



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 23, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Arlington Dog House - 3/9/16

IV. PUBLIC HEARINGS

- A. Northwest Gastroenterologists - 1415 S. Arlington Heights Rd. -
PC#16-003
PUD Amendment

V. OTHER BUSINESS

VI. ADJOURNMENT

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Item: Arlington Dog House - 3/9/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 3/9/16

Type

Minutes

DRAFT

PLAN

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

COMMISSION

RE: ARLINGTON DOG HOUSE - 213 S. ARLINGTON HEIGHTS ROAD
PC# 16-002, LAND USE VARIATION

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
9th day of March, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

CHAIRMAN LORENZINI: It is now 7:30. I'd like to call to order the meeting of the Plan Commission. Would you all please stand and recite the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Bill, roll call please.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, the next item on the agenda is the approval of meeting minutes of February 24th, 2016. There's two on there.

COMMISSIONER JENSEN: I move to approve.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

COMMISSIONER DROST: Not voting.

COMMISSIONER WARSKOW: Was not in attendance, or abstaining.

CHAIRMAN LORENZINI: I was not here. So, Mary Jo was not here, I was not here, and Mr. Drost is abstaining.

COMMISSIONER DROST: No, I wasn't here.

COMMISSIONER DAWSON: I was not here as well.

CHAIRMAN LORENZINI: Commissioner Dawson also.

COMMISSIONER DROST: I was absent.

CHAIRMAN LORENZINI: Okay, next item on the agenda is the public hearing, PC# 16-002. Bill, have all the proper notices been given?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Is the Petitioner here? Would you stand up please and we'll swear you in? Please raise your right hand.

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Please state your name and spell it for the court reporter and give us your address.

MR. LEERS: Mark Leers, L-e-e-r-s. Address is 421 Brookmont Lane, North Barrington, Illinois.

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

MR. LEERS: Yes, I did.

CHAIRMAN LORENZINI: And you agree with them?

MR. LEERS: Yes, I do.

CHAIRMAN LORENZINI: Okay, thank you. Would you give us a brief presentation, an overview of what you're here for?

MR. LEERS: Sure. Well, I'm the owner of Arlington Dog House. We're a dog daycare, grooming and boarding facility, just down the street in Arlington Heights. We've been open since October 2010. We are looking to expand into the storefront next to us which is being vacated by a karate studio to expand our services and capacity for our customer base.

CHAIRMAN LORENZINI: Okay, thank you. Bill, would you give us the Staff report please? You can have a seat.

MR. LEERS: Sure.

MR. ENRIGHT: Sure. This is an amendment to the Special Use Ordinance 10-27 which had some conditions of approval to which the Petitioner is seeking some changes to with the expansion of his successful business in Arlington Heights. I think Mark was potentially looking at other locations if he couldn't expand here, and so we're glad that, you know, he was able to get this space because he looked at it once before, but now that it's available he's been able to secure a lease for it.

So, you know, when Mr. Leers came through several years ago and he got this special use, there were, you know, concerns about noise and he did his utmost in complying with the requirement to soundproof, and we've had no complaints from the residents. So, I think that's been a great thing. With the expansion, Mr. Leers is agreeing to take those same measures to ensure peace and quiet for the residential directly behind to the east.

So, it's great that a business in town is going to be able to expand and staying here. The karate studio which generated some parking demand during the peaks will be no longer there, and that will probably help if anything the parking situation. There was a variation granted for parking when the original special use was approved in 2010, so this is not getting any worse. In fact, it will probably get better, not by code but in practical purpose in terms of the amount of parking because usually physical fitness studios, karate studios, things of that nature, can have some decent parking demand at certain intense peak hours.

So, Staff is very much in support of the increase to the Arlington Dog House and has a few conditions of approval that augment the original approval from the 2010. The other ones are still in play in terms of hours of operation and things like that. Some of the other ones have already been met with the fence and so forth. So, Staff recommends approval of the project.

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

COMMISSIONER ENNES: So moved.

COMMISSIONER DROST: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, let's start with questions from the Commissioners. Jay, would you like to start?

COMMISSIONER CHERWIN: No, actually I settled this with the Plat and Sub, and the issues were addressed that I had mentioned. Actually I experienced going to the studio next door and I thought the sound, whatever they put in first time, never even realized what was going on next door. So, it worked well. I don't see there's an issue, so I'm good.

CHAIRMAN LORENZINI: Thank you. John?

COMMISSIONER SIGALOS: I think it's a great project, I'm glad to see you're expanding. I saw that there was no issues pertaining to the neighbors regarding sound or any complaints. My question is on the, I see that you want to add dog walking.

MR. LEERS: Correct.

CHAIRMAN LORENZINI: Would you come back up please?

MR. LEERS: Sure.

COMMISSIONER SIGALOS: Which you're going to have I guess now. Where would that go? Down into the neighborhood or to the east?

MR. LEERS: Yes, we've been requesting, we've been asked by our customer base to, because we're an all indoor facility, to have some outdoor dog walking services for the daycare and morning clients that are there. So, it would be a service that would go around the block basically, around George down, I'm not sure of the street behind us, and then around and back to the doghouse. So, it would be like a ten-minute walk for the dogs usually, and it wouldn't be all the dogs. It would be an additional service, so we're assuming that it's going to probably be anywhere from 10 to 15 percent of our clients will take advantage of it. So, that number will be about five dogs to six dogs a day.

It's just a service, to be able to take them

outside because it has been a concern from some of the current clientele. They would like to have their dogs' outside time if possible, especially if our boarding clients have been there at least, because some kennels have dogs that will board with us a couple of weeks, a couple of months at a time. Since the variance currently is all inclusive to no dogs are allowed with our current variance to be outside, it would really help out the dogs that are there for more than a couple of days.

COMMISSIONER SIGALOS: Bill, could that be an issue with the neighbors to the east?

MR. ENRIGHT: Well, you know, it's my understanding that, you know, they'll try and take them for a walk around the neighborhood where there probably are a lot of dogs anyway with the residential. So, you know, I guess it depends on the neighborhood and not the, you know, and the type of dog.

COMMISSIONER SIGALOS: The only reason I'm asking is we take our dogs and board our dogs at Care Animal Hospital, and I know they're allowed only on their own property, in their parking, that they cannot take their dogs for a walk into neighbors' residential area to the south of Care Animal Hospital.

MR. ENRIGHT: Well, I think it stems from objections from the neighborhood, but we've never had any objections here.

COMMISSIONER SIGALOS: Well, because you don't walk them yet, is that correct? Currently you don't walk them?

MR. LEERS: Right, correct.

COMMISSIONER SIGALOS: Well, let's hope it doesn't become a problem, that's all.

MR. LEERS: We don't see it as a problem. I mean it's not like we're going to have, it's not going to be a large portion of our business. It's going to be a small portion of our business. It's just an option mainly for boarders that are there for a long time, to be able to have that option to go outside, you know. Although our in-store facility is completely clean and, you know, we have all the air filtrations, I mean it's very clean inside, it's the whole mental part of it appeals, well, I want my dog to go outside, even though the inside of our facility is probably cleaner than most yards that the dogs will end up walking.

COMMISSIONER SIGALOS: We're just saying -- dogs are going to walk, so I certainly agree with that.

MR. LEERS: So, we don't, we see it as a need for our customer base, we don't see it as a problem. We're not going to be having like 10, 20 dogs a day walked. They're not going to be walked five at a time. They're going to be walked one at a time on a harness, so it's not a safety issue. All dogs that are in our care are going to be under our insurance policy so, you know, we've never had an issue,

but I mean dogs are outside, so I mean if there's a case where the dogs, we don't want to see them escape but they are under our supervision, under our care, and under our insurance policies.

COMMISSIONER SIGALOS: The only other question I have is I saw that, and this just came from the Building Department, that the basement if it's to be used will need to be accessible for the disabled. Now, I know, I think the trigger point is 1,000 square feet or 1,200 square feet, somewhere around there, that it must be accessible. Anything less than that does not have to be I don't believe.

MR. LEERS: Yes, currently the new facility won't have a basement. The Grand Frame has a workshop underneath it. There's a small office space on there but it's maybe 500 square feet. But it won't be for clients, it would be more what we use the basement that we have at Arlington Dog House now, it's basically empty space, storage space, that kind of thing.

COMMISSIONER SIGALOS: I hope this doesn't come to play because, you know, to put an elevator in to make that handicap accessible is pretty costly.

MR. LEERS: Yes, I'm not sure about that. But like I said, under our current building that we're in now, we have two 2,500 square feet underneath us and we don't have --

COMMISSIONER SIGALOS: No, that doesn't require it then. That's all I have, thank you.

MR. LEERS: Sure.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I don't really have any questions. I've heard all the good things about your facility and I'm glad you're able to stay and expand.

MR. LEERS: Great, thanks.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: How soon do you think you'll fill up your 45-dog capacity?

MR. LEERS: Probably about, you know, a year or two. I mean right now, our capacity right now is 25 for daycare, and probably two days a week we fill up, two or three days a week. So, you know, people call in, we tell them we're full kind of thing. So, I don't see, you know, I would estimate that our daily use would be around 30 to 35. I don't see it being higher than that for a while.

COMMISSIONER DROST: There's room to expand, correct? I mean that's the whole idea.

MR. LEERS: Yes, that's the whole idea is to try to accommodate more customers and the convenience thing for them than calling in and having to be full.

COMMISSIONER DROST: What was your biggest surprise when

you moved in?

MR. LEERS: The biggest surprise?

COMMISSIONER DROST: Yes, biggest surprise, you know, good, bad. What was the, any surprises or anything really when you moved in? Because I was on the Plan Commission in 2010 and, you know, there was lots of concerns, you know, about the dogs barking and them escaping, running into the street.

MR. LEERS: Yes, sure. I guess our biggest surprise in the good side was that we filled up so quick, that's the good side. The bad side, the parking is the bad side. We never had, you know, the parking is an issue a couple of hours a day, and that's part of the reason why we wanted the space so bad because it alleviates a big issue in customer service, a convenience thing for our customers between 5:00 o'clock and 7:00 o'clock at night where parking is very limited, you know. So, that was on the bad side, but it was expected. Other than that, everything has been really good. You know, we haven't had any issues with clients.

We did a lot of work up front to make sure that the residents around us more or less didn't know we were there. I think we've been a good community steward. I mean we respect all our neighbors. We try to do whatever we can to make sure that they're not impacted by our business.

COMMISSIONER DROST: Yes, I just wanted to get some stuff into the record, that you're a good neighbor and people are --

MR. LEERS: Yes, we've been lucky and we've been really happy and, you know, the dog owners of Arlington Heights have been nothing but gracious. So, we're happy, you know, we've signed a ten-year lease so we expect to be here for the next ten years.

COMMISSIONER DROST: Good, well, thanks. I have no further comments or questions.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Mr. Leers, I wasn't at the Plat and Sub. I've been a lifelong dog owner, glad to hear that you're able to expand the business. I also have a concern about the potential that could arise from the dog walking. As you probably will recall, the first time you went through this, we were concerned and put the provision about no outside dog walking just because it's in a residential neighborhood.

I'm a numbers guy and I saw this sporadically throughout the whole recommendation that there was dog walking. I didn't see it in the original and I don't see it in the conditions unless I missed that. But I think that's something that needs to be emphasized. When I first did the numbers, I said ten minutes, 45 dogs, we're talking eight hours a day walking around the neighborhood. But I like your saying this is going to be something that's going to be rare

as opposed to, although I can see where people who have their dog in and see other dogs coming in from a walk might ask that.

Would you be open to some kind of a limitation on that?

MR. LEERS: Sure.

COMMISSIONER ENNES: So that it doesn't become --

MR. LEERS: I mean I can see your concern about the number of dogs. But most people that are going to utilize the dog walker aren't going to spend the money to bring their dog to daycare. I mean daycare is, you know, it's not cheap.

COMMISSIONER ENNES: Yes.

MR. LEERS: Then people do supplement that with dog walking out of their own home. So, to bring them to daycare and then also to pay for dog walking out of my business doesn't make a lot of sense for the people that bring their dog to us. It's basically more for the long-term boarders that are going to be there more than a couple of days. I can see some of the daycare clients using it on the spread, it's not going to be a regular thing I don't think. It's going to be more for the boarders that are there for more than a couple of days, not daycare dogs that come in everyday, because it just doesn't make sense financially to pay for daycare and then pay another \$10 or \$15 for a walk.

COMMISSIONER ENNES: How would you be willing to limit the number of dogs that get walked? Like I say, I'm just thinking when you start walking dogs around there, every other dog owner that doesn't pick up after their dog you're going to probably get paged for.

MR. LEERS: I agree, I mean that's true. I mean, you know, like I said previously is that we respect our neighbors. We're not going to send a person to walk the dog out and not make sure that they clean up after their dog, or our dog, or any dog. But I can see that as a concern but I don't, if you want to put a number on it, I do not see it being any more than 10, 8 to 10 dogs a day. I mean I'm fine putting a limit on the amount of dogs going out because you guys obviously want some limitations to the ordinance and I understand that.

COMMISSIONER ENNES: I don't want to see 40 dogs where it's eight hours a day there's a dog walking around there.

MR. LEERS: I don't want to be spending all my day walking 40 dogs around the block when I have a daycare to run.

COMMISSIONER ENNES: Well, if it pays well.

MR. LEERS: But I just don't see it as a business plan of being that many dogs but I am more than willing to put a limit on it for the comfort and the satisfaction of the Village. It's fine.

COMMISSIONER ENNES: Okay, and I really don't think it's anything that is going to be checked up on. But as long as you know that there's a limit there and you don't want to turn it into a new

business plan, I might be more comfortable.

MR. LEERS: I know you guys don't want anybody abusing any ordinance and that's the same reason, I agree with you, and that's the same reason when we've had the first ordinance we put the limits on the dogs that could be boarded and daycared in because, you know, it was an unknown. You guys didn't want the neighborhood to be going through this unknown without some kind of limitations, and I totally understand that. So, I mean if you guys feel the need to put a limitation on the amount of dog walks per day, I'm completely fine with that because I don't see it being a big part of the business.

