. The fence detail and elevation are acceptable, however, no detail was provided on the proposed dumpster enclosure. Please provide details on the proposed height and materials for the enclosure. Additionally, please note that the fence location shown on the architectural site plan is different from the location shown on the engineering site plan. Additionally, the northern terminus of the fence must be revised to comply with the site visibility requirements of Section 6.13-3b.3 of the Zoning Code.*

    a. Duly noted. Please see trash enclosure details added to the drawings. Architectural drawings have been modified to match the Civil Engineering drawings.

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47. *The response to comment #26 is noted. Final details on the block retaining wall shall be provided at time of Final Plat of Subdivision application (manufacturers spec's, color, material for blocks).*

    a. Duly Noted.

Townhome Site:

48. *The response to comment #29 stated that the existing lights on the APC site will remain as is. Given that a variation has been requested to waive the requirement to submit a photometric plan, please show the location of the existing lights on the APC building.*

    a. Please see Photometric plan provided by the Civil Engineer.

Plat of Subdivision:

49. *The response to comment #32 is acceptable. At time of Final Plat of Subdivision, an extra sheet shall be required, which shows each lot without the existing and proposed underlying improvements, for better visual clarity.*

    a. Duly Noted.

Tree Preservation:

1. *Please provide a tree survey that includes the size, species, condition and disposition for each tree.*
   Please note that pursuant to Chapter 28, Section 6.15-5 a tree survey is required. Please provide the code required tree survey.

    a. Duly Noted. Please see attached Tree Survey.

Landscape Comments:

1. *Along Rand Road, restore the parkway with turf and parkway trees. Please provide three additional shade trees where asphalt is shown.*
   This is public right of way. Please restore the area with turf and parkway trees.

    a. Duly Noted. Please see revised Landscape Plan.

2. *Provide a landscape island that includes a shade tree on the west end of the parking row that is located along Rand Road.*
   The Staff Development Committee continues to recommend that this area be converted to a landscape island including a shade tree, as is required per code.

    b. Duly Noted. Please see revised Landscape Plan.

3. *Please provide a detail of the proposed fence shown on the site plan between the commercial and the proposed townhomes. Per code, the fence must be solid and six feet high.*
   Response noted.

    a. Duly Noted.

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4. *Please indicate quantities and sizes on the planting plan. The trees at the ends of the parking row must be four-inch caliper in size.*
   Response noted.

   a. Duly Noted.

5. *Provide foundation plantings on the south elevation of the townhomes.*
   Response noted.

   a. Duly Noted.

6. *Please evaluate the placement of the drive aisle for the townhomes. It is recommended that the drive be placed further from the single-family residence to allow for a dense layered buffer that consists of evergreens.*
   Response noted.

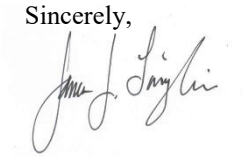
   a. Duly Noted.

7. *Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.*
   Response noted.

   a. Duly Noted.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,



James J. Tinaglia
President
Tinaglia Architects, Inc.

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814 WEST NORTHWEST HIGHWAY
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DATA 847 253 3063
www.tinaglia.com

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-5300
tel: 847.394.6600
fax: 847.394.6608

VIA Email

February 19, 2024

Mr. Michael Pagones, P.E.
Village Engineer
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 2201 N. Chestnut Townhomes
315 W. Rand Rd. and 2201 N. Chestnut Ave., Arlington Heights
Response to Round 2 Village Comments
Haeger File No.: 22-253

Dear Michael,

Haeger Engineering ("Haeger") is in receipt of your review comments dated January 25, 2023. We have revised the submittal materials accordingly per the comments. Please find enclosed the following items for your review:

- Preliminary Engineering Plans, dated 02/16/2024
- Preliminary Stormwater Report, dated 02/16/2024
- Photometric Plan, dated 02/15/2024
- Preliminary Plat of Subdivision, dated 02/16/2024

The original review comments are included below, shown in *italics*, with our responses to each comment followed in **bold**.

