AGENDA
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 21, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 03/07/2022
B. Village Board 03/07/2022
C. Committee of the Whole 03/14/2022

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 03/15/2022

VI. RECOGNITIONS AND PRESENTATIONS

A. Presentation of Women's History Month Proclamation

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of March 14, 2022

Proposed 2021 General Fund Surplus Transfer.

Trustee Schwingbeck moved to approve the proposed 2021 General Fund surplus transfers, and to amend the 2021 and 2022 budgets to reflect these transfers. Trustee Baldino seconded the motion. Motion passed.

B. Report of the Committee of the Whole Meeting of March 21, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class AA Liquor License to Honey Jam Cafe LLC dba Honey-Jam Cafe located at 2944 W. Euclid Avenue, upon the surrender of the existing license issued to that address.

X. CONSENT AGENDA

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

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

CONSENT APPROVAL OF BIDS

A. Water System Improvements 2022 - Award

B. Galls Uniform - Contract Extension 2022

C. Municipal Buildings Floor Maintenance 2022 - Contract Extension

D. Log Loader Equipment Purchase - Public Works

E. MFT Street Reconstruction Project 2022 - Award

F. Sounds of Summer 2022 Stage & Sound Production Contract

G. Engineering Plan Reviewer/Private Development Inspector Services - Contract Award

CONSENT LEGAL

A. A Resolution Accepting Required Public Improvements (Sigwalt 16 Subdivision)

B. An Ordinance Designating an All Way Stop Street (N. Vail Ave and W. Wing St./W Davis St.)

C. An Ordinance Designating an All Way Stop Street (N. Belmont Street and E. Miner Street)

D. An Ordinance Extending the Adult Use Cannabis Dispensing Organization Pilot Program

E. An Ordinance Designating Two Way and All Way Stop Streets (Grove Street Corridor)

CONSENT REPORT OF THE VILLAGE MANAGER

A. Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2021 and Ending December 31, 2021 (2021 General Fund Surplus Transfers)

B. Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022 (2022 Budget Amendments - 2021 General Fund Surplus Transfers)

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Guidepost Montessori - 1000 W. Northwest Hwy. - PC#21-021 Special Use Permit for Day Care, Land Use Variation to allow a Day Care Center within the R-3 District, Land Use Variation to allow a Private School in the B-2 and R-3 Districts, Repeal of Special Use Permit Ordinance 12-059, Variations

B. Liquor Code modification for earlier Sunday liquor sales

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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

Village Board
3/21/2022

Item: Committee of the Whole 03/07/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 03/07/2022	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
March 7, 2022

President Hayes called the meeting to order at 7:00 PM.

BOARD MEMBERS PRESENT:	President Hayes; Trustees Baldino, Bertucci, Canty, LaBedz, Grasse, Scaletta, Schwingbeck and Tinaglia
BOARD MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Village Manager Randy Recklaus and Assistant Village Manager Diana Mikula
OTHERS PRESENT:	Ashley Bae and Roberta White

A. Interview of Ashley Bae for appointment to the Board of Health – term ending April 30, 2025.

The Mayor introduced Ashley Bae, a mental health professional, and stated that based on her expertise, she will be a great addition. Ms. Bae stated she feels mental health is so important and she hopes that her experience will help the Village, especially in light of Covid. The Trustees thanked Ms. Bae for her willingness to serve and stated they hoped that her expertise can be shared with other commissions. Discussion ensued about the need of what can be done due to all of the loss experienced during the pandemic and finding any gaps in services.

Trustee Scaletta moved to concur in the Mayor's appointment of Ashley Bae for appointment to the Board of Health – term ending 4/30/25, motion was seconded by Trustee Canty.

9 Ayes 0 Nays

The motion passed.

B. Interview of Roberta White for appointment to the Senior Citizen's Commission – term ending April 30, 2022.

Roberta White was introduced by the Mayor and he stated he whole heartly recommends Ms. White. Ms. White said that she is interested in serving as she is aging in place and as a longtime resident is interested in where the community is going and this committee resonated with her. She hopes to make a contribution to the community with her background and interest. Trustees thanked Ms. White for her willingness to serve. The Trustees asked what she would like to see addressed and Ms. White stressed the transportation needs of seniors is one of the issues she feels needs to be addressed and how to get senior services to those that live on the north side of town.

Trustee Schwingbeck moved to concur in the Mayor's appointment of Roberta White for appointment to the Senior Citizen's Commission - term ending 4/30/22, motion was seconded by Trustee Grasse.

9 Ayes **0 Nays**

The motion passed.

C. OTHER BUSINESS – None

D. ADJOURNMENT – Trustee Baldino moved, seconded by Trustee LaBedz to adjourn. The meeting adjourned at 7:18 pm.

Village Board
3/21/2022

Item: Village Board 03/07/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 03/07/2022	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 7, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

President Hayes asked residents to remember what the flag stands for, the freedoms we enjoy, and to think of those in Ukraine who are fighting for their freedom.

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Schwingbeck, Canty, Bertucci, Tinaglia, Grasse, LaBedz, Scaletta and Baldino.

Also present were: Randy Recklaus, Hart Passman, Tom Kuehne, Diana Mikula, Cris Papierniak and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 02/21/2022 Approved

Trustee John Scaletta moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Abstain: Baldino, Schwingbeck

B. Village Board 02/21/2022 Approved

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded

the Motion.
The Motion: Passed

Abstain: Baldino, Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 02/28/2022 Approved

Trustee James Bertucci moved to approve in the amount of $1,927,375.62.
Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Seth Goldberg invited residents to a wrestling benefit Saturday night March 26th at Camelot Park to support Chicago Adaptive Sports. The cost is $35 for VIP tickets and $15 or less for other seats.
www.ticketstripes.com\camwsa26.

Austin Mejdrich said he is a resident and part of the LGTBQ community. He asked the Board to adopt a proclamation for March 31st as a Transgender Day of Visibility. He said there is increased urgency this year as the Trans community has been under assault across the country. Adopting a proclamation would be an incredible and simple step and would build on the Board's legacy after recognizing Pride Month last year. He also urged the Board to reconsider the flag ordinance.

President Hayes said because of the number of proclamation requests we are receiving, at some point we have to say no. The Board would do nothing but issue proclamations if we said yes to all the requests. Our job is to provide basic services. We were not elected to support social causes. He said he worried about making proclamations on social issues and didn't want to get away from the primary issues.

Trustee Grasse said she hears Mr. Mejdrich and stands with him. She said it is important for a government to stand by all our residents. She said she believes it's our responsibility.

Trustee Canty agreed with Trustee Grasse and asked for staff to provide the number of requests we receive at some future time.

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of March 7, 2022 — Approved

Interview of Ashley Bae for appointment to the Board of Health - term ending April 30, 2025

President Hayes administered the Oath of Office to Ms. Bae.

Trustee John Scaletta moved to concur with the Mayor's appointment.
Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. Report of the Committee of the Whole Meeting of March 7, 2022 — Approved

Interview of Roberta White for appointment to the Senior Citizen's Commission - term ending April 30, 2022

President Hayes administered the Oath of Office to Ms. White.