COMMISSIONER ENNES: Okay, and this is just me. I'm just wondering what would you be comfortable with. It's not going to be 20, it's not going to be 45. You'd be comfortable with some kind of a cap of 10?

MR. LEERS: Sure. Yes, because like I said, I do not see it being above that for any reason.

COMMISSIONER ENNES: Okay, I would be comfortable with that and that's all I have.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: Yes, I have no questions. I'm very supportive. I live close by and I might even bring my dog there next time.

MR. LEERS: Sure.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: Yes, I don't have any questions. I was in Plat and Sub, and I think it's great that you're going to be expanding. To deal with Terry's question then, we could modify number 3 to say no more than 45 dogs for daycare, 25 dogs for overnight boarding, and no more than 10 dogs would be walked within a 24-hour period or some lines to that effect? Would that be a problem?

MR. LEERS: I'm fine with that, yes.

COMMISSIONER JENSEN: So, I would think we would add that and if that meets Terry's needs, I'm happy with everything else.

COMMISSIONER ENNES: It sounds like it meets the Petitioner's needs and it would make me feel better.

MR. LEERS: Sure.

COMMISSIONER JENSEN: I don't have any further questions.

CHAIRMAN LORENZINI: Bill, with this action we're taking here, I don't see it specifically allows dog walking.

MR. ENRIGHT: Well, you know, there's a prohibition from the 2010 ordinance there should be no exterior dog runs or walking area allowed, that means on the site.

CHAIRMAN LORENZINI: Right.

MR. ENRIGHT: What Mr. Leers has asked for, at least my

understanding is to have a walk primarily really more in the neighborhood.

MR. LEERS: Yes.

CHAIRMAN LORENZINI: Is that written here someplace?

MR. ENRIGHT: Well, you know, technically he can do that now.

CHAIRMAN LORENZINI: Right, that's why I'm --

MR. ENRIGHT: Because the prohibition from 2010 is related to the site, unless we addressed walking in the neighborhood, unless, I mean I could re-read the minutes from back then to see if that was part of the conversation and the intent behind that maybe is more broad. But I do think that, you know, given that dog walking, and Commissioner Sigalos brought this up earlier relating to another business in town that the neighborhood had objections, I think that if Petitioner is willing and the Plan Commission deems it necessary to add to the condition number 3 as, you know, suggested by Commissioner Jensen and brought up by Commissioner Ennes, then you can certainly add that in.

Is it something that the Village can enforce? Very difficult.

COMMISSIONER ENNES: Well, I think the idea is good of limiting it to 10 but even if you only had one, like if we started getting complaints from the neighborhood, what -- does the Village have?

MR. ENRIGHT: Well, you know, we could enforce the ordinance but, you know, how do you enforce it? I will say on this though, Mr. Leers has been very, you know, he's done everything the Village has asked with the original doghouse and soundproofed it and we haven't had any complaints about the business at all. So, I think it's a matter of faith, too, in the operator that he'll be true to his word and I have no reason to think otherwise.

COMMISSIONER JENSEN: Mr. Chairman, a question. Are we better off being silent on that? I assume the Village would have a problem if anyone started walking a dog in such a way that people complain and you could identify him as doing it, then the Village could take whatever action. Is it better to not give them an absolute right to do up to 10? So, should we be silent or should we put a condition on it?

MR. ENRIGHT: A condition like this is, you know, how is the Village really going to enforce it? I mean are we going to stand out there and watch dogs come out of this business and go around the neighborhood and if they bark they get a cite? I mean, you know, we would have to, to enforce a Village ordinance we would have to prove it and we'd have to take that person, issue them a citation and then go to court. A condition like this really isn't, you know, it makes sense if

you have faith in the operator following it and, you know, based on Mr. Leers' past operation here, we've had no issues, and his testimony, I have no reason to believe that he wouldn't follow up on a condition like that. He's agreed to it here and I take him at his word a hundred percent. I mean I can't vouch for him but it's up to you to decide that.

COMMISSIONER JENSEN: It seems to me that actually even with my proposed language, we might be better off being silent on that.

CHAIRMAN LORENZINI: I just thought that we'd cross the t's and dot the i's. Public comment, there's nobody here from the public. Back to the Commissioners for final deliberation or a motion.

COMMISSIONER ENNES: Well, I agree with the fact that Mr. Leers has, it sounds like he's complied with everything that we asked. My reasoning in bringing it up is I think he would comply with this also as opposed to it being something that was discussed and followed by him since, but all of a sudden everybody is demanding it and there's 40 dogs out there walking around the neighborhood. That would be my concern, at least you'd be aware that we'd want to keep that under control and not have it as a carte blanche thing in allowing the business in the area.

MR. LEERS: Sure.

COMMISSIONER ENNES: It's a little bit different, it has the potential for being than it is. So far there hasn't been a problem and I'd love to see it that way. It sounds like, you know, it's been a very successful business and you're growing it, that's good to know.

CHAIRMAN LORENZINI: Well, let me just ask this. How many, just a show of hands, how many would like to see that added as a condition? Raise your hand please.

COMMISSIONER SIGALOS: Well, correct me if I'm wrong, but just adding something thing, because the ordinance really now says there should be no exterior dog runs or walking area allowed, so somehow this has to --

COMMISSIONER DROST: Just on the property though, I guess that's the point.

COMMISSIONER DAWSON: Yes, just on the property.

COMMISSIONER ENNES: It doesn't say that, it says no exterior walking.

COMMISSIONER DAWSON: But then theoretically, how do you walk it across the property I guess is what you're saying.

COMMISSIONER SIGALOS: Yes, the way this reads, it doesn't say on their property, it just says no exterior dog runs or walking area allowed. So, somehow this has to be addressed.

COMMISSIONER DAWSON: Is there a property, I mean where are you taking them out, the back?

MR. LEERS: We have a parking lot in the back. The

front door is not an entranceway except for emergency. They come out the back to get picked up by our clients or at the side door which --

COMMISSIONER DAWSON: Right. So, to your point, if you, I'm not looking at the citation -- if you were to walk around the backdoor through the property to the sidewalk, that action in and of itself I think what you're saying could be perceived as a violation. No, I'm agreeing with you. So, if we wanted to allow this, then what you're saying is that as opposed to limiting the walking, we should have some reference in here that that walking would be allowed, correct? But if we're doing that, we might not have the proper notice because it wasn't, do we not? I mean I'm just asking.

MR. ENRIGHT: Proper notice?

COMMISSIONER DAWSON: Should that have been listed in the notification to the neighbors?

MR. ENRIGHT: No.

COMMISSIONER DAWSON: Okay, great.

MR. ENRIGHT: It's not a variation.

COMMISSIONER DAWSON: That's fine, that's your area not mine, but I just want to make sure. So, if you feel that, you don't feel that that's an issue, right?

MR. ENRIGHT: What's the question? What's the issue?

COMMISSIONER DAWSON: Well, Commissioner Sigalos is saying that right now the ordinance says there shall be no dog walking on the premises.

MR. ENRIGHT: It doesn't say that.

COMMISSIONER DAWSON: No, yes, it does.

COMMISSIONER SIGALOS: No, it doesn't say premises, it says no exterior.

COMMISSIONER DROST: External.

COMMISSIONER DAWSON: So, no exterior dog runs or walking area, ah, walking area, not exterior walking.

COMMISSIONER DROST: Right, as it relates to the project. Is there an ordinance against walking dogs in the Village?

COMMISSIONER DAWSON: That's not necessarily a walking --

COMMISSIONER WARSKOW: Anybody can bring a dog to any part of the Village and walk them.

COMMISSIONER DROST: Not in park district.

COMMISSIONER DAWSON: So, I guess what I would say is that if Bill is comfortable that this is not a violation, then I think I'm comfortable leaving it as is. If a neighbor comes up and starts making noise and you want to come back and ask for at that point some adjustment because it becomes a concern, we can look at it at that point and we'll have the minutes from this meeting in which we all seem to be in favor of allowing the walking. Does that sound fair?

MR. ENRIGHT: I don't know. All I know is, you know, irrespective of past, present or future, I think you need to decide as a group whether or not you think dog walking of any sort should be allowed for this business or not. If you don't think this business should be allowed to walk dogs whether on site or in the neighborhood, then you should make that part of your recommendation. If you think it's okay for some limited dog walking that the Petitioner has agreed to, then why not put that in your recommendation and clarify what might be a little bit foggy from the previous ordinance.

COMMISSIONER DAWSON: Okay, so now you're saying you do want it in the motion, that's fine.

MR. ENRIGHT: No, I'm not saying I want anything. I'm just suggesting to you --

COMMISSIONER DAWSON: Got it. I'm in favor of the dog walking, so I'm in favor of adding the provision to the motion to allow the dog walking.

CHAIRMAN LORENZINI: So, do you want to make that motion with the provision?

COMMISSIONER DAWSON: Sure. I will make the motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-002, a Land Use Variation, to allow an expansion to a commercial dog kennel in a B-2 District.

This approval is subject to the following conditions:

1. The Land Use Variation shall only apply to the Arlington Dog House operator.
2. The Petitioner shall install sound dampening vents and acoustic panels/insulation in the dog play areas/kennels that vent to the outside. These modifications shall be reflected in plans submitted for building permit. After the installation of said noise reduction systems, if the dog play areas/kennel volumes are determined to be an issue, the Petitioner shall be required to make further modifications to resolve the noise problem.
3. No more than 45 dogs for daycare and 25 dogs for overnight boarding are permitted.
4. All other conditions of approval from Ordinance 10-027 shall remain in full force and effect.
5. Compliance with all federal, state, and local laws, regulations and policies.

COMMISSIONER DAWSON: I'm not sure where to add but somewhere we need to reflect that we are also allowing dog walking.

CHAIRMAN LORENZINI: Item number 3 is Commissioner Jensen's --

COMMISSIONER DAWSON: But that's a condition, that's a condition, not a, do you see my question? We're not making a condition. I'm saying that I want to allow for dog walking.

CHAIRMAN LORENZINI: But doesn't that itself allow for dog walking --

COMMISSIONER DAWSON: I guess here is what I would say. I would add an item that allows for dog walking and, you know, unless we have neighborhood concerns at which time the operator will work with the Village to address such concerns. Does that appease kind of, we've done it in the past, like on a general if there's problems, they'll go talk to the Village? Anyone? Anybody?

COMMISSIONER JENSEN: Well, implicitly, isn't that already in 5?

COMMISSIONER DAWSON: It is always the case, but I mean I'm just trying to figure out how to word it in there if it's not a condition.

COMMISSIONER JENSEN: I agree. I thought that Commissioner Ennes would like it more and thought about, I think personally we're better off being silent. If a problem arises and it's reported to the Village, there would be a discussion on it. From past behavior, I am certain that the owner will make an adjustment. So, remaining silent on it to me makes a lot more sense. You would assume if we're silent on it you can go ahead and walk the dogs.

COMMISSIONER DROST: It just, you know, the catchall implies with all, you know, if it's bad behavior of the dog or, you know, or there's fecal materials that are dropped and not picked up, there are ordinances for that, correct? Am I right?

MR. ENRIGHT: Yes.

COMMISSIONER DROST: Yes, thank you.

COMMISSIONER DAWSON: All right. So, then just let the motion stand without modification?

COMMISSIONER ENNES: Well, I would say that I agree with Commissioner Dawson, that if we're not going to put a limitation in there which the Petitioner was happy with, that the original variance said that there wouldn't be dog walking.

COMMISSIONER DAWSON: No, it said there would be no dog walking area.

COMMISSIONER WARSKOW: It said there would be no dedicated area on the site for dog walking.

COMMISSIONER ENNES: Correct, so there won't be walking on the site or a walking area. Now we're going to be mute on it and if all of a sudden there is a complaint, then he has a bigger problem I think than if he had a limitation and we're telling him who he can walk

on it. Because the current variance said that anything that isn't changed now reverts back to the original approval.

I've expressed my concern. We can do it, you know, if the majority really doesn't have a problem with it, let's go with that.

CHAIRMAN LORENZINI: You can always comment, I guess everybody can comment on it when we vote. Is there a second to Commissioner Dawson's recommendation?

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Commissioner Drost seconded. Roll call vote please.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: No.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Comments?

COMMISSIONER DAWSON: The only comment is doing it as is, I believe that's what happened, it was as is, I would ask Staff to just look as to whether or not it would be appropriate to do a modification to the ordinance to have the Petitioner come back to make sure it's clear to avoid future, I'm just saying it's a recommendation of mine that I think we should investigate because I believe that we have to do a modification to the ordinance to allow the dog walking. But if you disagree with me, I don't have to push the point.

CHAIRMAN LORENZINI: Any other comments? Okay, congratulations, you have received approval. The next step is going to the Board of Trustees for final approval.

MR. ENRIGHT: April 4th.

CHAIRMAN LORENZINI: April 4th, okay. Thank you.

MR. LEERS: Thank you.

CHAIRMAN LORENZINI: Any other business, Bill, that we're concerned of?

MR. ENRIGHT: No. Plan Commission and Plat and Sub on the 23rd.

COMMISSIONER JENSEN: Are you saying both Plat and Sub and Plan Commission or just Plat and Sub?

MR. ENRIGHT: Plat and Sub and Plan Commission on the 23rd.

COMMISSIONER JENSEN: Thank you.

COMMISSIONER DAWSON: Motion to adjourn.

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: We have a motion to adjourn from Commissioner Dawson, second from Commissioner Warskow. All in favor?
(Chorus of ayes.)

CHAIRMAN LORENZINI: Thanks, folks. Thanks, we're adjourned.

(Whereupon, at 8:02 p.m., the meeting was adjourned.)

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

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

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____, A.D. 2016.

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Item: Northwest Gastroenterologists - 1415 S. Arlington Heights Rd. - PC#16-003

Department: Planning & Community Development

Requested Action

Amendment to Ordinances 77-005 and 95-055 to amend the PUD to allow a 1,612 square foot expansion for a medical office.