42. The petitioner's response to comment no. 16 is not acceptable.

a) The preliminary stormwater calculations for the site development area are acceptable, however; the report does not address the area of the auto site that is not tributary to the proposed detention facility that currently sheet drains to Rand Road and is unrestricted.

i. The pavement in the parkway should be removed.

The parkway pavement will be removed.

ii. The existing conditions allow for vehicles to regularly block the public sidewalk. Install curb & gutter for the angled parking stalls adjacent to Rand Road, and install a landscaped median in lieu of a striped median.

Curb will be installed on the right-of-way line.

iii. Evaluate the feasibility of installing bioswales in the landscaped medians to capture the runoff.

Bioswales will be installed in the landscaped medians.

iv. Provide calculations for the existing and proposed conditions for the area that currently sheet drains to Rand Road. The vault release rate plus the unrestricted flow release rate cannot exceed the calculated maximum allowable release rate for the site. Provide additional storage for the townhome site to account for any unrestricted flow to Rand Road. In the event that the required additional storage cannot be provided in the proposed detention facility or other detention facilities such as bioswales, documentation must be provided to verify the infeasibility.

We understand that because the project includes a subdivision that Village code requires that stormwater detention be provided for both the proposed townhome site, and the existing automotive service (APC) site to remain. We are providing stormwater detention for the townhome site but request that the requirement for detention on the existing automotive site be allowed to be provided using the Village's fee-in-lieu program.

The proposed improvement will improve drainage conditions on the APC site. Parkway pavement and pavement at the northwest corner of the site will be removed and replaced with green space. Bioswales will be constructed at the ends of the diagonal parking that will capture and filter a portion of the APC runoff prior to leaving the site.

The Existing and proposed conditions calculations were prepared for the area that currently sheet drains to Rand Road. The existing 100-year runoff is 3.149 cfs and the proposed runoff is 3.019 cfs, however 1.904 cfs will be directed to the proposed bioswales. Since the proposed runoff is less than existing, the site meets IDOT criteria. Calculations are included in Appendix D of the Preliminary Stormwater Report.

Providing additional detention on the townhome site for the APC site is not feasible due to space constraints and cost concerns. If the APC site is redeveloped in the future, we suggest that stormwater detention can be provided at that time.

b) *In reviewing the existing storm sewer rims and inverts shown on the plans and comparing to the Village's GIS database, staff has noticed that the Village's historical database in the vicinity of Rand/Chestnut is inaccurate and that revisions may be required for the connection to the Village storm sewer. The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin will be provided directly to the Engineer.*

The 2002 as-built plans were reviewed. The storm sewer routing on the title sheet was updated.

43. *The petitioner's response to comment no. 20 is noted. Provide the existing levels of lighting at the property line between lots 1 and 2 to verify the spillage onto lot 2 meets the Village's maximum allowable spillage.*

The light levels are indicated on the Site Lighting and Photometric Plan.

44. *The petitioner's response to comment no. 21 is noted. Provide the heavy-duty pavement cross section for the fire lanes.*

The heavy-duty pavement cross section was added to sheet C4.0.

45. *The petitioner's response to comment no. 22 regarding the fire truck exhibits is noted.*
    a) *The entrance off of Chestnut Ave could be problematic during winter months. Widen the entrance off of Chestnut Ave.*

The entrance was widened.

    b) *Provide additional exhibits for a southbound fire truck for both the sites.*

Southbound fire truck movements were added to the plans.

46. *The petitioner's response to comment no. 24 is noted. Constructing the wall on the property line and regrading will require work on the adjacent property. Permission from the adjacent property owner must be granted.*

Understood.

47. *The petitioner's response to comment no. 27 is not acceptable. The Performance Auto site is non-compliant for the number of accessible parking stalls. Provide two accessible stalls.*

Two accessible stalls are shown.

48. *The petitioner's response to comment no. 29 is noted. The angled parking requires one-way traffic circulation. Show the signage on the plan.*

Signage was added to the plan.

49. *The petitioner's response to comment no. 33 is noted. The note to verify the condition of the storm manhole is not shown on the utility plan. Provide the note.*
    The note is indicated on sheet C6.0.