Trustee Tom Schwingbeck moved to concur in the Mayor's appointment.
Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

Trustee Jim Tinaglia moved to approve. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

A.	Pavement Management Services 2022	Approved
B.	Hydrant Painting Services - Contract Extension 2022	Approved
C.	Roadway Maintenance Materials 2022 - Award	Approved
D.	Construction Inspection Professional Engineering Services for Resurfacing & Reconstruction - Contract Extension 2022	Approved
E.	Resurfacing Program & Sidewalk Program 2022 - Contract Award	Approved
F.	LED Street Lighting 2022 - Purchase	Approved

CONSENT LEGAL

A.	A Resolution Approving a Final Plat of Subdivision (Crescent Place, 310 West Rand Road)	Approved

Trustee Jim Tinaglia moved to approve R2022-008. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B.	An Ordinance Approving an Amendment to Planned Unit Development Ordinance Number 90-014 and Granting a Special Use Permit for a Drive-Through at a Bank for the Property at 950 E. Rand Rd. (Southpoint Shopping Center, Consumers Credit Union)	Approved

Trustee Jim Tinaglia moved to approve 2022-010. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

C. A Resolution Terminating an ICMA Retirement Corporation Governmental Money Purchase Plan & Trust — Approved

Trustee Jim Tinaglia moved to approve R2022-009. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

D. An Ordinance Prohibiting Parking (North Kennicott Avenue) — Approved

Trustee Jim Tinaglia moved to approve 2022-011. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

E. Resolution for Improvement Under the Illinois Highway Code (2022 MFT Street Reconstruction Program) — Approved

Trustee Jim Tinaglia moved to approve R2022-010. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

F. Resolution for Maintenance Under the Illinois Highway Code (2022 MFT Traffic Signal Maintenance) — Approved

Trustee Jim Tinaglia moved to approve R2022-011. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

G.	An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Making available Class "B" and "T" liquor licenses)	Approved

Trustee Jim Tinaglia moved to approve 2022-012. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

H.	An Ordinance Granting a Special Use Permit for a Bank with a Drive-Through for the Property at 630 West Northwest Highway (BMO Bank)	Approved

Trustee Jim Tinaglia moved to approve 2022-013. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

I.	A Resolution Accepting a US Department of Justice Office of Community Oriented Policing Grant (Funding for Crisis Co-Responder Team)	Approved

Trustee Jim Tinaglia moved to approve R2022-012. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

J.	An Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2022 and Ending	Approved

December 31, 2022
(2022 Budget - Police Department General Fund)

Trustee Jim Tinaglia moved to approve 2022-014. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

A.	An Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022 (2022 Budget Encumbrance)	Approved

Trustee Jim Tinaglia moved to approve 2022-015. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

CONSENT PETITIONS AND COMMUNICATIONS

A.	Bond Waiver - St. Edna Church/Bingo Events	Approved

Trustee Jim Tinaglia moved to approve. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

A. Ordinance - Sign Variation Extension - Arlington Approved International Racecourse

Mr. Recklaus explained that in 2017 the racetrack requested an electronic billboard on Route 53 to add revenue and call attention to special events. There are eight similar signs in the Route 53 vicinity in neighboring communities. The request was approved with a few stipulations, one of which was to remove the billboard entirely if the racetrack ceased operations, which it now has. Churchill Downs staff remains on the site and will stay until the sale occurs which is not expected until 2023. Staff is recommending to maintain the sign until that time, and allow Churchill Downs to gain revenue in the interim.

Tony Petrillo, President of Arlington Park, said the facility is still pursing trades shows and other leasing options during the transition. Having the electronic sign will help support the property. The remaining staff are supported by the sign revenue. The property continues to be used by the community as well.

Trustee Scaletta said the goal when crafting the restrictions on the sign was to make sure the Village had the opportunity, and the right, to make Arlington Park take it down. He said it made sense to leave it up as an option for the next user to be able to use the sign to its best benefit. At a later time, the Board can take it the issue up again. It is in the best interest of the Village and the Churchill employees that it remains.

Trustee James Bertucci moved to approve 2022-016. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 7:55 p.m. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

Village Board
3/21/2022

Item: Committee of the Whole 03/14/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 03/14/2022	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 14, 2022
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

IIIROLL CALL

President Hayes and the following Trustees responded to roll: Tinaglia, Baldino, Canty, Bertucci, LaBedz, Schwingbeck, Scaletta and Grasse.

Also present were: Randy Recklaus, Cris Papierniak, Scott Schweda, Tom Kuehne and Becky Hume.

IV.NEW BUSINESS

A. Lead Service Line Compliance Discussion

Mr. Recklaus said stated that the Village's water is fully compliant with all state and federal regulations but there are some new ones and so the question is, how do we respond. Staff is looking for general guidance and direction. The topic will be discussed again and take a few decades to resolve.

Mr. Papierniak reiterated that our water is safe, fully compliant and frequently tested. The new regulations address lead and copper rules Our water is treated with polyorthophosphates which protects the lead lines from transmitting lead to our water. This is a best practice in the water industry. Under the new regulations, all lead services must be removed, to eliminate the potential of human error in water treatment. The Village has until 2044, based on an estimated 5,000 partial or full lead services, to replace the lead lines. The law does not specify who pays for replacement of the private service line.

Service lines extend from the water main to the b-box at the property line and continue on to connect to each homes' internal plumbing. Sometimes the line is across the street from the home. The b-box is typically located near the sidewalk. Starting in January of 2022, replacements or repairs on lead lines are no longer acceptable. The Village must submit an initial lead service line replacement plan (LSLR) to the Illinois Environmental Protection Agency. After that, annual updates must be submitted beginning in 2024.

Mr. Papierniak said residents do not always like to talk about lead lines as they believe it might reduce the value of their home, however, this information is required to be made public under the new law. Approximately 2,500 homes have lead service lines on their property, and another 2,500 have full lead service, meaning the Village connection and the private pipe are lead. The total cost for a full line replacement is $12,000. For 'public only' replacement, the cost is $6,000 each, for a total cost of $27 million. The cost to replace both the public/private lines would be $41 million. The hope is that technology will advance and the costs will become lower over time.

Mr. Recklaus said we don't have a finalized list identifying which homes do or don't have lead pipes yet. Fifty percent of the homes in the downtown area have lead service lines. When a home is torn down, it's a requirement for the service line to be replaced.
Trustee Scaletta asked how the lines will be identified. Mr. Papierniak said staff will look at historical records, project plans, and water main replacement excavation records. Also, during the water meter replacement program, lines can be identified. We will be in every home in the next two years. If a line is identified because of a break, the homeowner has 120 days to replace the pipe.

Mr. Recklaus said water will still be treated with the polyorthophosphates after the pipes are converted. There may still be lead solder in some homes even if the pipes are replaced. Residents can also say no to the removal of their private lead water line and sign a waiver.

Trustee Scaletta asked if it was possible that a lead pipe is listed for a house, but they actually do not have it? He didn't want to be in litigation with a resident because of an error. Mr. Papierniak said PW can go into a home and identify the pipe if the resident doesn't think the report is correct. There are kits that can determine the pipe make up.

Trustee Labedz asked when the industry stopped using lead. Mr. Papierniak said officially 1986, but no one remembers seeing it after the 60's.
Based on the Board's questions, the following information came forward:

- The Village is required to replace the public portion even if the homeowner signs a waiver on the private portion.
- The Village's water comes from Evanston to the Northwest Water Commission and then through a direct line to the Village. That system is not lead. The Village also does not have any lead water mains. It's only the public/private service lines to the older homes that has lead pipes.

Most of the excavation will be in the parkway and to the homes.
- The old lead lines will with few exceptions be removed, not left in the ground.
- There are approximately 2,500 homes which have lead service on their private property. The length can range from 30-100 feet. This is approximately 10% of homes in the Village.
- Businesses, multifamily buildings and old buildings are affected.
- It is unknown whether a homeowner will have to disclose to a new homeowner that they have a lead line when selling a house
- The waiver only applies to the current resident, not for eternity
- It is unclear if the waiver will be recorded against the deed of the home
- The list of lead lines will be public information

PW is conducting a trial for replacing the public side of the line. Staff estimates the complete replacement of public lead water lines will take more than 20 years to complete with in-house staff. We could hire a contractor every year to complete the required 6% conversion or use a contractor to supplement PW staff like we did with the Emerald Ash Borer treatment and tree removal.