Variations Required

None.

Recommendation

The Staff Development Committee recommends approval of PC 16-003, an amendment to PUD Ordinances 77-005 and 95-055 to allow a 1,612 square foot expansion for a medical office, subject to the following conditions:

1. The Plat of Easement for cross access and drainage shall be recorded prior to issuance of a building permit.
2. An executed Onsite Utility Maintenance Agreement shall be provided prior to issuance of a building permit.
3. The petitioner shall comply with all applicable Federal, State and Local codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Legal Notice
Location Map
Plat & Sub Minutes
Elevations
Plans
Parking Counts
Department Comments - Petitioner Response

Type

Board or Commission Report
Correspondence
Exhibits
Minutes
Exhibits
Exhibits
Exhibits
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: March 23, 2016
Date Prepared: March 16, 2016
Project Title: Northwest Gastroenterologists
Address: 1415 S. Arlington Heights Road

BACKGROUND INFORMATION:

Petitioner: Sam Salahi
Address: Architectural Planning & Services
 123 W. Front Street, Suite 202
 Wheaton, IL 60187

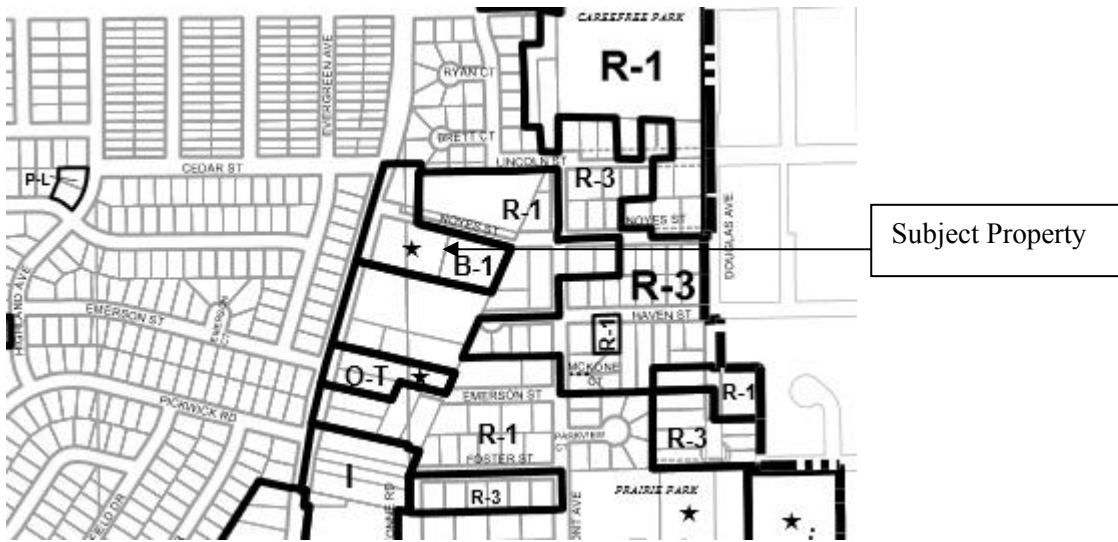
Existing Zoning: B-1 Business District Limited Retail, Planned Unit Development

Requested Action:

- Amendment to Ordinances 77-005 and 95-055 to amend the PUD to allow a 1,612 square foot expansion for a medical office.

Variations Required:

- None.



Subject Property

ANALYSIS:

SURROUNDING LAND USES:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One Family Dwelling	IDOT Salt Dome	Single Family Detached
South	R-1, One Family Dwelling	Vacant	Offices Only
East	R-1, One Family Dwelling	Single Family Home	Single Family Detached
West	R-3, One Family Dwelling	Single Family Homes	Single Family Detached

Background:

The subject site consists of two platted lots: Lot 1 is 65,922 sf (1.5 acres) and includes the medical office building and related parking. Lot 2 is vacant and is 54,608 sf (1.3 acres). In 1995, the parcel was subdivided in Ordinance 95-055, which included the following conditions: #2: "Lot 2 will hold the detention for Lot 1"; and #3: "A perpetual easement for cross access, public utilities and drainage shall be provided between Lot 1 and Lot 2. Any alteration of this easement must be approved by the Village." Condition #3, with respect to the cross access and drainage easement, was never implemented by the property owner, thus as a condition of this project, the easement must be provided and recorded with the County Recorder of Deeds.

The petitioner is proposing a 1,612 sf addition to the existing 8,370 sf medical office building. The addition is at the rear, east side of the building and will result in the loss of 27 parking spaces at the east parking area. The parking required for the building (with the new addition) is 50 spaces. The site currently includes 102 spaces, but with the loss of 27, the parking will be reduced to 75. Thus parking meets code as a medical office.

Zoning & Comprehensive Plan

The property is zoned B-1 which permits medical offices. The site is subject to a Planned Unit Development therefore an amendment to the PUD is required given the 19% increase in floor area and elimination of 27 parking spaces.

Site Plan

A Plat of Easement has been provided for cross access and drainage to address the previous condition of approval from 1995. The cross access easement was required but never implemented to allow for Lot 2 to access lot 1 where the driveway is located onto Noyes St. The cross access also allows for future access from the property to the south to gain access to the Noyes Driveway if necessary. The drainage easement allows drainage from lot 1 onto lot 2, which is how the site is designed. This Plat shall be recorded prior to issuance of a building permit.

In addition, as requested one accessible parking space has been provided in the parking area nearest the new rear entrance.

Traffic & Parking

The petitioner submitted parking counts for a three day period (Friday, Monday, Tuesday) during the peak business hours in order to determine if the parking needs will be met with the loss of 27 spaces. The maximum autos in the parking lot was 53, while 78 will be provided. The 9,982 square foot building requires 50 parking spaces by code at a ratio of 1:200 for medical office, thus resulting in a surplus of 28 spaces by code.

A traffic study is not required by code.

Building

Administrative design review was approved for the new addition and the addition fits well with the existing building.

Landscape & Tree Preservation

The petitioner has designed an enhanced landscape plan which addresses all code required landscaping. At building permit a compliance bond shall be required to ensure the new landscaping is installed.

RECOMMENDATION:

The Staff Development Committee recommends approval of PC 16-003, an amendment to PUD Ordinances 77-005 and 95-055 to allow a 1,612 square foot expansion for a medical office, subject to the following conditions:

1. The Plat of Easement for cross access and drainage shall be recorded prior to issuance of a building permit.
2. An executed Onsite Utility Maintenance Agreement shall be provided prior to issuance of a building permit.
3. The petitioner shall comply with all applicable Federal, State and Local codes, regulations and policies.

_____, March 16, 2016

Bill Enright, Deputy Director of Planning & Community Development

C: Randy Recklaus, Village Manager
 All Department Heads

NOTICE OF PUBLIC
HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
MARCH 23, 2016, AT 7:30
P.M. in the Municipal Building,
33 South Arlington Heights Road,
Arlington Heights, Illinois to consider
Petition No. 16-003, an
amendment to a Planned
Unit Development, said
property located at located at 1415 S. Arlington Heights
Road, Arlington Heights,
IL, legally described as:
Lots 1 and 2 in Caporale's
Subdivision of Part of the
Northeast ¼ of the South-
east ¼ of Section 9 and part
of the Northwest ¼ of the
southwest ¼ of Section 10,
Township 41 North, Range
11, East of the Third Principal
Meridian according to the
Plat thereof recorded
September 6, 1995 as document
93592247, in Cook
County, Illinois.
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) 368-5794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
March 8, 2016 (4434078)

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MAR 16 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 8, 2016 _____ in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

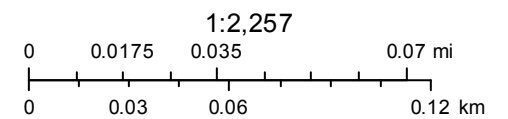
BY *Danila Baltz*
Authorized Agent

Control # 4434078

Aerial



November 12, 2015



**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

HELD AT VILLAGE HALL ON:

November 18, 2015

Project Title: Northwest Gastro
Address: 1415 S Arlington Heights Road
Petitioner: Sam Salahi
123 W Front Street Suite 202
Wheaton IL 60187

Requested Action:

1. An Amendment to Planned Unit Development for 1,600 sf addition

Variations Required:

1. None.

Attendees: Michael Bernsen, Petitioner
Sam Salahi, Petitioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bill Enright, Deputy Director Planning

Project Summary

The project includes an addition of 1,600 square feet to an existing 8,800 sf medical office building. A PUD amendment is required given the addition is about 19% increase to the size of the building. Approximately 27 parking spaces will be removed due to the addition, however the site remains in conformance with zoning code and parking.

Meeting Discussion:

The petitioner presented their project which consists of a small addition to the rear of the medical offices. Mr. Salahi indicated that parking will be reduced to 75 which exceeds the code requirement of 50 spaces.

Commissioner Jensen asked what was the purpose of the addition?

Mr. Bersen indicated that they need more space to meet State requirements for Medicare patients including larger exam rooms in order to obtain certificate of need.

Mr. Salahi indicated that the 1995 approval required a cross access and drainage easement which was never recorded. The petitioner will submit the required documents with this petition and will record said easements. He also indicated that staff suggested that this will only require internal staff review for design approval.

Mr. Enright said that staff fully supports the project and will assist the petitioner in expediting the project given the small scope of the project.

Commissioner Jensen added that he thought this was a great project.

Commissioner Cherwin asked the petitioner if they were ok with the suggested conditions outlined in the staff report?

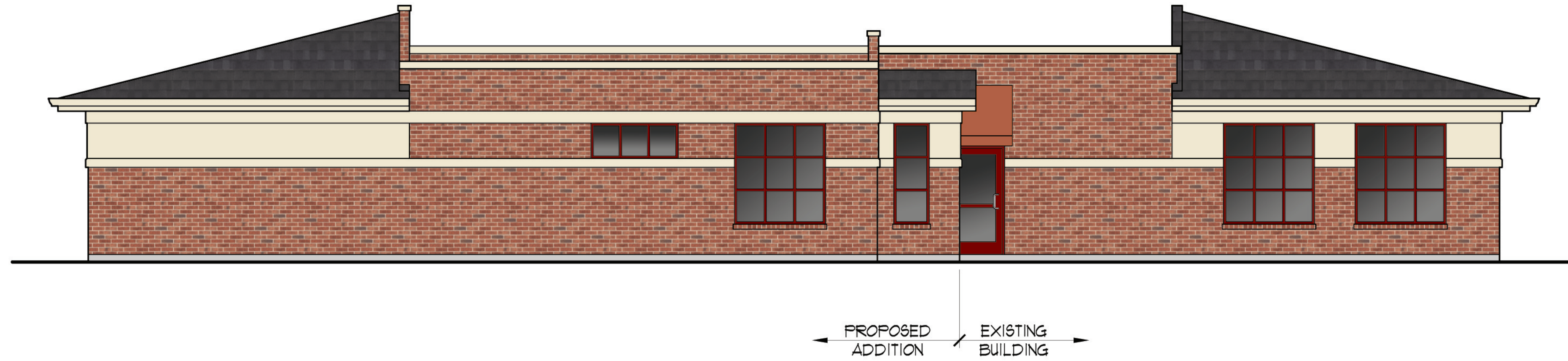
Mr. Al Jensen agreed with the conditions outlined in the report.

RECOMMENDATION

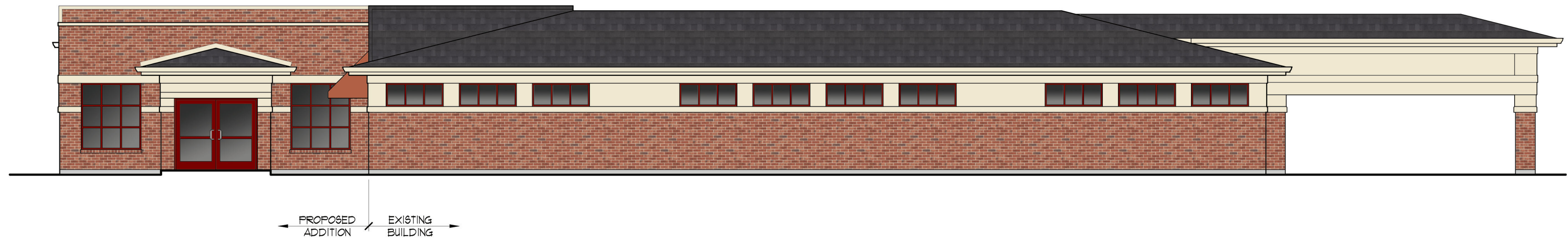
The Plat & Sub Committee was very supportive of the expansion and agreed that the Petitioner should move forward through the process.

Commissioner Green adjourned the meeting at 7:25 PM.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Bill Enright, Deputy Director Planning



2 **PROPOSED EAST ELEVATION**
SCALE: NONE



1 **PROPOSED NORTH ELEVATION**
SCALE: NONE



ARCHITECTURAL PLANNING & SERVICES, LTD.