50. *The petitioner's response to comment no. 35 is noted. Indicate on the plan the section of sanitary sewer to be constructed of watermain quality pipe.*
    The watermain quality sanitary sewer is indicated.

51. *Remove and replace the sidewalk along Rand Road.*
    The sidewalk is shown to be removed and replaced.

Preliminary Plat of Subdivision:

52. *The petitioner's response to comment no. 38 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items have not been addressed:*
    a) *Provide the name of whom prepared the Preliminary Plat.*
       The preparer was added to the plat.

    b) *Provide the names and addresses of the owners of the land proposed to be subdivide, and all owners of land immediately adjoining the land proposed to be subdivided.*
       The names and addresses of the owners and all owners of land immediately adjoining the land will be provided at a later date.

Should you require further information or have any questions, please do not hesitate to contact me at 847-230-3176 or kim-l@haegerengineering.com.

Sincerely,

HAEGER ENGINEERING LLC

Kim Lask

Kim Lask, P.E., PTOE, CFM
Project Manager

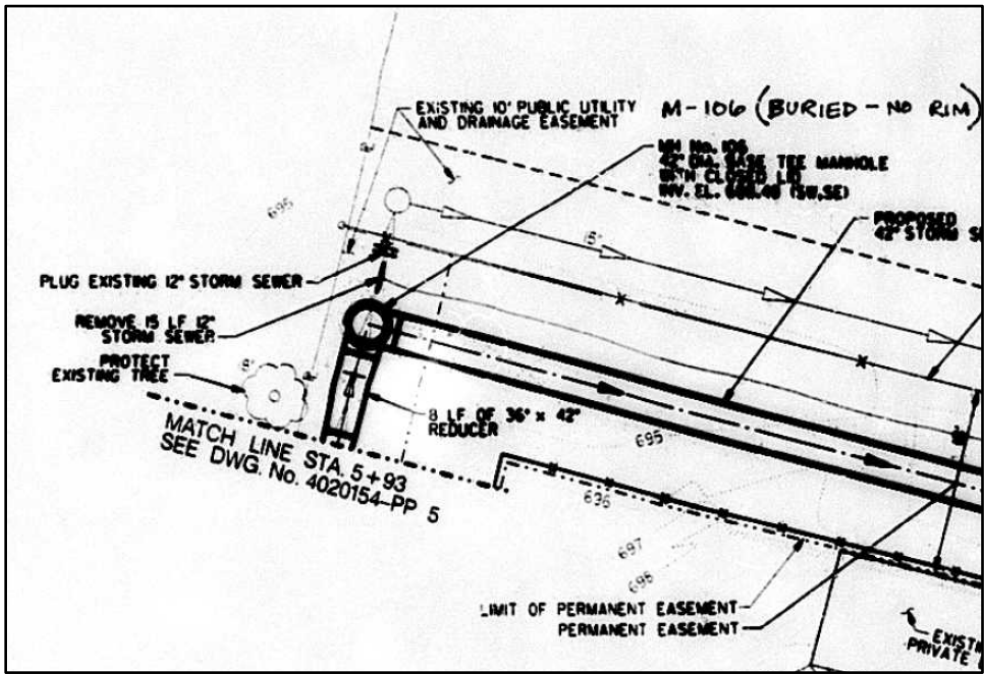
cc: James J. Tinaglia – Tinaglia Architects, Inc.

PLAN COMMISSION PC #23-011
2201 N Chestnut Townhomes
315 W Rand Road & 2201 N Chestnut Ave
Round 3 Preliminary Plat

53. The petitioner's response to comment nos. 43, 44, 47-51 is acceptable.

54. A response was not provided for comment no. 41. The maintenance agreement for the detention facility serving both properties shall be provided at final engineering.