- Options we could offer residents:
- Provide residents with a notice and timeframe to hire a contractor to complete replacements
- Work with resident's contractor to schedule public side replacement in addition to private
- Develop cost sharing program similar to the Overhead Sewer Program.
- The Village's current practice is to replace the public side of services when a watermain is replaced.

Now, the resident will be required to replace their line too. The Board could consider:
- Require replacement through a Village contractor
- Provide timeline for residents to have it replaced on their own once public side is finished
- Obtain an easement and replace the private side at no cost to the resident
- Resident can sign a waiver stating they do not want their service line replaced.

Some residents may find it unfair that lead services located geographically near watermain projects receive a subsidy while others do not. Unfortunately, only 100 services are estimated to be affected in the five-year replacement program. It should be noted that the Village will continue to notify residents per IEPA requirements that the protective layer of polyorthophosphates in the water system can be compromised during watermain replacement projects.

The Federal and State Governments have partial funding available through the IEPA State Revolving Fund. Up to $4 million per year is available for municipalities with an IEPA approved Project Plan. This is a first-come, first serve fund which will not last beyond 2022. Illinois is in line to receive $173

million in LSLR funds through the Federal Infrastructure Plan, however this is not finalized. To potentially take advantage of Federal funding, staff contracted with EEI Engineering to prepare a Project Plan for the IEPA.

Mr. Recklaus said staff would like feedback and to understand what additional information the Board would like.

Mr. Kuehne said the Village is not set up to be a lender in regards to offering loans. We would need to work with a bank, but it's unclear if there is a bank that would like to work with us. We will do everything we can to look for grants at the State and Federal levels. There is another bond issue coming up in 2024, and we could use some of those monies (like EAB) instead of using it for streets. In the Capital Projects Fund we will create a Lead Service Replacement Fund. There is competition for the bond issue money, like the Senior Center.

President Hayes said this is different because it comes from a State mandate as opposed to EAB or the Overhead Sewer program. He thinks the cost should be on private homeowners and government. Mr. Papierniak said it is not unlike the Radon issue. President Hayes said he would hate to change longstanding policy of having the homeowner in charge of their own property and did not think the Village should pay for lines on private property.

Trustee Scaletta said banks might have more interest in this because there is more volume than the Overhead Sewer Program. An administrative fee would be required. Residents would make interest payments if they took this path and interest rates will rise. Trustee Scaletta asked if a 50/50 split was a simplification. Mr. Papierniak said yes, it could cost more if the house is set back further. The 50/50 ratio is an average. Mr. Recklaus added that homes with finished basements may cost more too. Mr. Papierniak said our water is tested in a lab. When we discharge water, we have it tested. It is easy to identify lead pipes on sight. We test for parts per trillion now as the technology is vastly improved.

Scott Schweda, Superintendent of Utilities, said we test 30 locations a year and since 1992 have had no violations. The first draw in the morning will have the highest amount of lead particles. Each pump station is tested weekly for the level of phosphates. Quarterly, 10 different locations are tested. Mr. Papierniak said lead laws have become more restrictive every year. The Village is 100% compliant. We are hoping we can put protective liners inside of pipes but that technology is not there yet.

Trustee Scaletta asked if PW will ask for better equipment down the road. Mr. Schweda said we have a cable boring machine and a back-up machine too. Proficiency will come, and he hopes we can do more than 100 a year. It's possible PW will ask for other pieces of equipment in order to change out more pipes more quickly.

Trustee Scaletta noted that if the public side is being replaced because of an emergency, the private side must be replaced within 30 days (weather

permitting) or a waiver must be signed. He worried about creating havoc for the residents. Mr. Papierniak said he is required to identify the residences with lead pipes make them public on a list. Everyone will know if they have lead service lines it in a couple of years.

Trustee Schwingbeck asked if the homes have been picked yet. Mr. Papierniak said no. If a public line is being replaced, PW notifies the homeowner, who then has 30 days to replace the line to the house. Regardless of whether they have the money or not, they need to find a contractor. Trustee Schwingbeck asked what happens if you can't find anyone to do it? He suggested it would be smoother if we found a home to do where the homeowner wants to do it at the same time.

Trustee Schwingbeck asked if there is not an emergency, and PW replaces the line to the b-box, does the resident have a time limit? Mr. Schweda said no, if there is a leaking private service line, the property owner has to replace it and we do the public replacement at the same time. If we have to replace the line on our side, because of an emergency, is when the 30-day time frame starts.

Mr. Recklaus explained if I'm on the list, I have until 2045 to decide or I could waive it and do it later. The homeowner can give themselves some time. An emergency situation is when the 30-day time frame applies.

Trustee Tinaglia summarized that when a pipe breaks, we have to fix it, if the house's line is lead too, they have a few options: waive it until 2045, or get it done with coordinated help. Everything is not an emergency. Then PW works to convert 100 homes a year, and there is a delta between who still has lead and who will need help getting it done. Ultimately, it's the property owner's decision. He said it isn't fair for owners of newer homes to pay for old home problems. It should be the responsibility of the homeowner. He said he was open to finding ways to help.

Trustee Bertucci asked if we had to excavate each line or if we could use the old line as a conduit. Mr. Papierniak said the old pipe comes out unless there is a situation where the pipe cannot be removed. Trustee Bertucci said during the sale of a house, if after an inspection it is learned the house has lead I might ask for a credit or for the current homeowner to have the line replaced. This may help smooth out the numbers because of transactions. He said he would be concerned if 90% of the residents pay for the 10%. He asked if we could create a program that is need based.

Trustee Grasse asked if have we had situations where we have found lead and homeowners have replaced their line. Mr. Schweda said yes, and we told resident they are not allowed to repair the line, it must be replaced. Trustee Grasse suggested looking look at options to use funds to replace main line to b-box. She said it is important to explore options that need based or cost sharing. In other situations, the community paid for replacement of materials that haven't lasted as long.

Trustee Baldino said the Federal Law is the lead and copper rule. The State Law is directing the change out of the service line. He agreed with looking at a need-based assistance program. He said he supported letting homeowners make their own informed decision on how they would like to handle it. He said to take care of public lines and give residents the information and let them handle it. He shared his experience with clay pipes as an example.

Trustee LaBedz said she was concerned with asking the entire Village to pay for a few. She is also interested in need-based support. Older homes may have retired folks, who may not have the ability to save for that kind of repair. She got a lot of complaints with increase of water rates and didn't want to have to deal with those questions from those not affected.

Trustee Canty said we are here to pay for the safety and services for our community. This is what we do. She sympathized about the cost.

Trustee Bertucci said if we can't afford to cover the costs outright, maybe a loan structure or putting a lien on a home so the fee is repaid when the house is sold could be looked at. Mr. Recklaus said that might be possible, but the scope might be burdensome, as the Village is not set up for that. We would need a third-party vendor.

Trustee Scaletta said he was not interested in a loan program but would be willing to look into something like an Overhead Sewer structured program.

Trustee Tinaglia said it is critical to have this information quickly. Everyone needs time to learn, educate and plan ahead. He said there may be a bank that steps up to provide loans for this.

Resident Melissa Cayer asked if there had been any health problems reported. The answer was no. Mr. Recklaus said the water continues to be treated. In a case like Flint, they saw a variety of issues over a long period of time. Our water is tested frequently, and is always compliant. Ms. Cayer said school choice is a movement coming.