NORTHWEST ENDO CENTER

1415 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS

123 W. Front St., Suite 202
Wheaton, Illinois 60187
T: 630-665-0355
F: 630-665-3022
www.apsarchitects.com

NORTHWEST ENDO CENTER

1415 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

LOCATION MAP



CONTACT INFO

ARCHITECT

Architectural Planning & Services, Ltd.
123 W. Front St.
Suite 202
Wheaton, IL 60187

CIVIL ENGINEER

W-T Civil Engineering, LLC
2675 Pratum Ave.
Hoffman Estates, IL 60192

SITE

W-T Land Surveying, Inc.
2675 Pratum Ave.
Hoffman Estates, IL 60192

LANDSCAPE

Brusseau Design Group, LLC
2675 Pratum Ave.
Hoffman Estates, IL 60192

SHEET INDEX

ARCHITECTURAL

G001	COVER PAGE
EC1	EXISTING FLOOR PLAN
EC2	EXISTING ELEVATIONS
A101	PROPOSED FLOOR PLAN
A102	PROPOSED ROOF PLAN
A201	PROPOSED BUILDING ELEVATIONS & TRASH ENCLOSURE

CIVIL

T-1.0	TITLE SHEET
C-1.0	SITE DEMOLITION PLAN
C-2.0	SITE GEOMETRIC/DEVELOPMENT PLAN
C-3.0	SITE GRADING PLAN
C-4.0	SITE UTILITY PLAN
C-5.0	STORMWATER POLLUTION PREVENTION PLAN
C-6.0	CONSTRUCTION DETAILS
C-6.1	CONSTRUCTION DETAILS
C-7.0	PROJECT SPECIFICATIONS
C-7.1	PROJECT SPECIFICATIONS

LANDSCAPE

LS1	LANDSCAPE PLAN
LS2	DETAILED LANDSCAPE PLAN
LS3	DETAILS & SPECIFICATIONS

SITE

S-1	BOUNDARY & TOPOGRAPHIC SURVEY
SHEET 1	PLAT OF SURVEY
EASE-1	PLAT OF EASEMENT
EX-1	FIRE DEPARTMENT CIRCULATION EXHIBIT

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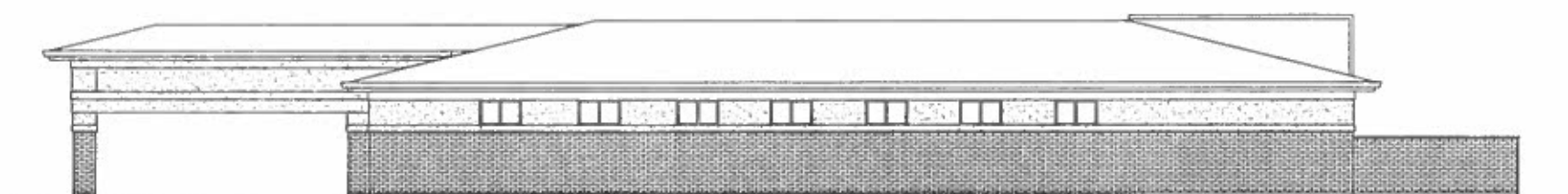
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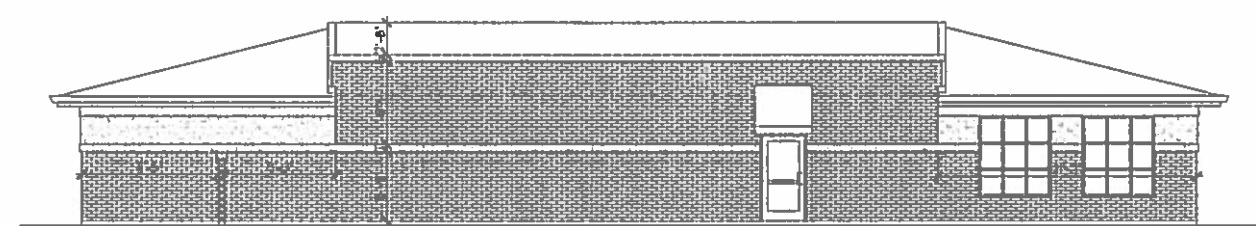
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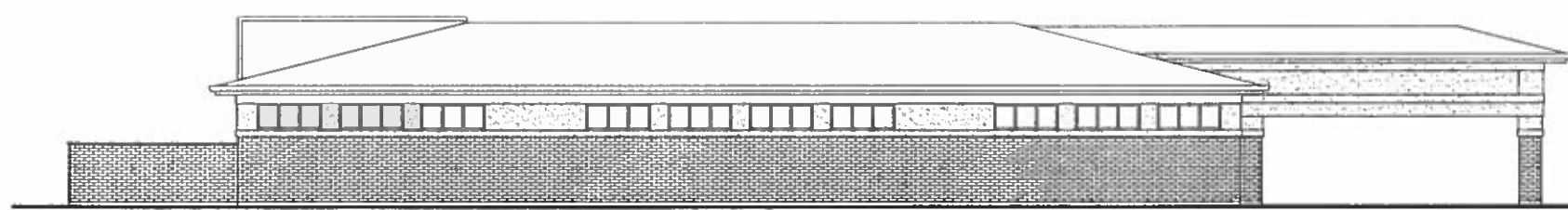
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3 EXISTING SOUTH ELEVATION
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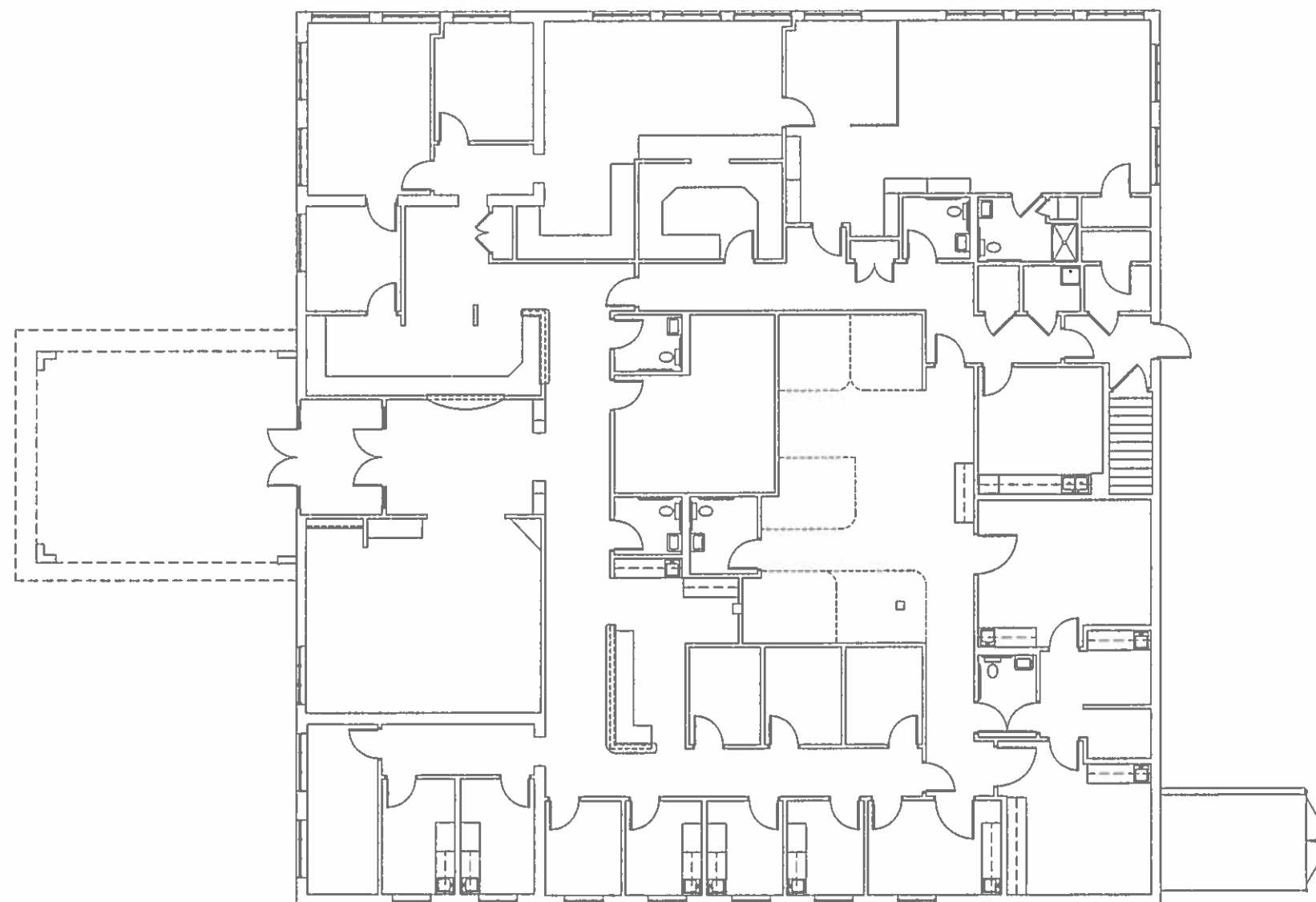


2 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"





1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

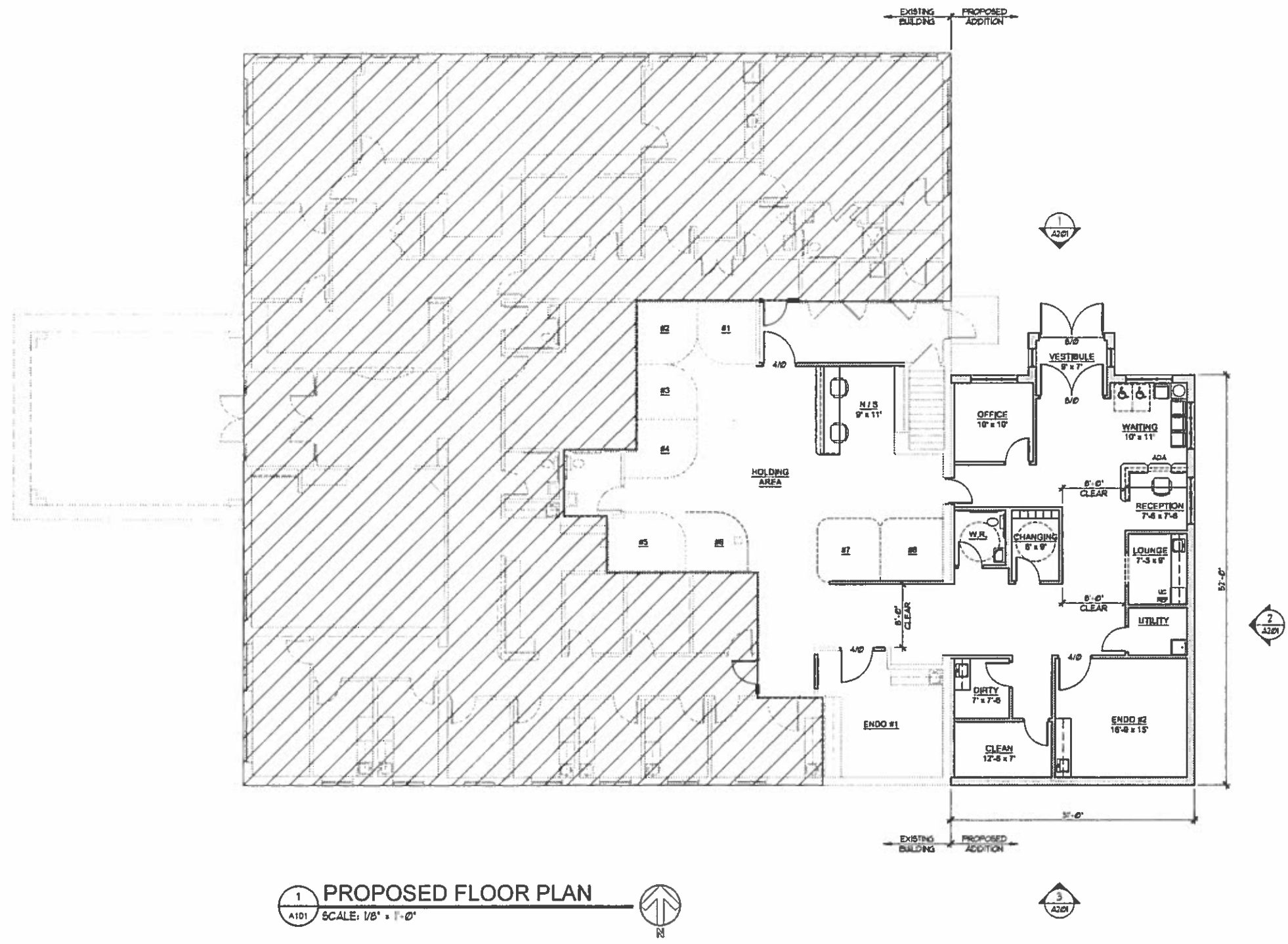
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UTILITY LEGEND

- NEW SAN CUT / BUTTJOINT LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING U.S. ELECTRIC LINE
- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING INLET (CURB)
- EXISTING VALVE VAULT
- EXISTING FIRE HYDRANT
- EXISTING B-BOX

SITE UTILITY NOTES:

- A. CONTRACTOR SHALL CONTACT JULIE (811 OR 1-800-842-0123) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- B. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REPAIR ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- C. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION. REFER TO THE GENERAL NOTES AND SPECIFICATION SHEETS FOR ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
- D. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- E. CONTRACTOR SHALL VERIFY IN FIELD EXACT SIZE, MATERIAL, INVERT, PIPE ROUTING, AND SLOPE OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
- F. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE SEWER TRENCH DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORINGS AND BRACINGS AS REQUIRED TO MAINTAIN STABILITY UNTIL CONSTRUCTION OF THE SEWER IS COMPLETE.
- G. CONTRACTOR TO COORDINATE ALL CONNECTIONS TO VILLAGE UTILITIES AND STORM SEWERS WITH THE PUBLIC WORKS DEPARTMENT.
- H. CONTRACTOR TO USE CAUTION WHEN EXCAVATING AT EXISTING UTILITY LINES.

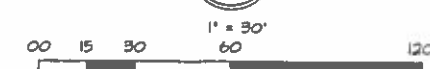
PROJECT NOTES:

STORM SEWER

1. CLEAN EXISTING STORM STRUCTURES OF ALL DEBRIS.
2. LET EXISTING STORM SEWER TO ALLOW EXISTING FLOOD TO DRAIN DRAIN SEWER AS NECESSARY TO LET SEWER.