55. The petitioner's response to comment no. 42 is noted.
    a) The fee-in-lieu for the automotive site area (0.435 ac) that is not tributary to the detention vault is acceptable. Provide calculations to show the overall site (1.06 ac) volume requirement (0.392 ac-ft per our calculations); subtracting the volume provided of 0.205 ac-ft leaves a deficiency of 0.187 ac-ft = 8,146 cu ft = $8,146 as fee-in-lieu of detention.
    b) The proposed bioswales to address the area that currently sheet drains to Rand Road is acceptable.
    c) The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin were provided, it appears the plans still do not accurately show the existing storm sewer. An image of the as-builts is below.



56. The petitioner's response to comment no. 45 regarding the fire truck exhibits is noted. The applicant has indicated that the eave height would be less than 30 ft; therefore, the Fire Department's responding vehicle does not need to meet the turning requirements for the tower truck. Update the exhibit with the Turning Performance Analysis for the Village's pumper truck.

57. The petitioner's response to comment no. 46 is noted. Permission from the adjacent property owner must be granted to construct the wall. This can be addressed at permit.

Additional Comments:

58. Provide the PE Stamp and the Drainage Certificate on the title sheet.

59. On the demolition plan, clearly label the depressed curb to be removed and replaced per IDOT's review.

60. Detectable warning panels are currently shown at the entrance to the automotive site. Detectable warning panels should only be added for an entrance if it is under stop control; however, the Village will defer to IDOT's review.

Preliminary Plat of Subdivision:

61. The petitioner's response to comment no. 52 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items have not been addressed:
    a) Provide the names and addresses of the owners of the land proposed to be subdivided, and all owners of land immediately adjoining the land proposed to be subdivided (229 W Rand Rd, 315 W Rand Rd, 2201 N Chestnut Ave &2127 N Chestnut Ave).

03-28-24

Michael L. Pagones P.E. Date
Village Engineer

Planning & Community Development Dept. Review

April 1, 2024

REVIEW ROUND 3

Project: 2201 N Chestnut Townhomes
2201 N Chestnut Ave, 315 W. Rand Rd.

Case Number: PC 23-011

General:

50. The response to the following comments is acceptable: 33, 35-37, 39, 40, 42-44, 46, 47, and 49.

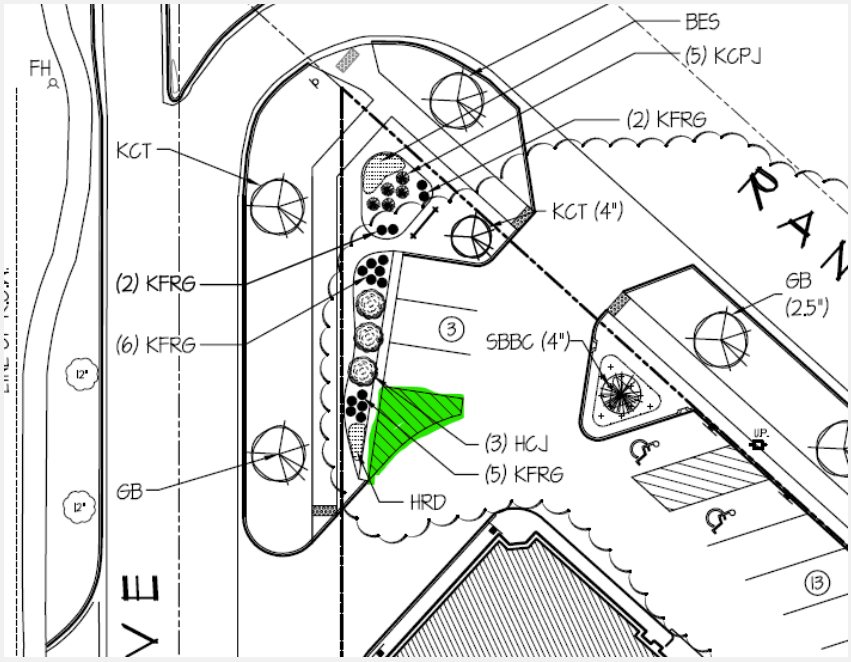
51. The response to comment #34 is noted. Based on the Round 3 submittal, the following approvals must be reviewed by the Plan Commission and approved by the Village Board:
    a) Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
    b) Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
    c) Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
    d) Special Use Permit to allow Minor Auto Repair on Lot 1
    e) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
    f) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
    g) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
    h) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
    i) Variations to Chapter 28 of the Municipal Code, Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.
    j) Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
    k) Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

52. The response to comment #41 is noted. If the configuration of the lots/subdivision changes as part of the Final Plat of Subdivision process to where each townhome is located on its own platted lot of record, then a draft of the Covenants, Conditions and Restrictions must be provided as part of the Final Plat of Subdivision approval process.