Resident Robert Schmidt asked if he sold his house, will the next person be able to ask for a credit. Mr. Recklaus said when private property is transferred, buyers can ask for whatever they want between seller and buyer. The Village will not be regulatory, so the buyer would not be entitled to a credit, but as it becomes more visible, it is likely people would ask for credits.

B. Proposed 2021 General Fund Surplus Transfer

Mr. Kuehne said in 2020 the Village had a deficit. In 2021, we have had a good result in the General Fund and have a $7.5 million surplus, but some other funds are suffering. On the expenditure side, the Police and Public Works Departments are a combined $1.9 million under budget. The Village maintained a large number of vacancies as a way to balance revenues that were expected to improve slowly over the year. As the year progressed and

revenues bounced back much quicker than anticipated, the hiring freeze was lifted and the Village's Departments worked to get back to full strength over the balance of the year. 2021 revenues were projected conservatively, as the thinking was that the recovery in 2021 would be more U-shaped. However, Village revenues bounced back in a very strong V-shaped recovery, with sales, home-rule sales, and income tax receipts leading the way.

Sales and home-rule sales tax revenue increases were driven up by increased car sales, and due to the new State law effective January 1, 2021, requiring the collection of sales and home-rule sales taxes from internet transactions. Total sales tax receipts from car sales increased by nearly $1 million, due in part to the addition of Carvana. Internet sales receipts from Amazon totaled $1.2 million in new revenue, and other internet sales providers such as E-Bay, Google, Etsy, Door Dash, etc. generated an additional $400,000 in new revenue. As expected, the Local Use tax declined as internet sales taxes were implemented, but the $300,000 decline was less than the estimated $1.6 million increase attributable to new internet sales taxes noted above. The economy was charged to recover due to near 0% short-term interest rates, pandemic rescue packages and expanded unemployment benefits.
The work from home response to the pandemic has led to a decrease in the parking revenues which remain much lower than normal. In 2019 Village public parking fees brought in $1.3 million. In 2020 these revenues amounted to $885,000, and dipped lower to about $797,000 in 2021. In 2021, to cover the 2020 and a portion of the 2021 parking fee revenue reduction, the Village transferred $580,000 to the Parking Fund from the Public Building Fund due to the closure of that fund.

Another fund that is expected to struggle is the Fleet Fund. Per the ARPA grant plan approved by the Village Board last year, in 2022 the Fleet Fund will receive $2.5 million in ARPA grant funds to improve its vehicle replacement schedule to a 75% funded position. However, due to inflation and supply chain issues, Public Works is starting to see significant 10% to 15% increases in vehicle costs, especially with public safety specialty vehicles. These projected cost increases will put future pressure on the Fleet Fund's funded position, and on future internal service charges to the General Fund.

Mr. Recklaus said the costs to maintain garages is the same even if they are not as well used. All Departments were asked for suggestions for the use of the surplus. The following is what is being recommended:

1. $1,200,000 General Fund Transfer to the Fleet Fund
As noted above, costs for larger public safety specialty vehicles are rising by 10%-15%. This cash infusion would cover some of the additional cost of the planned vehicle purchases over the next two years and help protect the Fleet's Fund's funded position which was planned to increase to 75% in 2022 due to the allocation of ARPA grant funds.

2. $370,000 General Fund Transfer to the Municipal Parking Fund
To help maintain the Parking Fund's financial position by replacing revenue

lost to the pandemic in 2021.

3. $1,980,000 General Fund Transfer to the Capital Projects Fund:
$1,500,000 for Police Body-Worn Cameras. This has been budgeted in the 2022 Criminal Investigations Fund, but there has been a slow-down in receiving seizure funds during the pandemic. This would cover the first five-year period, or the $300,000 annual cost of this program. This would provide the Village with more time to plan for the ongoing annual cost of this program after the first five-years.
$180,000 for Fire Department turnout gear. Once a firefighter's turnout gear has been exposed to a fire it needs to be cleaned of potential carcinogens. Another set of turnout gear will provide a consistent level of cleaned gear throughout the year. The Fire Department was planning on proposing an additional $60,000 per year to initiate this program during the upcoming CIP discussions. This additional funding would allow the Fire Department to reach the goal of providing a second set of turnout gear for each Firefighter by 2024 instead of 2026.

4. $4,000,000 General Fund Transfer to a new Lead Service Line Replacement Fund
The Village will also pursue grant money for this, but some grants require 50/50 cost sharing.

President Hayes said a surplus is very good news. He said great job in financial planning and he relies on staff's judgement. There are good arguments for these allocations.

Trustee Canty wondered about the timing. Mr. Kuehne said we can put the surplus into 2021's numbers before the audit closes, then the Village and won't show a surplus, or a deficit in 2022. Fewer ups and downs are looked at more favorably by the people who rate the Village's economic situation.

Trustee Canty said she was glad to see the recommendation for the body worn cameras. It is wise to look forward and stay in front.

Trustee Bertucci agreed with the camera allotment. He said he would rather see seizure funds used to upgrade training or for tools to produce more drill down undercover work to keep the Village safe. Trustee Bertucci asked if we could find a way to hold the Lead Line money and make interest. He also would like to see seed money to help the infrastructure of businesses so they can produce more sales tax.

Mr. Recklaus said there were a lot of good ideas from all departments. As we picked and chose, the question became, what do we have to do. When that standard was applied, this is where we got. For this go around, we focused on what was required.

Trustee Bertucci said because some of the money is coming from internet sales tax, did we consider identifying something that could generate money for the future as a reinvestment in our tax base. Mr. Kuehne said the focus

was on expenditures that were one time in nature or where we know there is a large expenditure that we did not have a source for.

Trustee LaBedz said she was glad to see funding for the firefighter's exposure issues. The benefits will reduce worker's compensation and disability retirement issues.

Trustee Tinaglia asked if there was a need to pay down a pension fund or something that would pay dividends in the future. Mr. Recklaus said we looked at items that would force us to contemplate increases to taxes. These are all items that we didn't plan on, and taking them off the table puts less pressure on future property tax increases.

Mr. Kuehne said these allocations help diffuse items that would come from property taxes. There are a lot of balls in the air and inflation will be a factor. Contract negotiations are coming up and health insurance is going up. Staff is trying to keep infrastructure in order while anticipating other costs. We applied surpluses to Police and Fire Pensions for two years. This time, we should seed money to other places. We made good progress on the pension funding. Trustee Tinaglia said these applications allow us to work towards zero tax increases by taking care of business.

Trustee Scaletta asked if fewer streets will be redone this year because if an increase in oil prices. Mr. Kuehne said we will have to see when the contracts come in. There is so much oil in asphalt, the costs might reduce the street budget. Mr. Recklaus said we considered all these things: union contracts, cost of fuel, asphalt prices. Sewer liners are in tremendous demand and road work can't happen until we have the liners. We may not be able to choose the lowest bidder, but choose the vendor who has the materials in stock. Everything in the supply chain is cattywampus, but we have to respond regardless.

Trustee Scaletta asked if enough money was set aside for roads. Mr. Kuehne said if the costs exceed the budget, we can use the reserves. Hopefully, as inflation goes up, sales taxes will go up proportionally. There is some buffer built in regardless. Trustee Scaletta asked if we will get the roads done that are budgeted. Mr. Recklaus said as long as we can get the materials, yes. Trustee Scaletta said he doesn't want to hear 'we didn't do the roads because we didn't have the money' at the end of the year.

It is unclear what will happen to MFT revenues. Mr. Recklaus said there is an extra $824,000 of grant money that can go towards motor projects from the Build Illinois program.