EXISTING UTILITY DATA

- | | | | |
|---|---|---|---|
| 1. RM=698.31(STORM)
48" CONCRETE STRUCTURE
INV=694.51(8" RCP SE)
WATER LEVEL @ 694.70' | 7. RM=700.05(SAN)
48" CONCRETE STRUCTURE
INV=693.57(8" PVC SE) | 14. RM=697.82(WATER)
60" CONCRETE STRUCTURE
692.45' AT TOP OF 12" E/W PIPE | 21. RM=702.89(STORM)
36" CONCRETE STRUCTURE
INV=695.79(30" RCP N & S)
INV=695.28(12" RCP NW)
INV=695.28(8" CPP E)
INV=697.89(12" PVC SE) |
| 2. RM=699.17(STORM)
48" CONCRETE STRUCTURE
INV=694.27(8" RCP NW)
INV=694.27(10" RCP NE)
INV=696.32(4" PVC N)
WATER LEVEL @ 694.77' | 8. RM=696.83(UNKNOWN)
UNABLE TO REMOVE RM DUE TO THE RM BEING FLIPPED UPSIDE DOWN | 15. RM=702.80(STORM)
24" CONCRETE STRUCTURE
INV=699.77(10" RCP S) | 22. RM=703.89(STORM)
48" CONCRETE STRUCTURE
INV=696.61(30" RCP N)
INV=696.61(18" RCP S)
INV=697.09(12" RCP W)
INV=697.14(12" RCP E)
INV=697.99(8" CPP SE) |
| 3. RM=699.76(SAN)
48" CONCRETE STRUCTURE
INV=693.75(8" CLAY NW & SE)
INV=693.88(8" CLAY SW) | 9. RM=697.36(SAN)
48" CONCRETE STRUCTURE
INV=691.48(8" CLAY NW & E)
INV=692.19(8" IRON NE) | 16. RM=702.43(STORM)
36" CONCRETE STRUCTURE
INV=698.83(12" PVC N)
INV=699.23(8" CPP NW) | 23. RM=695.60(STORM)
48" CONCRETE STRUCTURE
INV=692.18(8" RCP NE) |
| 4. RM=699.95(UNKNOWN)
72" CONCRETE STRUCTURE
STRUCTURE FULL OF WATER
NO LINES FOUND
WATER LEVEL @ 697.42'
BTM OF STRUCTURE @ 693.50' | 10. RM=698.48(SAN)
48" CONCRETE STRUCTURE
INV=692.98(8" PVC NW)
INV=692.53(8" IRON SW) | 17. RM=702.15(STORM)
36" CONCRETE STRUCTURE
INV=698.65(12" PVC N & S) | 24. RM=698.23(STORM)
48" CONCRETE STRUCTURE
INV=694.28(8" CLAY NW & N)
INV=692.58(12" CLAY SW)
INV=693.08(10" CLAY E)
WATER LEVEL @ 692.56' |
| 5. RM=699.82(SAN)
48" CONCRETE STRUCTURE
INV=694.49(8" CLAY SE & SW) | 11. RM=698.16(SAN)
48" CONCRETE STRUCTURE
INV=689.71(8" CLAY E & W) | 18. RM=702.47(WATER)
699.97' AT TOP OF 12" M/S PIPE | 25. RM=693.87(STORM)
48" CONCRETE STRUCTURE
UNDER WATER |
| 6. RM=701.61(WATER)
60" CONCRETE STRUCTURE
698.07' AT TOP OF 12" E/W PIPE | 12. RM=698.56(WATER)
80" CONCRETE STRUCTURE
692.44' AT TOP OF 8" M/S PIPE | 19. RM=702.03(STORM)
48" CONCRETE STRUCTURE
INV=698.28(12" PVC N & S)
INV=698.23(12" PVC NW) | 26. RM=697.74(STORM)
48" CONCRETE STRUCTURE
INV=693.94(10" CLAY W)
INV=693.74(8" CLAY E)
INV=693.99(12" CLAY NE)
WATER LEVEL @ 694.20' |
| | 13. RM=697.46(STORM)
48" CONCRETE STRUCTURE
INV=691.51(10" RCP W)
INV=691.41(10" RCP E)
INV=691.46(8" RCP SSW)
WATER LEVEL @ 691.46' | 20. RM=702.11(STORM)
36" CONCRETE STRUCTURE
INV=698.71(12" PVC S) | |



GRADING LEGEND

- NEW SAWCUT / BUTT JOINT LINE
- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING INLET (CURB)
- EXISTING VALVE VAULT
- EXISTING FIRE HYDRANT
- EXISTING B-BOX
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- INTERPOLATED PROPOSED SPOT GRADE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- OVERLAND FLOW ARROW
- 6 FINISHED GRADE ELEVATION
- TC TOP OF CONCRETE/CURB ELEVATION
- TP TOP OF PAVEMENT ELEVATION
- TH TOP OF WALK ELEVATION
- FF FINISHED FLOOR ELEVATION
- HWL HIGH WATER ELEVATION

SITE GRADING NOTES:

- A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY & TOPOGRAPHIC SURVEY LAST DATED 12-3-15 PREPARED BY THE H-T LAND SURVEYING, INC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- B. CONTRACTOR SHALL CONTACT JULLIE (811 OR 1-800-692-0125) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN. CONTRACTOR SHALL BEWARE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
- C. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- D. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- E. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- F. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
- G. ALL HANDICAP ACCESSIBLE ROUTES (SIDEWALKS, WALKWAYS, DRIVEWAYS, ETC.) SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
- H. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- I. ALL EXCESS SOILS THAT CANNOT BE USED AS SUITABLE FILL SHALL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF.
- J. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LFC-662 AND/OR LFC-663 FORMS AS PART OF THEIR CONTRACT.

HATCH LEGEND

- NEW 5" CONCRETE SIDEWALK
- 5" PORTLAND CONCRETE CEMENT
- 4" CA-6 BASE COURSE
- NEW 6" CONCRETE PAD FOR TRASH ENCLOSURE
- 6" PORTLAND CONCRETE CEMENT
- 4" CA-6 BASE COURSE
- NEW ASPHALT PAVEMENT

	EXISTING	PROPOSED
PERVIOUS (ACRE)	1.49	1.53
IMPERVIOUS (ACRE)	1.27	1.23
TOTAL	2.76	2.76



00 15 30 60 120
1" = 30'

EXISTING UTILITY DATA

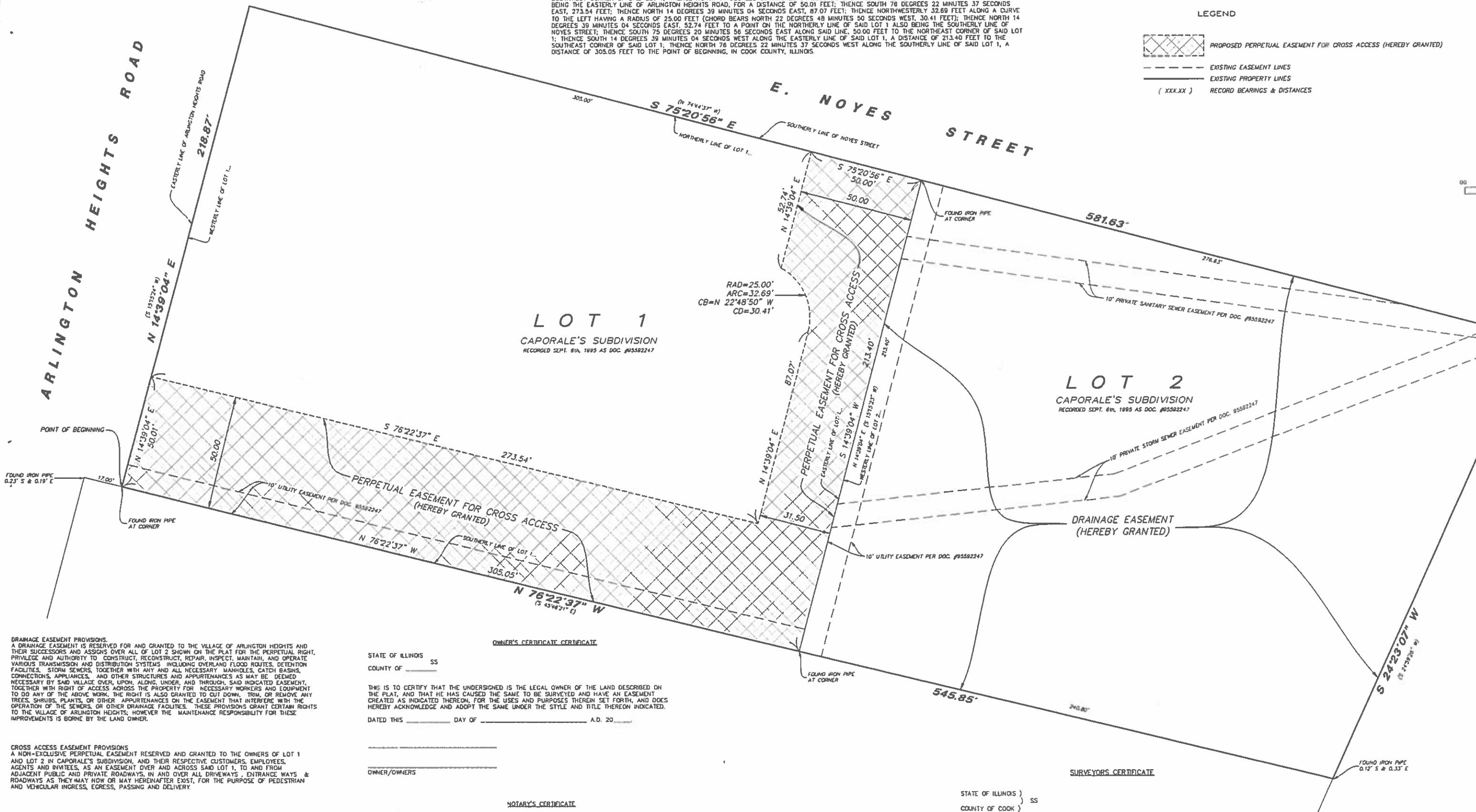
- | | | | |
|--|--|---|--|
| 1 RM=698.31'(STORM)
48" CONCRETE STRUCTURE
INV=694.51'(8" RCP SE)
WATER LEVEL @ 694.76' | 7 RM=700.05'(SAN)
48" CONCRETE STRUCTURE
INV=695.57'(8" PVC SE) | 14 RM=697.82'(WATER)
60" CONCRETE STRUCTURE
692.45' AT TOP OF 12" E/W PIPE | 21 RM=702.89'(STORM)
36" CONCRETE STRUCTURE
INV=695.79'(30" RCP N & S)
INV=698.29'(12" RCP NW)
INV=699.29'(6" CPP E)
INV=697.69'(12" PVC SE) |
| 2 RM=699.17'(STORM)
48" CONCRETE STRUCTURE
INV=694.27'(8" RCP NW)
INV=694.27'(10" RCP NE)
INV=696.32'(4" PVC H)
WATER LEVEL @ 694.77' | 8 UNABLE TO REMOVE RM DUE TO THE RM BEING FLIPPED UPSIDE DOWN | 15 RM=702.80'(STORM)
24" CONCRETE STRUCTURE
INV=699.77'(10" RCP S) | 22 RM=703.69'(STORM)
48" CONCRETE STRUCTURE
INV=696.61'(30" RCP N)
INV=696.61'(10" RCP S)
INV=697.09'(12" RCP W)
INV=697.14'(12" RCP E)
INV=697.99'(6" CPP SE) |
| 3 RM=699.78'(SAN)
48" CONCRETE STRUCTURE
INV=693.75'(8" CLAY NW & SE)
INV=693.08'(6" CLAY SW) | 9 RM=697.56'(SAN)
48" CONCRETE STRUCTURE
INV=691.48'(8" CLAY NW & E)
INV=692.19'(8" IRON NE) | 16 RM=702.43'(STORM)
36" CONCRETE STRUCTURE
INV=698.83'(12" PVC N)
INV=699.23'(6" CPP NW) | 23 RM=695.68'(STORM)
48" CONCRETE STRUCTURE
INV=692.18'(8" RCP NE) |
| 4 RM=698.95'(UNKNOWN)
72" CONCRETE STRUCTURE
STRUCTURE FULL OF WATER
NO LINES FOUND
WATER LEVEL @ 697.42'
BTM OF STRUCTURE @ 693.50' | 10 RM=698.48'(SAN)
48" CONCRETE STRUCTURE
INV=692.98'(8" PVC NW)
INV=692.53'(8" IRON SW) | 17 RM=702.15'(STORM)
36" CONCRETE STRUCTURE
INV=698.65'(12" PVC N & S) | 24 RM=698.23'(STORM)
48" CONCRETE STRUCTURE
INV=694.26'(8" CLAY NW & N)
INV=692.56'(12" CLAY SW)
INV=693.88'(10" CLAY E)
WATER LEVEL @ 692.58' |
| 5 RM=699.82'(SAN)
48" CONCRETE STRUCTURE
INV=694.49'(8" CLAY SE & SW) | 11 RM=698.16'(SAN)
48" CONCRETE STRUCTURE
INV=698.71'(8" CLAY E & W) | 18 RM=702.47'(WATER)
60" CONCRETE STRUCTURE
699.97' AT TOP OF 12" N/S PIPE | 25 RM=693.67'(STORM)
48" CONCRETE STRUCTURE
UNDER WATER |
| 6 RM=701.61'(WATER)
60" CONCRETE STRUCTURE
696.07' AT TOP OF 12" E/W PIPE | 12 RM=698.56'(WATER)
60" CONCRETE STRUCTURE
692.44' AT TOP OF 8" N/S PIPE | 19 RM=702.03'(STORM)
48" CONCRETE STRUCTURE
INV=698.28'(12" PVC N & S)
INV=698.23'(12" PVC NW) | 26 RM=697.74'(STORM)
48" CONCRETE STRUCTURE
INV=693.54'(10" CLAY W)
INV=693.74'(8" CLAY E)
INV=693.99'(12" CLAY NE)
WATER LEVEL @ 694.20' |
| | 13 RM=697.46'(STORM)
48" CONCRETE STRUCTURE
INV=691.51'(10" RCP W)
INV=691.41'(10" RCP E)
INV=691.46'(8" RCP SSW)
WATER LEVEL @ 691.46' | 20 RM=702.11'(STORM)
36" CONCRETE STRUCTURE
INV=698.71'(12" PVC S) | |