53. The response to comment #45 is noted. Please double check the IAC to verify if angled parking stalls can share an accessible aisle.

54. The response to comment #48 is acceptable. Given that a photometric plan has been provided, the need for a variation has been eliminated.

55. The striped area near the entrance off of Chestnut should be converted into a landscape island (see next page).


BES
(5) KCPJ
(2) KFRG
KCT
KCT (4")
(2) KFRG
(6) KFRG
3
SBBC (4")
GB
(2.5")
(3) HCJ
(5) KFRG
GB
HRD
13

Prepared by: _____

Chestnut Townhomes

2201 N. Chestnut

PC 23-011

April 2, 2024

Landscape Comments

1. The demolition plan, landscape plan and tree survey are inconsistent. Please coordinate so that the trees identified for preservation are shown on each plan. In addition, the tree preservation plan/chart must identify whether or not each tree is being preserved or removed.

2. Please identify on the landscape plan the size (at time of installation) for all plant material. Also, please include the quantities for each species. The arborvitae on the southwest corner must be a minimum of six feet at time of installation.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-5300
tel: 847.394.6600
fax: 847.394.6608

VIA Email

April 12, 2024

Mr. Michael Pagones, P.E.
Village Engineer
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 2201 N. Chestnut Townhomes
315 W. Rand Rd. and 2201 N. Chestnut Ave., Arlington Heights
Response to Round 3 Village Comments
Haeger File No.: 22-253

Dear Michael,

Haeger Engineering ("Haeger") is in receipt of your review comments dated March 28, 2024. We have revised the submittal materials accordingly per the comments. Please find enclosed the following items for your review:

- Preliminary Engineering Plans, dated 04/12/2024
- Preliminary Stormwater Report, dated 04/12/2024
- Preliminary Plat of Subdivision, dated 04/12/2024

The original review comments are included below, shown in *italics*, with our responses to each comment followed in bold.

53. *The petitioner's response to comment nos. 43, 44, 47-51 is acceptable.*
Noted.

54. *A response was not provided for comment no. 41. The maintenance agreement for the detention facility serving both properties shall be provided at final engineering.*
Noted.

55. *The petitioner's response to comment no. 42 is noted.*
a) *The fee-in-lieu for the automotive site area (0.435 ac) that is not tributary to the detention vault is acceptable. Provide calculations to show the overall site (1.06 ac) volume requirement (0.392 ac-ft per our calculations); subtracting the volume provided of 0.205 ac-ft leaves a deficiency of 0.187 ac-ft = 8,146 cu ft = $8,146 as fee-in-lieu of detention.*
The calculations were added to the report.

b) *The proposed bioswales to address the area that currently sheet drains to Rand Road is acceptable.*
Noted.

c) *The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin were provided, it appears the plans still do not accurately show the existing storm sewer. An image of the as-builts is below.*
The existing storm sewer layout was revised.

56. *The petitioner's response to comment no. 45 regarding the fire truck exhibits is noted. The applicant has indicated that the eave height would be less than 30 ft; therefore, the Fire Department's responding vehicle does not need to meet the turning requirements for the tower truck. Update the exhibit with the Turning Performance Analysis for the Village's pumper truck.*
    The fire truck was changed on the exhibits.

57. *The petitioner's response to comment no. 46 is noted. Permission from the adjacent property owner must be granted to construct the wall. This can be addressed at permit.*
    Noted.

58. *Provide the PE Stamp and the Drainage Certificate on the title sheet.*
    The stamp and certificate were added to the title sheet.