Trustee Scaletta asked about the LGDF status. President Hayes said there is an effort to restore it back to 8%. Mr. Recklaus said it is good news that there is no serious talk to reduce it, which is the first time in many years. Trustee Scaletta asked if the fire suits needed to be purchased for each individual. Mr. Recklaus said anyone on duty will be on an active fire site. Any time those suits are compromised, you can't wear them again until they

are repaired. Each is fitted to the individual firefighter. Their names are on them. Sometimes, there is an officer from another department running the team, knowing who is who is a fundamental part of the process. It is also the new NFDA standard.

Body worn cameras are being rolled out now. There was training last month and in the next 6 weeks every shift is getting them.

Trustee Scaletta asked if streetscape programs were considered. Mr. Recklaus said yes, but they fell into the 'nice to have' category.

Trustee Schwingbeck moved to approve the proposed 2021 General Fund surplus transfers and to amend the 2021 and 2022 budgets to reflect these transfers. Trustee Baldino seconded the motion.

Melissa Cayer said to give the pandemic rescue package money back to whoever gave it to you.

Resident Keith Moens said to go for 4 years with zero increase in the tax rate. He asked for the reserve funding to be cut to 25%. There is plenty of money to cover any increases. Mr. Kuehne said 40% is Consistent with surrounding municipalities. Mr. Moens told the Board to not give subsidies to the Bears or anyone like that. He said the finances were on a good track and he was proud of 3 years with zero increases.

The motion passed unanimously.

V. OTHER BUSINESS

VI.ADJOURNMENT

Trustee Tinaglia moved to adjourn at 8:50 p.m. Trustee Scaletta seconded the motion.
The motion carried unanimously.

Becky Hume
Village Clerk

Village Board
3/21/2022

Item: Warrant Register 03/15/2022

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 03/15/2022	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 3-15-2022

Fund	Fund Description	Total Transaction Amount
101	General Fund	$415,112.81
227	Foreign Fire Ins Tax Fund	$1,616.00
231	Criminal Investigation Fd	$267,857.16
235	Municipal Parkg Opr Fund	$16,285.27
263	TIF IV	$998.16
267	South Arl Hts Rd TIF	$2,994.48
401	Capital Projects Fund	$76,704.37
426	Storm Water Control Fund	$17,757.50
505	Water and Sewer Fund	$92,769.82
515	Arts,Entert & Events Fund	$69,560.22
605	Health Insurance Fund	$327,228.29
615	Workers Compensation Ins	$229.00
621	Fleet Operations Fund	$67,944.67
625	Technology Fund	$85,127.10
715	Guaranty Deposits Fund	$3,091.00
TOTAL ALL FUNDS		**$1,445,275.85**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233480	101-0000-421.20-00	ALTANBULAG CORP	LIQUOR LICENSE REFUND	$936.90	$936.90
233509	101-0000-421.10-00	CANTEEN CORP/ COMPASS GROUP	OL REFUNDS	$400.00	$400.00
233512	101-0000-140.05-00	CITIZEN OBSERVER LLC	TIP411 BUNDLE	$3,200.00	$3,200.00
233531	101-0000-489.90-00	NORMAN EAMNUEL	ORDINANCE REIMBURSEMENT	$2,413.44	$2,413.44
233547	101-0000-120.80-00	GRIFFIN TRAVEL SERVICES INC	OVERPAY LOAN REFUND	$401.36	$401.36
233549	101-0000-489.90-00	GROUP FIVE	ORDINANCE REIMBURSEMENT	$1,812.40	$1,812.40
233552	101-0000-421.05-00	MICHAEL HARTMAN	PARKING STICKERS REFUND	$80.00	$80.00
233557	505-0000-120.80-00	HILL, GARY W	WATER BILL REFUND	$26.88	$26.88
233567	505-0000-452.42-00	INTERRA SKY ARLINGTON GREEN LLC	WATER BILL REFUND	$153.76	$153.76
233573	715-0000-220.93-00	KATHERINE M WEBER	BOND REFUND	$200.00	$200.00
233574	505-0000-120.80-00	KETONE ACQUISITIONS	WATER BILL REFUND	$71.78	$71.78
233592	715-0000-220.93-00	MORGAN HARBOUR CONS LLC	BOND REFUND	$2,691.00	$2,691.00
233626	101-0000-421.05-00	MICHAEL ROBIE	VEHICLE STICKER REFUND	$30.00	$30.00
233627	101-0000-489.90-00	ROUTE 12 RENTAL CO INC	ORDINANCE REIMBURSEMENT	$950.16	$950.16
233632	101-0000-421.05-00	CHARLENE SALGADO	VEHICLE STICKER REFUND	$60.00	$60.00
233641	101-0000-210.82-00	SONTIQ	MONTHLY EMP ID PROT 3/2022	$294.06	$294.06
233653	715-0000-220.93-00	TERI STANLEY	BOND REFUND	$200.00	$200.00
233655	101-0000-421.20-00	THE MUSIC BOX	LIQUOR LICENSE REFUND	$936.90	$936.90
901833	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	$96.15	$7,145.35
			FSA MEDICAL 2022	$7,049.20	
901836	101-0000-210.81-00	DEARBORN LIFE INS CO	LIBRARY STD	$75.99	$7,334.44
			VILLAGE STD	$7,258.45	
				Division 0 Total	$29,338.43

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 0 Total	**$29,338.43**

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233551	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	TST PASSERO	$183.45	$183.45
	101-0201-502.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MT30Q8YB3	$39.96	$39.96
233603	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$21.91	$21.91
233676	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	$160.88	$160.88
				Division 1 Total	$406.20
				Department 2 Total	$406.20

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233508	101-0301-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$26.20	$48.36
			OFFICE MACHINES & ACCESS	$22.16	
233551	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	PAYPAL ASIANJOBSCO	$175.00	$175.00
	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	CITYTECH	$390.00	$390.00
	101-0301-503.30-01	HARRIS TRUST & SAVINGS BANK	DAILY HERALD ONLINE	$119.00	$119.00
	101-0301-503.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 1I2PK3QL1 A	$74.22	$74.22
	605-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	MOTION FORWARD INC.	$521.66	$521.66
	615-0301-552.22-02	HARRIS TRUST & SAVINGS BANK	SOCIETYFORHUMANRESOURC	$229.00	$229.00
233600	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	$87.00	$4,780.00
			SERVICE HEALTH TESTING	$2,834.00	
			SERVICE HEALTH TESTING	$764.00	
			SERVICE HEALTH TESTING	$1,095.00	
901832	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING MARCH 2022	$313,376.46	$313,376.46
901835	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	PAID UP LIFE INS 03312022	$1,534.00	$1,534.00
901836	605-0301-552.20-65	DEARBORN LIFE INS CO	DIRECTOR'S BASIC LIFE	$273.52	$3,154.77
			LIBRARY BASIC LIFE	($266.60)	
			VILLAGE BASIC LIFE	$3,147.85	
	605-0301-552.20-66	DEARBORN LIFE INS CO	LIBRARY SUPPLEMENTAL	$198.60	$3,861.40
			VILLAGE SUPPLEMENTAL	$3,662.80	
				Division 1 Total	$328,263.87
				Department 3 Total	$328,263.87