PLAT OF EASEMENT

ACCESS EASEMENT DESCRIPTION
THAT PART OF LOT 1 IN CAPORALE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1995 AS DOCUMENT NUMBER 95582247, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 14 DEGREES 39 MINUTES 04 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 1 ALSO BEING THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD, FOR A DISTANCE OF 50.01 FEET; THENCE SOUTH 76 DEGREES 22 MINUTES 37 SECONDS EAST, 273.54 FEET; THENCE NORTH 14 DEGREES 39 MINUTES 04 SECONDS EAST, 87.07 FEET; THENCE NORTHWESTERLY 32.69 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET (CHORD BEARS NORTH 22 DEGREES 48 MINUTES 50 SECONDS WEST, 30.41 FEET); THENCE NORTH 14 DEGREES 39 MINUTES 04 SECONDS EAST, 52.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 ALSO BEING THE SOUTHERLY LINE OF NOYES STREET; THENCE SOUTH 75 DEGREES 20 MINUTES 56 SECONDS EAST ALONG SAID LINE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 14 DEGREES 39 MINUTES 04 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 213.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 76 DEGREES 22 MINUTES 37 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 305.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LEGEND

- PROPOSED PERPETUAL EASEMENT FOR CROSS ACCESS (HEREBY GRANTED)
EXISTING EASEMENT LINES
EXISTING PROPERTY LINES
(XXX.XX) RECORD BEARINGS & DISTANCES



DRAINAGE EASEMENT PROVISIONS.
A DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND THEIR SUCCESSORS AND ASSIGNS OVER ALL OF LOT 2 SHOWN ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF ARLINGTON HEIGHTS; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

CROSS ACCESS EASEMENT PROVISIONS
A NON-EXCLUSIVE PERPETUAL EASEMENT RESERVED AND GRANTED TO THE OWNERS OF LOT 1 AND LOT 2 IN CAPORALE'S SUBDIVISION, AND THEIR RESPECTIVE CUSTOMERS, EMPLOYEES, AGENTS AND INVITEES, AS AN EASEMENT OVER AND ACROSS SAID LOT 1, TO AND FROM ADJACENT PUBLIC AND PRIVATE ROADWAYS, IN AND OVER ALL DRIVEWAYS, ENTRANCE WAYS & ROADWAYS AS THEY MAY NOW OR MAY HEREAFTER EXIST, FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, PASSING AND DELIVERY.

NOTES:

- PERMANENT INDEX NUMBER (P.I.N. #): 08-10-300-127 & 08-10-300-128
- ACCESS EASEMENT AREA: 0.4936 ACRES (21,500 SQUARE FEET)
DRAINAGE EASEMENT AREA: 1.2537 (54,610 SQUARE FEET)
- PLAT PREPARED FOR: W-T CIVIL ENGINEERING, LLC.
- BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

OWNER'S CERTIFICATE

STATE OF ILLINOIS SS
COUNTY OF _____

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND HAVE AN EASEMENT CREATED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ A.D. 20____

OWNER/OWNERS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS SS
COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE W-T LAND SURVEYING, INC DO HEREBY STATE THAT THIS PLAT THEREON DRAWN WAS COMPILED FROM EXISTING SURVEYS AND INSTRUMENTS OF PUBLIC RECORD FOR THE PURPOSE INDICATED HEREON.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____ A.D. _____ AT HOFFMAN ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

PRELIMINARY FOR REVIEW 2/25/16

FRANJO L. MATCIC - PLS #035-003556 EXPIRES 11/30/2016
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004387

2/25/16 ADDRESSED COMMENTS
12/21/15 ISSUED FOR REVIEW

SITE ADDRESS:

1415 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

PREPARED BY:

W-T

W-T LAND SURVEYING,

LAND AND CONSTRUCTION SURVEYING

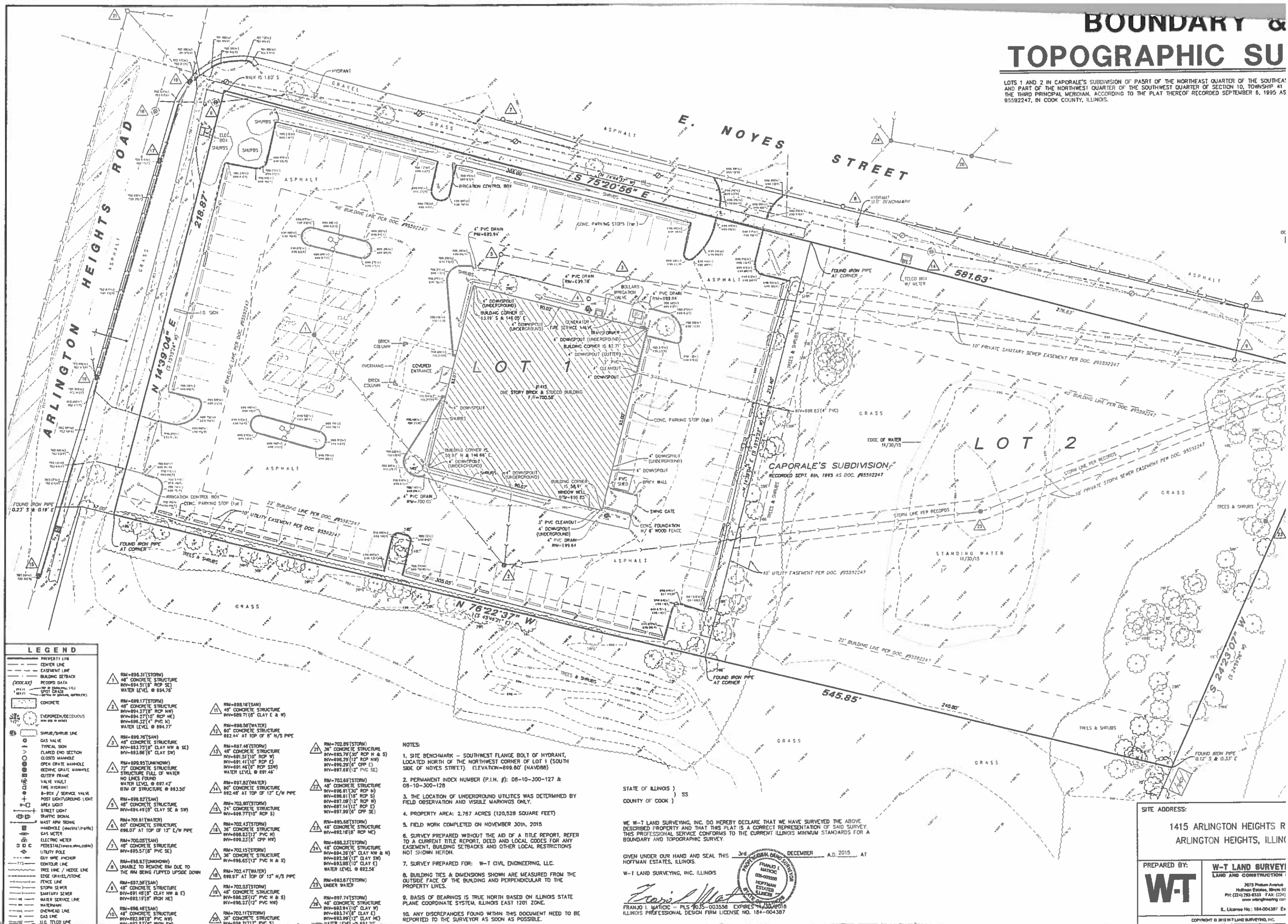
2875 Prichard Avenue
Hoffman Estates, Illinois 60182
PH: (224) 280-6333 FAX: (224) 280-6444
www.wtlandsurveying.com

IL License No. 184-004387 Exp. 04/30

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BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 1 AND 2 IN CAPORALE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST, THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1995 AS 95592247, IN COOK COUNTY, ILLINOIS.

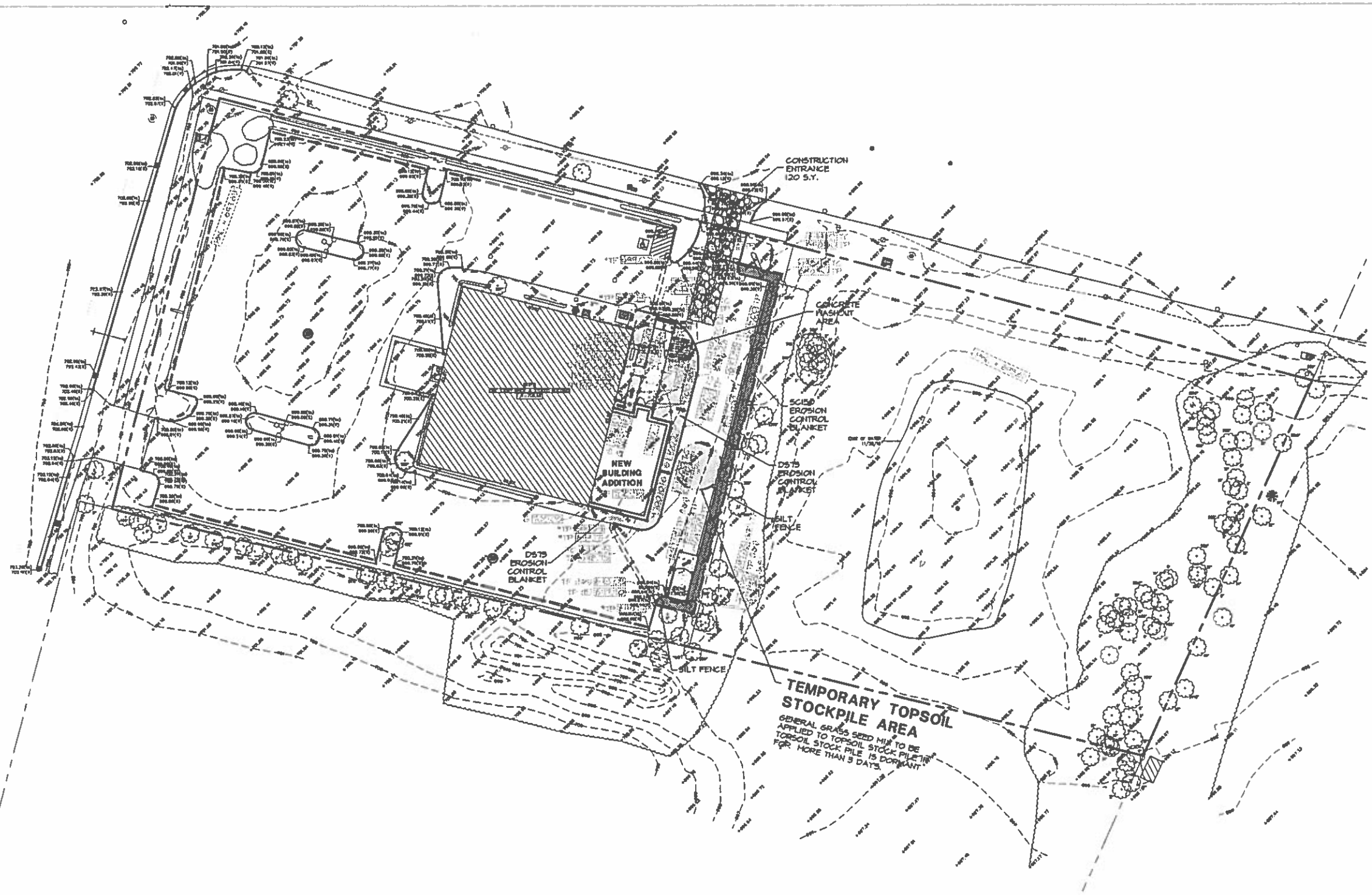


SWPPP LEGEND

---	NEW SANKUT / BUTT JOINT LINE
+	EXISTING UTILITY POLE
•	EXISTING MANHOLE
•	EXISTING CATCH BASIN
—	EXISTING INLET (CURB)
⊙	EXISTING VALVE VAULT
+	EXISTING FIRE HYDRANT
•	EXISTING B-BOX
+	EXISTING SPOT GRADE
+	PROPOSED SPOT GRADE
+	INTERPOLATED PROPOSED SPOT GRADE
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
→	OVERLAP FLOW ARROW
+	FINISHED GRADE ELEVATION
+	TOP OF CONCRETE/CURB ELEVATION
+	TOP OF PAVEMENT ELEVATION
+	TOP OF WALK ELEVATION
+	FINISHED FLOOR ELEVATION
+	HIGH WATER ELEVATION
⊙	FLEXSTORM CATCH-IT INLET PROTECTION
+	FINE GRADE, FERTILIZE, AND SEED. INSTALL D515 CONTROL BLANKET WITH 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
+	FINE GRADE, FERTILIZE, AND SEED. INSTALL SCS10 CONTROL BLANKET WITH 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
---	SILT FENCE
+	CONCRETE WASHOUT FACILITY (SUGGESTED LOCATION)

SWPPP NOTES:

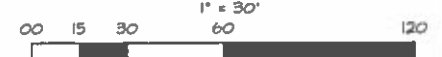
- ALL DISTURBED GREEN SPACES ON THE SITE SHALL BE RESTORED ACCORDING TO THE SEED BED PREPARATION SPECIFICATIONS BELOW AND BLANKETED OR MATTED AS SHOWN ON THE PLANS.
- TEMPORARY OR PERMANENT STABILIZATION SHALL OCCUR IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION SHALL CONSIST OF THE INSTALLATION OF TEMPORARY SEEDINGS.
- CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCES AS NECESSARY TO EXCAVATE AREAS AND HAIL SOILS ON-SITE. TRACKING OF DEBRIS ON SITE WILL NOT BE TOLERATED. ANY DEBRIS LEFT OUTSIDE OF THE PROJECT LIMITS MUST BE CLEANED IMMEDIATELY.
- EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS SHALL BE INSTALLED USING 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. METAL STAKES AND STAPLES ARE PROHIBITED.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY MAINTENANCE FOR THE SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INSPECTIONS, INSPECTION REPORTS, CORRECTIVE ACTION FORMS, SWPPP AMENDMENT LOGS, SUBCONTRACTOR CERTIFICATIONS/AGREEMENTS, GRADING AND STABILIZATION ACTIVITIES LOGS, SWPPP TRAINING LOGS, AND DELEGATION OF AUTHORITY FORMS FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL PROVIDE COPIES OF ALL SWPPP REPORTS, FORMS, AND LOGS TO H-T CIVIL ENGINEERING ONCE THE SITE HAS BEEN STABILIZED. THE CONTRACTOR SHALL MAINTAIN THESE DOCUMENTS FOR A PERIOD OF 3 YEARS FROM THE FINAL STABILIZATION OF THE SITE.