59. *On the demolition plan, clearly label the depressed curb to be removed and replaced per IDOT's review.*
    The depressed curb removal was noted.

60. *Detectable warning panels are currently shown at the entrance to the automotive site. Detectable warning panels should only be added for an entrance if it is under stop control; however, the Village will defer to IDOT's review.*
    The detectable warning panels were removed.

Preliminary Plat of Subdivision:

61. *The petitioner's response to comment no. 52 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items have not been addressed:*
    a) Provide the names and addresses of the owners of the land proposed to be subdivided, and all owners of land immediately adjoining the land proposed to be subdivided (229 W Rand Rd, 315 W Rand Rd, 2201 N Chestnut Ave &2127 N Chestnut Ave).
        The names and addresses of the owners and all owners of land immediately adjoining the land were added to the plat.

Should you require further information or have any questions, please do not hesitate to contact me at 847-230-3176 or kim-l@haegerengineering.com.

Sincerely,

HAEGER ENGINEERING LLC

Kim Lask

Kim Lask, P.E., PTOE, CFM
Project Manager

cc: James J. Tinaglia – Tinaglia Architects, Inc.

TINAGLIA

ARCHITECTS

April 12, 2024

Mr. Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Plan Commission 3nd Round Department Comments
Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue

The following is in response to the 3nd Round Department Comments received on April 2, 2024. Comments are addressed in a line by line format as requested. If you should have any questions or need further assistance, please feel free to contact my office.

Engineering Department:

Comments to be addressed by Civil Engineer under a separate cover.

Planning & Community Development:

General:

50. The response to the following comments is acceptable: 33, 35-37, 39, 40, 42-44, 46, 47, and 49.

a. Duly Noted.

51. The response to comment #34 is noted. Based on the Round 3 submittal, the following approvals must be reviewed by the Plan Commission and approved by the Village Board:

a) Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).

b) Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.

c) Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family

d) Special Use Permit to allow Minor Auto Repair on Lot 1

e) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.

TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
VOICE 847 253 0002
DATA 847 253 3063
www.tinaglia.com

f) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.

g) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.

h) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.

i) Variations to Chapter 28 of the Municipal Code, Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.

j) Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.

k) Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

a. Duly Noted.

52. *The response to comment #41 is noted. If the configuration of the lots/subdivision changes as part of the Final Plat of Subdivision process to where each townhome is located on its own platted lot of record, then a draft of the Covenants, Conditions and Restrictions must be provided as part of the Final Plat of Subdivision approval process.*

a. Duly Noted.

53. *The response to comment #45 is noted. Please double check the IAC to verify if angled parking stalls can share an accessible aisle.*

a. Accessible stalls have been relocated to perpendicular stalls as shown on the plan.

54. *The response to comment #48 is acceptable. Given that a photometric plan has been provided, the need for a variation has been eliminated.*

a. Duly Noted.

55. *The striped area near the entrance off of Chestnut should be converted into a landscape island (see next page).*

a. The petitioner has provided a large amount of new impermeable surface area with added landscaping, which has impacted his flexibility for parking on existing asphalt. The petitioner respectfully requests an allowance to keep this triangle shaped, striped asphalt for motorcycle parking for employees, etc.

TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
VOICE 847 253 0002
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Landscape Comments:

1. *Along The demolition plan, landscape plan and tree survey are inconsistent. Please coordinate so that the trees identified for preservation are shown on each plan. In addition, the tree preservation plan/chart must identify whether or not each tree is being preserved or removed.*

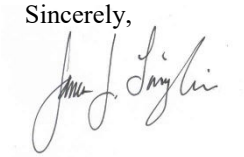
   a. Duly Noted. Please see revised plans.

2. *Please identify on the landscape plan the size (at time of installation) for all plant material. Also, please include the quantities for each species. The arborvitae on the southwest corner must be a minimum of six feet at time of installation.*

   b. Duly Noted. Please see revised Landscape Plan.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,



James J. Tinaglia
President
Tinaglia Architects, Inc.

TINAGLIA ARCHITECTS, INC.
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