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233515	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	$2,570.00	$2,570.00
233656	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	$338.45	$676.90
			INFORMATION CHARGES	$338.45	
233686	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$140.90	$140.90
			OFFICE MACHINES & ACCESS	($140.90)	
			OFFICE MACHINES & ACCESS	$140.90	
802168	101-0401-503.21-65	E RECORDING PARTNERS	WEEKLY RECORDING FEES	$196.00	$1,764.00
			WEEKLY RECORDING FEES	$1,078.00	
			WEEKLY RECORDING FEES	$98.00	
			WEEKLY RECORDING FEES	$392.00	
				Division 1 Total	$5,151.80
				Department 4 Total	$5,151.80

WARRANT REGISTER - GM0002

Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233481	101-0501-503.30-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	$135.82	$274.16
			OFFICE SUPPLIES, GENERAL	$50.60	
			OFFICE SUPPLIES, GENERAL	$8.98	
			OFFICE SUPPLIES, GENERAL	$27.80	
			OFFICE SUPPLIES, GENERAL	$23.56	
			OFFICE SUPPLIES, GENERAL	$27.40	
233485	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	$8,451.77	$8,451.77
233508	101-0501-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$11.50	$11.50
233511	101-0501-503.30-01	CHICAGO TRIBUNE	SUBSCRIPTION	$115.50	$115.50
233527	101-0501-503.22-01	PADDOCK PUBLICATIONS	ADVERTISING	$162.00	$359.10
			ADVERTISING	$197.10	
233551	101-0501-503.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	$0.99
	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	ILLINOIS GOVERNMENT FI	$40.00	$40.00
	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	NNA SERVICES LLC	$55.00	$55.00
233603	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$236.87	$567.72
			OFFICE SUPPLIES, GENERAL	$20.77	
			OFFICE SUPPLIES, GENERAL	$217.41	
			OFFICE SUPPLIES, GENERAL	$92.67	
233618	101-0501-503.22-05	QUADIENT FINANCE USA, INC.	QUADIENT POSTAGE ACCOUNT	$87.06	$87.06
233637	101-0501-503.22-05	SEBIS DIRECT INC	VEHICLE STICKER LATE NOTICE	$920.29	$920.29
	505-0501-503.22-10	SEBIS DIRECT INC	UTILITY BILLING	$1,184.52	$2,282.91
			UTILITY BILLING	$1,098.39	
233658	101-0501-503.21-65	TRACKER	SUBSCRIPTION FEE	$6,080.00	$6,080.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233670	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	$49.43	$49.43
233686	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$37.96	$63.96
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$19,359.39
				Department 5 Total	$19,359.39

WARRANT REGISTER - GM0002

Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233518	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	$4,450.80	$4,450.80
233528	625-0601-572.50-10	DELL MARKETING LP	COMPUTERS,DP & WORD PROC.	$50,405.00	$50,405.00
233551	625-0601-553.22-03	HARRIS TRUST & SAVINGS BANK	LEARN.TRIMBLE	$400.00	$820.00
			GENETEC	$420.00	
	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 1W2ZF7C21	$49.32	$49.32
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOOM.US 888-799-9666	$200.00	$200.00
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1I2MU55P1	$65.50	$517.28
			AMZN MKTP US 1I5VX1561	$51.79	
			AMZN MKTP US 1W0AE80I0	$399.99	
233564	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	EQUIPMENT MAINTENANCE	$109.00	$109.00
233603	625-0601-553.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$133.70	$144.20
			OFFICE SUPPLIES	$10.50	
233611	625-0601-572.50-10	PLANTE MORAN LLC	GEOGRAPHIC INFORMATION	$8,100.00	$8,100.00
233671	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	$425.00	$425.00
233672	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	$648.26	$648.26
233673	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	$1,404.41	$1,404.41
901834	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	MONTHLY GIS STAFFING	$17,853.83	$17,853.83
				Division 1 Total	$85,127.10
				Department 6 Total	$85,127.10

WARRANT REGISTER - GM0002

Department: 10 Boards & Commissions

Division: 8

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233521	101-1008-502.20-75	CONRAD POLYGRAPH INC	INDIVIDUAL POLYGRAPH EXAM	$800.00	$800.00
				Division 8 Total	$800.00

Division: 17

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233636	101-1017-502.20-24	SEARCH INC	DISABILITY TRAINING	$850.00	$850.00
				Division 17 Total	$850.00
				Department 10 Total	$1,650.00

WARRANT REGISTER - GM0002

Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233481	515-2005-525.50-55	AMAZON COM CAPITAL SERVICES	METROPOLIS EQUIPMENT	($239.94)	$239.94
			METROPOLIS EQUIPMENT	$239.94	
			METROPOLIS EQUIPMENT	$239.94	
233588	515-2005-525.40-81	METROPOLIS PERFORMING ARTS CENTRE	2022 OPERATING CONT 1 OF 4	$68,750.00	$68,750.00
233661	515-2005-525.50-55	ULINE INC	METROPOLIS EQUIPMENT	$570.28	$570.28
				Division 5 Total	$69,560.22
				Department 20 Total	$69,560.22

WARRANT REGISTER - GM0002

Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233473	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	$628.01	$628.01
233486	101-3001-511.21-02	APPLIED CONCEPTS INC	SERVICE EQUIPMENT	$205.00	$205.00
233492	101-3001-511.33-25	ARROWHEAD FORENSICS	POLICE EQUIPMENT & SUPPLY	$196.63	$196.63
233502	101-3001-511.30-05	IPROMOTEU	POLICE EQUIPMENT & SUPPLY	$440.64	$489.00
			SHIPPING/DELIVERY SERVICE	$48.36	
	101-3001-511.33-25	IPROMOTEU	POLICE EQUIPMENT & SUPPLY	$410.87	$1,013.90
			SHIPPING/DELIVERY SERVICE	$25.68	
			POLICE EQUIPMENT & SUPPLY	$532.74	
			SHIPPING/DELIVERY SERVICE	$44.61	
	101-3001-511.33-30	IPROMOTEU	POLICE EQUIPMENT & SUPPLY	$1,109.88	$1,109.88
233503	101-3001-511.21-65	BRIGHTSIDE CLINIC	CARE PROGRAM FEES	$5,500.00	$7,750.00
			SERVICE PROFESSIONAL	$2,250.00	
233507	101-3001-511.22-03	CALIBRE PRESS	TRAVEL & TRAINING	$358.00	$358.00
233524	101-3001-511.21-65	DACRA TECH LLC	SERVICE PROFESSIONAL	$3,771.00	$3,771.00
233535	101-3001-511.21-65	EXPERIAN	SERVICE MISCELLANEOUS	$50.48	$50.48
233551	101-3001-511.21-02	HARRIS TRUST & SAVINGS BANK	ABT ELECTRONICS SERV	($174.00)	$0.00
			ABT ELECTRONICS SERV	$174.00	
	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	LLRMI	$150.00	$3,946.82
			PAYPAL TRITECHFORE	$169.00	
			SAFE KIDS WORLDWIDE	$55.00	
			SAFE KIDS WORLDWIDE	$95.00	
			SCHOOL OUTFITTERS	$3,477.82	
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1I0R49K71	$135.98	$225.20