TEMPORARY TOPSOIL STOCKPILE AREA
GENERAL GRASS SEED MIX TO BE APPLIED TO TOPSOIL STOCKPILE IN MORE THAN 5 DAYS

EXISTING UTILITY DATA

1. RM=698.31'(STORM) 48" CONCRETE STRUCTURE INV=694.51'(8" RCP SE) WATER LEVEL @ 694.70'	7. RM=700.05'(SAN) 48" CONCRETE STRUCTURE INV=695.57'(8" PVC SE)	14. RM=697.82'(WATER) 60" CONCRETE STRUCTURE 692.48' AT TOP OF 12" E/W PIPE	21. RM=702.09'(STORM) 36" CONCRETE STRUCTURE INV=695.79'(30" RCP N & S) INV=698.29'(12" RCP NW) INV=699.29'(6" OPP E) INV=697.69'(12" PVC SE)
2. RM=699.17'(STORM) 48" CONCRETE STRUCTURE INV=694.27'(8" RCP NW) INV=694.72'(10" RCP NE) INV=696.32'(4" PVC N) WATER LEVEL @ 694.77'	8. RM=698.63'(UNKNOWN) UNABLE TO REMOVE RM DUE TO THE RM BEING FLIPPED UPSIDE DOWN	15. RM=702.80'(STORM) 24" CONCRETE STRUCTURE INV=699.77'(10" RCP S)	22. RM=703.69'(STORM) 48" CONCRETE STRUCTURE INV=698.61'(30" RCP W) INV=699.61'(18" RCP S) INV=697.09'(12" RCP W) INV=697.14'(12" RCP E) INV=697.09'(6" OPP SE)
3. RM=699.76'(SAN) 48" CONCRETE STRUCTURE INV=693.73'(8" CLAY NW & SE) INV=693.86'(6" CLAY SW)	9. RM=697.56'(SAN) 48" CONCRETE STRUCTURE INV=691.48'(8" CLAY NW & E) INV=692.19'(8" IRON NE)	16. RM=702.43'(STORM) 36" CONCRETE STRUCTURE INV=698.83'(12" PVC N) INV=699.23'(6" OPP NW)	23. RM=695.66'(STORM) 48" CONCRETE STRUCTURE INV=692.18'(8" RCP NE)
4. RM=699.95'(UNKNOWN) 72" CONCRETE STRUCTURE STRUCTURE FULL OF WATER NO LINES FOUND WATER LEVEL @ 697.42' BTH OF STRUCTURE @ 693.50'	10. RM=698.48'(SAN) 48" CONCRETE STRUCTURE INV=692.08'(8" PVC NW) INV=692.53'(8" IRON SW)	17. RM=702.15'(STORM) 36" CONCRETE STRUCTURE INV=698.65'(12" PVC N & S)	24. RM=698.23'(STORM) 48" CONCRETE STRUCTURE INV=694.26'(6" CLAY NW & N) INV=692.58'(12" CLAY SW) INV=693.88'(10" CLAY E) WATER LEVEL @ 692.58'
5. RM=699.82'(SAN) 48" CONCRETE STRUCTURE INV=694.49'(8" CLAY SE & SW)	11. RM=698.18'(SAN) 48" CONCRETE STRUCTURE INV=699.71'(8" CLAY E & W)	18. RM=702.47'(WATER) 60" CONCRETE STRUCTURE 699.97' AT TOP OF 12" H/S PIPE	25. RM=693.67'(STORM) UNDER WATER
6. RM=701.61'(WATER) 60" CONCRETE STRUCTURE 698.07' AT TOP OF 12" E/W PIPE	12. RM=698.56'(WATER) 60" CONCRETE STRUCTURE 692.44' AT TOP OF 8" H/S PIPE	19. RM=702.03'(STORM) 48" CONCRETE STRUCTURE INV=698.28'(12" PVC N & S) INV=698.23'(12" PVC NW)	26. RM=697.74'(STORM) 48" CONCRETE STRUCTURE INV=693.94'(10" CLAY W) INV=693.74'(8" CLAY E) INV=693.99'(12" CLAY NE) WATER LEVEL @ 694.20'
	13. RM=697.46'(STORM) 48" CONCRETE STRUCTURE INV=691.51'(10" RCP W) INV=691.41'(10" RCP E) INV=691.45'(8" RCP SW) WATER LEVEL @ 691.48'	20. RM=702.11'(STORM) 36" CONCRETE STRUCTURE INV=698.71'(12" PVC S)	



Traffic and Parking Study
Northwest Gastroenterologists
1415 S. Arlington Heights Road

Date	9:00 AM	NOON	3:00 PM
12/4/2015	53	48	39
12/7/2015	47	44	37
12/8/2015	39	32	29

The proposed plan will have 78 parking spaces

RECEIVED
FEB - 5 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

W-T CIVIL ENGINEERING, LLC

CIVIL AND STRUCTURAL ENGINEERS

2675 PRATUM AVENUE - HOFFMAN ESTATES, IL 60192

(224) 293-6333

FAX (224) 293-6341

February 25, 2016

Village Hall

~~Building Services~~ *Planning*

33 S. Arlington Heights Road

Arlington Heights, IL 60005

Attn: ~~Ms. Deb Pierce~~ *Enright*

Re: 1415 S. Arlington Heights Road

Dear: Ms. Pierce

Listed below in **bold** are our responses to the comments received from various Village departments dated February 9, 2016 – February 18, 2016.

Building Department

1. Fire sprinkler and fire alarm systems must remain operational in all occupied areas during renovations.

Understood.

Engineering Department

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

Understood.

RECEIVED

FEB 26 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

12. The existing detention facility is a private system and is not to be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. See attached sample.

The Onsite Utility Maintenance Agreement will be provided once the plans are approved. We understand that an agreement must be executed prior to issuance of a permit.

13. The project results in a net reduction in impervious area. No new storm water detention is required. However, the existing required detention volume must be verified. Provide calculations to show the actual volume of detention currently provided.

Enclosed are volume calculations of the existing detention currently provided. The existing storage volume in the west parking lot is 0.212 acre-feet. The existing storage volume in the east detention pond is 0.276 acre-feet. The total existing volume provided is 0.488 acre-feet ($0.212 + 0.276 = 0.488$ acre-feet).

14. There are no changes shown to the existing parking lot lighting system.

Understood.

15. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the southeast corner of the site in both directions. Attached are the specifications for the tower apparatus.

Enclosed is a Circulation Exhibit, sheet EX-3, showing the turning path of the Fire Department's responding vehicle through the project area in both directions.

16. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase.

The New Heavy Duty Asphalt Pavement section detail has been revised to call out the specified layer thicknesses. Refer to the Construction Details, sheet C-6.1 for additional details.

17. Code requires perimeter concrete curb for new/reconstructed section of parking lot. The portion of parking lot being reconstructed along the east side of the building must include perimeter curb. If the intent is to still sheet drain the pavement to the east this requirement can be fulfilled with curb with occasional depressions in the curb to allow water to pass, or a flat concrete ribbon.

Project Note 5 on the Site Geometric and Development Plan, sheet C-2.0, has been revised to call out a new 12" concrete ribbon curb along the east side of the proposed pavement. A detail of the 12" concrete ribbon has been provided on the Construction Details, sheet C-6.1.

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

A bicycle rack has been added on the east side of the building near the entrance to the building addition. Refer to the Site Geometric and Development Plan, sheet C-2.0, for additional details.

19. What purpose does the proposed cross access easement serve?

The proposed cross access easement is provided for future cross access.

Fire Department

1. The addition is to be sprinkled.

Understood. The fire protection service line will be extended from the existing building into the new addition.

2. Please provide an Autoturn diagram showing access with the addition in place.

Enclosed is a Circulation Exhibit, sheet EX-3, showing the turning path of the Fire Department's responding vehicle through the project area in both directions.

3. The addition is to meet code for fire detection and be supported by the current fire alarm system.

Understood.

4. While not required the occupant should consider placing a knox box at the building entrance to the addition.

Understood. A knox box is not proposed to be installed at this time.

Police Department

1. Character of Use:
The character of use is consistent with the area and is not a concern.

No response required.

2. Are lighting requirement adequate?
Lighting should be up to Village of Arlington Heights code.

Understood. Changes to the lighting system are not proposed.

3. Present traffic problems?
There are no apparent traffic problems at this location.

No response required.

4. Traffic accidents at particular location.
This is not a problem area in relation to traffic accidents.

No response required.

5. Traffic problems that may be created by the development.
This development should not create any additional traffic problems.

No response required.

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

Understood.

Health Services Department

1. Provide Accessible Parking Spaces on the shortest accessible route to the new entrance of the Building addition. IAC Section 400.310(c)(2).

One (1) accessible parking space has been provided across the drive aisle from the northeast corner of the existing building. This is the shortest route to the new entrance of the addition. Refer to the Site Geometric and Development Plan for additional details. Handicap striping and signage details are provided on the Construction Details, sheet C-6.1.

Planning Department

1. The cross access easement provided is 50 feet wide running along the east property line of lot 1, however, the proposed building addition would be within that easement. Please modify the easement to reflect the proposed site plan which indicates the drive aisle 24 feet wide setback 7 feet from the east property line for a total of 31 feet (rather than 50 feet as shown).

The Plat of Easement has been revised. The width of the cross access easement along the frontage of the building has been reduced from 50 feet to 31.50 feet. Outside of the building frontage, the width of the easement is unchanged at 50 feet. Refer to the enclosed revised Plat of Easement for details.

2. Ordinance 95-055 (see attached Ordinance) also required a drainage easement as lot 1 drains to lot 2. Please provide required drainage easement.

Understood. A drainage easement is now shown on the Plat of Easement over all of Lot 2. Refer to the Plat of Easement for additional details.

Planning Department – Landscape and Tree Preservation

1. A landscape compliance bond in the amount of 30% of the landscaping costs will be required at time of permit.

Understood. Enclosed is a cost estimate of the anticipated landscaping costs for this project. A bond in the amount of 30% of the total landscaping costs will be provided prior to issuance of the permit.

**1415 S. Arlington Heights Road
Arlington Heights, IL
02/25/16
Page 6**

Enclosed please find five (5) copies of the revised site engineering drawings, one (1) copy of the revised Plat of Easement, one (1) copy of the Opinion of Probable Landscape Costs, five (5) copies of the Circulation Exhibit, and one (1) copy of the existing detention volume calculations. Please forward any additional questions or comments to my attention at the address above.

Respectfully Submitted,

W-T CIVIL ENGINEERING, LLC

**Matt Palys P.E., CFM
Project Engineer**

W-T CIVIL ENGINEERING, LLC

W-T CIVIL ENGINEERING, L.L.C.

Civil and Structural Engineers
 2675 Pratum Ave.
 Hoffman Estates, IL 60192
 (224) 293-6333

PROJECT NAME: Northwest Gastroenterologists

LOCATION: CE15099

DATE: 12/18/2015

BY: DAK

EXISTING WEST PARKING LOT STORAGE VOLUME

ELEVATION	AREA	INCR. STORAGE VOLUME	CUMULATIVE STORAGE VOLUME	
699.63	18,502 SQ. FT.			
		7,454 CU. FT.	9,235 CU. FT. OR	0.2120 AC-FT
699.00	5,162 SQ. FT.			
		1,781 CU. FT.	1,781 CU. FT. OR	0.0409 AC-FT
698.31	0 SQ. FT.			
TOTAL POND $V_{699.63} =$			9,235 CU. FT.	
			OR	0.212 AC-FT

EXISTING EAST DETENTION POND STORAGE VOLUME

ELEVATION	AREA	INCR. STORAGE VOLUME	CUMULATIVE STORAGE VOLUME	
695.61	19,108 SQ. FT.			
		7,981 CU. FT.	12,026 CU. FT. OR	0.2761 AC-FT
695.00	7,059 SQ. FT.			
		3,953 CU. FT.	4,046 CU. FT. OR	0.0929 AC-FT
694.00	846 SQ. FT.			
		93 CU. FT.	93 CU. FT. OR	0.0021 AC-FT
693.67	0 SQ. FT.			
TOTAL POND $V_{695.61} =$			12,026 CU. FT.	
			OR	0.276 AC-FT



Brusseau Design Group, LLC

Landscape Architecture • Land Planning • Recreational Planning & Design

2675 Pratum Avenue, Hoffman Estates, IL 60192 (224) 293-6470, (224) 293-6477 Fax

Northwest Gastroenterologists

Landscape Development

Arlington Heights, IL

Opinion of Probable Landscape Costs

February 25, 2106

<u>Item</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Sub-Total</u>	<u>Area Total</u>
Landscape Plantings					
Shade Trees (4")	EA	\$500.00	9	\$4,500.00	
Ornamental Trees (6')	EA	\$350.00	1	\$350.00	
Evergreen Trees (7')	EA	\$350.00	0	\$0.00	
Deciduous Shrubs (24" - 36")	EA	\$75.00	22	\$1,650.00	
Evergreen Shrubs (24")	EA	\$75.00	6	\$450.00	
Perennials	EA	\$20.00	287	\$5,740.00	
Hardwood Mulch	CY	\$40.00	10	\$400.00	\$13,090.00
Total Budgetary Estimate					\$13,090.00

Enright, Bill

From: Enright, Bill
Sent: Friday, February 19, 2016 3:00 PM
To: samsalahi@apsarchitects.com
Subject: NW Gastro
Attachments: DOC073.pdf

Sam please find attached first round comments from the Village departments. Please respond, in writing, to each comment. Please label each department and the comment number with your response. If revised plans are required, just send 3 copies of the revised plan (not the whole set of plans).

Thank you.

Bill Enright

*Deputy Director Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
847-368-5211*

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
 Petitioner: _____
 Owner: MITCHELL BERKSEN
NWB PARTNERS, LLC
 Contact Person: Sam Salahi - Architect
 Address: 123 W. Front, Suite 202
Wheaton, IL 60187
 Phone #: 630-665-0355
 Fax #: _____
 E-Mail: Sam.Salahi@Apsarchitects.com

LOT-1 (08-10-300-127-0000)
 P.I.N.# LOT-2 (08-10-300-128-0000)
 Location: 1415 S. Arlington Heights Rd.
 Rezoning: _____ Current: B-1* Proposed: B-1*
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: Amendment For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

- | | YES | NO | | |
|----|----------|-------|-------------|---------------|
| 1. | <u>X</u> | _____ | VILLAGE | BUILDING CODE |
| 2. | _____ | _____ | PRESENT | ZONING USE |
| 3. | _____ | _____ | REQUESTED | ZONING USE |
| 4. | _____ | _____ | SUBDIVISION | REQUIRED |
| 5. | _____ | _____ | SIGN | CODE |

6. GENERAL COMMENTS:

NO COMMENTS

RECEIVED

FEB 10 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Det Pierce 2-10-16
 Director PLAN REVIEWER Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
 Petitioner: _____
 Owner: MITCHELL BERNBEN
NWG PARTNERS LLC
 Contact Person: Sam Salahi - Architect
 Address: 123 W. Front, Suite 202
Wheaton, IL 60187
 Phone #: 630-665-0355
 Fax #: _____
 E-Mail: Sam.Salahi@APSarchitect.com

P.I.N.# LOT-1 (08-10-300-127-0000)
LOT-2 (08-10-300-128-0000)
 Location: 1415 S. Arlington Heights
 Rezoning: _____ Current: B-1 * Proposed: B-1 *
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: Amendment For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICES

- 1.) Fire SPRINKLER & Fire Alarm SYSTEMS MUST REMAIN OPERATIONAL IN ALL OCCUPIED AREAS DURING RENOVATIONS.

RECEIVED

FEB 18 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Director

2/18/16
Date

PUBLIC WORKS DEPARTMENT

2

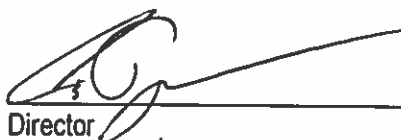
PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

LOT-1 (08-10-300-127-0000)
 P.I.N.# LOT-2 (08-10-300-128-0000)
 Location: 145 S. Arlington Heights Rd.
 Rezoning: _____ Current: B-1* Proposed: B-1*
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: Amended For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: 3BR: 4BR: _____

Petition #: P.C. 16-003
 Petitioner: _____
 Owner: MITCHELL BERNSEN
 NWG PARTNERS, LLC
 Contact Person: Sam Salahi - Architect
 Address: 173 W. Front, Suite 202
 Wheaton, IL 60187
 Phone #: 630-665-0355
 Fax #: _____
 E-Mail: Sam.Salahi@APSarchitect.com

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

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



Director

3-4-16

Date

As NOTED

ON 3-1-16 memo attached

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: March 1, 2016

Subject: 1415 S Arlington Heights Rd., P.C. #16-003 Round 1

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

- 1) There is currently a 4" dual check valve protecting the fire line, it needs to be replaced with a 4" RPZ.
- 2) The existing 2" RPZ needs to be replaced with a new 2" RPZ.
- 3) The proposed maintenance to the existing detention basin must ensure proper drainage for the future. That basin must be empty during dry weather.
- 4) Verify the structure 23 does not surcharge into the property to the east during peak rainfall events.

If you have any questions, please feel free to contact me.

C. file

RECEIVED
MAR - 8 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
 Petitioner: _____

Owner: MITCHELL BERNSEN
NWG PARTNERS LLC

Contact Person: Sam Salahi-Architect
 Address: 123 W. Front, Suite 202
Wheaton, IL 60187
 Phone #: 630-665-0355
 Fax #: _____
 E-Mail: Sam.Salahi@Apsarchitects.com

LOT-1 (08-10-300-127-0000)
 P.I.N.# LOT-2 (08-10-300-128-0000)
 Location: 1415 S. Arlington Heights Rd.
 Rezoning: _____ Current: B-1 * Proposed: B-1 *
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: Amendment For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ TBD. _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X _____

_____ X _____

_____ N/A _____

_____ N/A _____

X _____

X _____

_____ X _____

_____ X _____

RECEIVED
 FEB 11 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

#62-88 ALREADY PAID

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: W-T CIVIL ENG, LLC
 DATE OF PLANS: 12-18-15

James J. M. M. 2/10/16
 Director Date

PLAN COMMISSION PC #16-003
Northwest Gastro
1415 S. Arlington Heights Rd.
PUD Amendment
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. The existing detention facility is a private system and is not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. See attached sample.
13. The project results in a net reduction in impervious area. No new storm water detention is required. However, the existing required detention volume must be verified. Provide calculations to show the actual volume of detention currently provided.
14. There are no changes shown to the existing parking lot lighting system.
15. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the southeast corner of the site in both directions. Attached are the specifications for the tower apparatus.
16. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-30 Binder, and 4" CA-6 Stone Subbase.
17. Code requires perimeter concrete curb for new/reconstructed sections of parking lot. The portion of parking lot being reconstructed along the east side of the building must include perimeter curb. If the intent is to still sheet drain the pavement to the east, this requirement can be fulfilled with either curb with occasional depressions in the curb to allow water to pass, or a flat concrete ribbon.
18. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
19. What purpose does the proposed cross access easement serve?


James J. Massarelli, P.E. 2/10/16
Director of Engineering Date

Attachments:

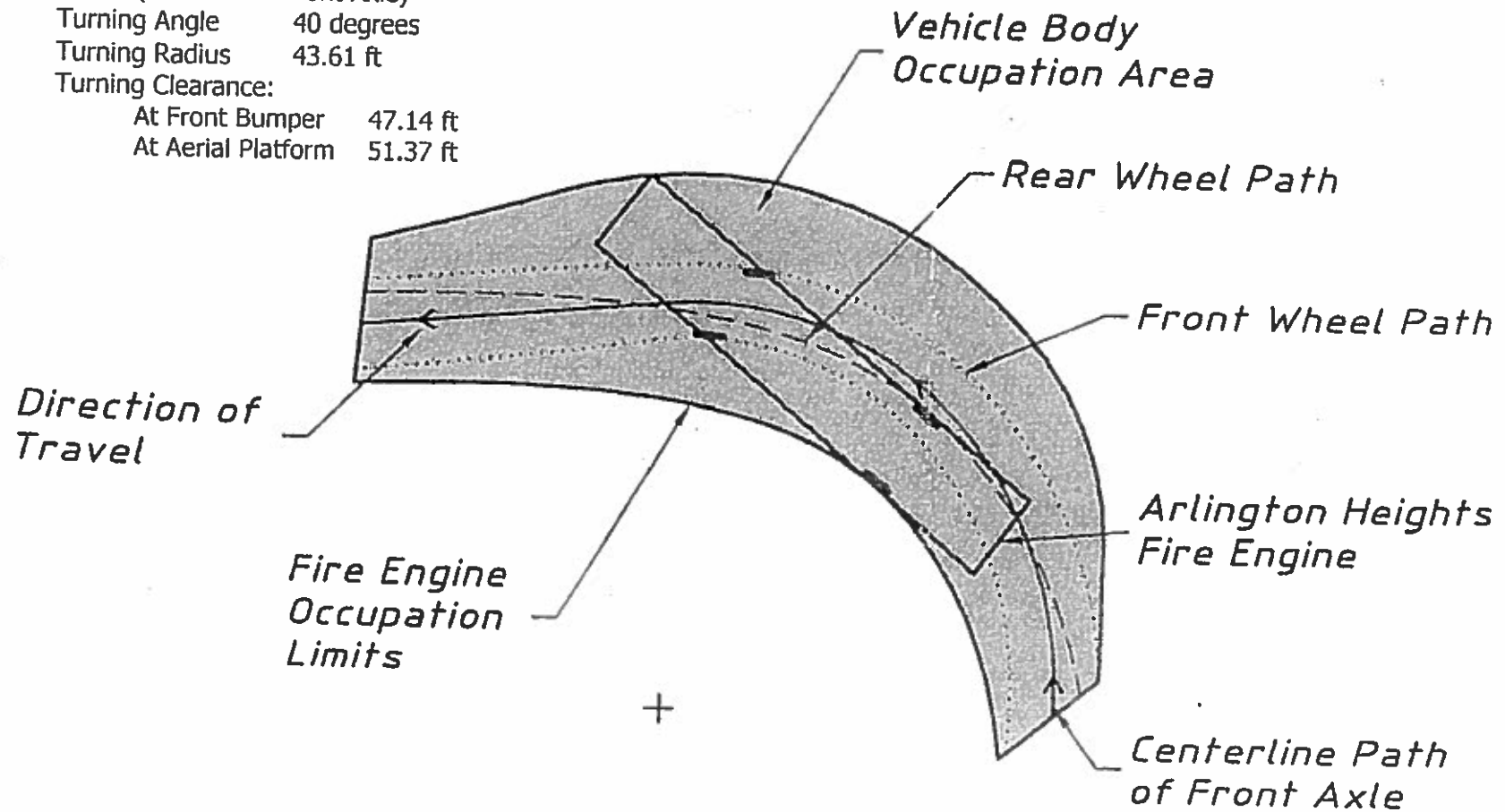
Fire Apparatus Tower 131 Specifications (1 page)
Onsite Utility Maintenance Agreement (4 pages)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

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





ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, **NWG Partners, LLC.**, an Illinois limited liability corporation, or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as 1415 South Arlington Heights Road, Arlington Heights, Illinois, 60005, containing 2.767 acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

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

PIN Numbers: 08-10-300-127-0000
 08-10-300-128-0000

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

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

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

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

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

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

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

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

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

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

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

For: _____

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

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

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

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

Notary Public

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

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

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

Notary Public



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 16-003

Project Name

Northwest Gastro

Project Location

1415 S. Arlington Heights Road

Planning Department Contact Bill Enright

General Comments

- 1) The addition is to be sprinkled.
- 2) Please provide an auto turn diagram showing access with the addition in place.
- 3) The addition to meet code for fire detection and be supported by the current fire alarm system.
- 4) While not required the occupant should consider placing a knox box at the building entrance to the addition.

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

Date February 11, 2016

Reviewed By: _____

LT. Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Northwest Gastro
1415 S. Arlington Heights Road

Round 1 Review Comments

2/09/2016

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no apparent 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:

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



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

RECEIVED

FEB 10 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
Petitioner: _____

Owner: MITCHELL BERNSEN
NWG PARTNERS, LLC

Contact Person: Sam Salahi-Architect
Address: 123 W. Front, Suite 202
Wheaton, IL 60187
Phone #: 630-665-0355
Fax #: _____
E-Mail: Sam.Salahi@ASarchitects.com

P.I.N.# 10T-1 (08-10-300-127-0000)
10T-2 (08-10-300-128-0000)
Location: 145 S. Arlington Heights Rd.
Rezoning: _____ Current: B-1* Proposed: B-1*
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: _____
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

see attached note.

RECEIVED

FEB 18 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

[Signature] 2-18-16
Environmental Health Officer Date

[Signature] 2/18/16
Director Date

Plan Commission Review

Address: Northwest Gastro
1415 S. Arlington Heights Road
PUD Amendment
Round 1
P.C. #16-003

Submitted to: Bill Enright
Planning & Community Development

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



Date: February 17, 2016

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

Sheet C-4.0

- 1) Provide Accessible Parking Spaces on the shortest accessible route to the new entrance of the New Building addition. IAC Section 400.310(c)(2).

RECEIVED
FEB 18 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
 Petitioner: _____

Owner: MITCHELL BERNSEN
NWG PARTNERS, LLC

Contact Person: Sam Salahi - Architect
 Address: 123 W. Front, Suite 202
Whitton, IL 60187
 Phone #: 630-665-0355
 Fax #: _____
 E-Mail: SamSalahi@Apsarchitects.com

P.I.N.# _____
 Location: _____
 Rezoning: _____ Current: B-1* Proposed: B-1*
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

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

Comments:

See attached

 Date

NW Gastro

PC 16-003

Round 1 Comments

Planning Department

1. The cross access easement provided is 50 feet wide running along the east property line of lot 1, however the proposed building addition would be within that easement. Please modify the easement to reflect the proposed site plan which indicates the drive aisle 24 feet wide setback 7 feet from the east property line for a total of 31 feet (rather than 50 feet as shown).

2. Ordinance 95-055 (see attached Ordinance) also required a drainage easement as lot 1 drains to lot 2. Please provide required drainage easement.

 2-18-16
Bill Enright

Deputy Director Planning

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-003
 Petitioner: _____

Owner: MITCHELL BERNSEN
NU26 PARTNERS, LLC

Contact Person: Sam Salahi
 Address: 123 W. Front, Suite 202
Wheaton, IL - 60187
 Phone #: 630-665-0355
 Fax #: _____
 E-Mail: Sam.Salahi@APSarchitects.com

P.I.N.# _____
 Location: _____
 Rezoning: _____ Current: B-1* Proposed: B-1*
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	<u>X</u>	_____
2. Complies with Landscape Plan Ordinance	<u>X</u>	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

- 1) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at time of permit.

[Signature] 2/18/16
 Coordinator Date