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233551	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 4M8KY6T63	$89.22	$225.20
	101-3001-511.30-20	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1I7XJ9P61	$37.90	$37.90
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1I90I50B1	$144.07	$262.39
			AMZN MKTP US 1I9SL5O60	$71.94	
			STATUE.COM, INC.	$46.38	
233563	101-3001-511.22-03	IL TACTICAL OFFICERS ASSOC	TRAVEL & TRAINING	$425.00	$850.00
			TRAVEL & TRAINING	$425.00	
233570	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	($341.60)	$2,112.65
			CLOTHING & APPAREL	$341.60	
			CLOTHING & APPAREL	$275.99	
			CLOTHING & APPAREL	$303.86	
			CLOTHING & APPAREL	$187.95	
			CLOTHING & APPAREL	$20.00	
			CLOTHING & APPAREL	$170.95	
			CLOTHING & APPAREL	$187.95	
			CLOTHING & APPAREL	$120.90	
			CLOTHING & APPAREL	$341.60	
			CLOTHING & APPAREL	$115.75	
			CLOTHING & APPAREL	$26.00	
			CLOTHING & APPAREL	$263.10	
			CLOTHING & APPAREL	$98.60	
	235-3001-532.30-35	JG UNIFORMS	CLOTHING & APPAREL	$10.00	
233575	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	$18.90	$18.90
233581	101-3001-511.21-65	LIVE 4 LALI INC	SERVICE PROFESSIONAL	$1,723.83	$1,723.83
233585	101-3001-511.33-05	MAJOR CASE ASSISTANCE TEAM	TRAVEL & TRAINING	$330.00	$330.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233594	101-3001-511.22-03	NATIONAL INTERDICTION CONFERECE	TRAVEL & TRAINING	$750.00	$750.00
233595	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	TRAVEL & TRAINING	$400.00	$525.00
			TRAVEL & TRAINING	$125.00	
233598	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT APR 2022	$55,477.09	$55,477.09
233599	101-3001-511.22-03	NORTHWEST COMMUNITY HEALTH SERVICES	TRAVEL & TRAINING	$344.50	$344.50
233602	101-3001-511.22-03	NORTHWESTERN UNIVERSITY	TRAVEL & TRAINING	$4,000.00	$4,000.00
233603	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$51.08	$2,588.71
			OFFICE SUPPLIES, GENERAL	$36.65	
			OFFICE SUPPLIES, GENERAL	$2,235.03	
			OFFICE SUPPLIES, GENERAL	$165.99	
			OFFICE SUPPLIES, GENERAL	$99.96	
233609	101-3001-511.33-25	PETTY CASH/POLICE	CLASS SUPPLIES	$17.98	$123.36
			MEETING SUPPLIES	$5.38	
			MEETING SUPPLIES	$100.00	
233620	101-3001-511.33-25	RAY O'HERRON	POLICE EQUIPMENT & SUPPLY	$796.00	$796.00
233640	101-3001-511.33-25	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$26.97	$48.96
			POLICE EQUIPMENT & SUPPLY	$21.99	
233656	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE MISCELLANEOUS	$576.95	$576.95
233657	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	$134.25	$134.25
	235-3001-532.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	$2,868.00	$3,023.92
			SHIPPING/DELIVERY SERVICE	$155.92	
233664	101-3001-511.21-02	UNITED FAST FOOD & BEVERAGE SRVC	EQUIPMENT MAINTENANCE	$150.00	$150.00
233668	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	$1,951.88	$1,951.88
233669	235-3001-532.33-05	VERIZON WIRELESS	ACCT 54209747800003	$35.01	$35.01
233680	101-3001-511.21-65	WALGREEN COMPANY	DRUGS,PHARM & BIOLOGICALS	$45.77	$45.77

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	$95,660.99

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233496	231-3003-511.40-11	AXON ENTERPRISE INC	POLICE EQUIPMENT & SUPPLY	$264,136.20	$264,136.20
233498	231-3003-511.40-01	BENTLEY'S PETSTUFF	CANINE UNIT PROGRAM	$137.67	$246.66
			CANINE UNIT PROGRAM	$108.99	
233512	231-3003-511.40-11	CITIZEN OBSERVER LLC	TIP411 BUNDLE	$3,200.00	$3,200.00
233606	231-3003-511.40-01	PARTNERS & PAWS VETERINARY SERVICES	K-9 MEDICATION	$135.00	$274.30
			K-9 MEDICATION	$139.30	
				Division 3 Total	$267,857.16
				Department 30 Total	$363,518.15

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Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2276	101-3501-512.22-02	IL DEPT OF PUBLIC HEALTH	LICENSE FEE	$10.00	$10.00
233478	101-3501-512.21-02	AIR ONE EQUIPMENT	EQUIPMENT MAINTENANCE	$21.50	$21.50
	101-3501-512.31-85	AIR ONE EQUIPMENT	FIRE PROTECTION EQUIP/SUP	$2,700.00	$3,850.00
			FIRE PROTECTION EQUIP/SUP	$1,150.00	
	401-3501-572.50-15	AIR ONE EQUIPMENT	CLOTHING & APPAREL	$1,530.00	$2,690.00
			CLOTHING & APPAREL	$1,160.00	
233501	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	$103.74	$103.74
233508	101-3501-512.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$96.32	$96.32
233529	101-3501-512.30-35	DIVE RIGHT IN SCUBA	FIRE PROTECTION EQUIP/SUP	$237.99	$550.93
			FIRE PROTECTION EQUIP/SUP	$312.94	
233537	401-3501-572.50-15	FIRESERVICE MANAGEMENT	EQUIPMENT MAINTENANCE	$4,469.70	$4,469.70
233542	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$210.00	$776.90
			CLOTHING & APPAREL	$114.45	
			CLOTHING & APPAREL	$55.00	
			CLOTHING & APPAREL	$45.00	
			CLOTHING & APPAREL	$95.00	
			CLOTHING & APPAREL	$48.00	
			CLOTHING & APPAREL	$114.45	
			CLOTHING & APPAREL	$95.00	
233544	101-3501-512.22-03	ROCCO GIARDINO	TRAVEL & TRAINING	$59.96	$59.96
233545	101-3501-512.21-65	GOVTEMPSUSA LLC	SERVICE CONSULTING	$7,672.00	$7,672.00
233570	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	$676.00	$676.00
233596	101-3501-512.22-03	PETER NEWMAN	TUITION REIMBURSEMENT	$690.00	$690.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233598	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT APR2022	$18,492.36	$40,714.96
			JEMS FEE 2022	$22,222.60	
233601	101-3501-512.21-11	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$94.53	$94.53
233603	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$86.07	$99.30
			OFFICE SUPPLIES, GENERAL	$13.23	
233610	101-3501-512.22-03	MARC PISCITIELLO	TRAVEL & TRAINING	$59.96	$59.96
233622	101-3501-512.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$148.49	$148.49
233625	101-3501-512.22-03	DAVID ROBERTS	TRAVEL & TRAINING	$651.69	$651.69
233628	101-3501-512.31-60	ROUTE 12 RENTAL CO INC	FUEL	$189.90	$189.90
233635	101-3501-512.21-65	SCOTT HEALTH & SAFETY	SOFTWARE UPDATE	$63.80	$63.80
233639	101-3501-512.30-05	SETON	OFFICE EQUIPMENT & SUPPLY	$52.35	$52.35
233649	101-3501-512.31-65	STROJNY, DAVID	SUPPLIES REIMBURSEMENT	$75.22	$75.22
233651	101-3501-512.22-10	SUMMIT PRINT SOLUTIONS	PRINTING	$168.00	$168.00
233665	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	$919.42	$919.42
233681	101-3501-512.22-03	MATTHEW WALTERS	TUITION REIMBURSEMENT	$934.00	$934.00
233686	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$104.00
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$65,942.67
				Department 35 Total	$65,942.67

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233538	227-3701-512.50-15	FIRST OUT RESCUE EQUIPMENT	FIRE PROTECTION EQUIP/SUP	$1,475.57	$1,616.00
			SHIPPING/DELIVERY SERVICE	$140.43	
				Division 1 Total	$1,616.00
				Department 37 Total	$1,616.00

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233522	101-4001-521.40-40	CONWAY DATA	ADVERTISING	$4,000.00	$4,000.00
233525	101-4001-521.30-01	DAILY HERALD	SUBSCRIPTION/PUBLICATION	$34.60	$34.60
233526	101-4001-521.22-01	PADDOCK PUBLICATIONS	ADVERTISING	$287.55	$2,104.65
			ADVERTISING	$1,817.10	
233551	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	ICSC-NY	$337.50	$337.50
233579	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	$328.00	$328.00
233603	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$64.91	$118.20
			OFFICE SUPPLIES	$53.29	
233624	263-4001-571.20-05	RJN GROUP INC	SERVICE CONSULTING	$998.16	$998.16
	267-4001-571.50-25	RJN GROUP INC	SERVICE CONSULTING	$2,994.48	$2,994.48
233638	101-4001-521.40-40	SELECT CHICAGO	SUBSCRIPTION	$2,000.00	$2,000.00
233674	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	$106.61	$106.61
				Division 1 Total	$13,022.20
				Department 40 Total	$13,022.20

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233548	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	PLAN REVIEW	$810.00	$810.00
233551	101-4501-523.22-02	HARRIS TRUST & SAVINGS BANK	NWBOCA	$90.00	$90.00
	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	INTL CODE COUNCIL INC	$230.00	$230.00
	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1W87T68R1	$35.90	$35.90
	101-4501-523.33-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 1I33A4NC2	$99.00	$99.00
233603	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$84.04	$84.04
233608	101-4501-523.30-05	PETTY CASH	OFFICE SUPPLIES	$5.48	$5.48
233622	101-4501-523.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$148.49	$148.49
233666	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	$243.03	$243.03
233667	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	$316.51	$316.51
233686	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$52.00
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	($26.00)	
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$2,114.45
				Department 45 Total	$2,114.45

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233489	101-7001-541.20-25	ARLINGTON CENTER FOR RECOVERY	COUNSELING SUBSIDY	$207.00	$908.50
			COUNSELING SUBSIDY	$92.00	
			COUNSELING SUBSIDY	$276.00	
			COUNSELING SUBSIDY	$333.50	
233508	101-7001-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$15.26	$15.26
233551	101-7001-541.20-25	HARRIS TRUST & SAVINGS BANK	72417 - BLOCK 37	$41.00	$263.18
			72417 - BLOCK.37	$41.00	
			OTC BRANDS INC	$181.18	
	101-7001-541.21-65	HARRIS TRUST & SAVINGS BANK	SFAX	$30.74	$30.74
	101-7001-541.40-53	HARRIS TRUST & SAVINGS BANK	MATTRESS FIRM 099011	$1,891.93	$1,891.93
233580	101-7001-541.20-25	SHERRY LEMKE	COUNSELING SUBSIDY	$100.00	$300.00
			COUNSELING SUBSIDY	$200.00	
233604	101-7001-541.20-25	ORIENTAL TRADING CO INC	OFFICE SUPPLIES	$181.18	$181.18
233608	101-7001-541.22-03	PETTY CASH	MILEAGE	$21.06	$21.06
233615	101-7001-541.30-35	PRO FORMA	CLOTHING & APPAREL	$391.60	$391.60
233646	101-7001-541.20-25	STACY SHEIN STAPLETON	INTERPRETING SERVICES	$120.00	$120.00
233648	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING SUBSIDY	$300.00	$660.00
			COUNSELING SUBSIDY	$360.00	
233677	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	$314.44	$314.44
				Division 1 Total	$5,097.89

Division: 7

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233500	101-7007-541.21-65	CHARLES BILLINGTON	PROGRAM INSTRUCTIONAL FEE	$150.00	$150.00
233508	101-7007-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$34.94	$34.94
233551	101-7007-541.21-02	HARRIS TRUST & SAVINGS BANK	IN ARLINGTON SIGNS &	$105.98	$105.98
	101-7007-541.21-65	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	$61.00	$61.00
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 9E1L89UI3	$373.74	$692.26
			AMZN MKTP US 550NA4I23	$65.47	
			AMZN MKTP US 1W78X3ND0	$40.79	
			AMZN MKTP US 1W99U7F10	$88.85	
			TORTORICES PIZZA	$123.41	
233583	101-7007-541.21-65	EMILIE LUCCHESI	PROGRAM INSTRUCTIONAL FEE	$300.00	$300.00
233631	101-7007-541.21-65	BETH SAIR	PROGRAM INSTRUCTIONAL FEE	$175.00	$175.00
				Division 7 Total	$1,519.18
				Department 70 Total	$6,617.07

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
80165	101-7101-531.22-70	AT & T	ACCT 84725334382001	$103.62	$418.58
			ACCT 84734215365243	$48.39	
			ACCT 84739420624707	$50.40	
			ACCT 84739443682112	$50.32	
			ACCT 84739893361501	$52.55	
			ACCT 84739893901330	$56.85	
			ACCT 84759391411742	$56.45	
233474	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$405.96	$625.46
			ELECTRICAL SUPPLIES	$219.50	
233476	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	VH FIRE ALARM SERVICE	$613.20	$613.20
233477	101-7101-531.21-11	AFTERMATH	SERVICE MISELLANEOUS	$155.00	$155.00
233481	101-7101-531.31-65	AMAZON COM CAPITAL SERVICES	ELECTRICAL SUPPLIES	$108.55	$108.55
233482	101-7101-531.21-11	AMERICAN DOOR & DOCK	POLICE DOOR REPAIR	$229.50	$1,159.65
			PW GATE REPAIR	$439.65	
			PW ANNEX GATE REPAIR	$252.00	
			FIRE 3 DOOR REPAIR	$238.50	
	401-7101-571.50-20	AMERICAN DOOR & DOCK	FIRE 1 DOOR REPAIR	$799.78	$2,640.95
			FIRE 3 DOOR REPAIR	$1,133.23	
			FIRE 1 DOOR REPAIR	$707.94	
233487	101-7101-531.31-55	AQUALAB WATER TREATMENT INC	WATER TREATMENT CHEM	$100.00	$100.00
233491	101-7101-531.31-85	ARLINGTON POWER EQUIPMENT	FORESTRY SUPPLIES	$309.55	$309.55
233493	101-7101-531.22-70	AT & T	ACCT 8310010146347	$899.96	$899.96
233494	101-7101-531.22-70	AT & T	ACCT 8310010134261	$1,122.66	$1,122.66

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233497	401-7101-571.50-30	BAXTER & WOODMAN	SERVICE CONSULTING	$2,366.00	$2,366.00
	426-7101-571.50-25	BAXTER & WOODMAN	SERVICE CONSULTING	$6,507.50	$6,507.50
233499	101-7101-531.22-10	BHFX LLC	PRINTING	$137.55	$137.55
233508	101-7101-531.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$9.97	$9.97
233513	401-7101-571.50-30	CITY OF ROLLING MEADOWS	SERVICE CONSULTING	$43,174.47	$43,174.47
233517	101-7101-531.22-70	COMCAST CABLE	TV	$31.56	$31.56
233519	101-7101-531.31-90	COMPASS MINERALS AMERICA	STREET/SIDEWALK SUPPLIES	$7,148.71	$12,887.50
			STREET/SIDEWALK SUPPLIES	$5,738.79	
233520	101-7101-531.21-02	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	$5,211.07	$5,211.07
233523	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINT	$10,025.00	$10,025.00
233525	101-7101-531.30-01	DAILY HERALD	SUBSCRIPTION/PUBLICATION	$69.20	$69.20
233530	101-7101-531.21-11	DOOR SYSTEMS ASSA ABLOY	SERVICE BLDG MAINT	$11,593.00	$11,593.00
233533	401-7101-571.50-30	ECOLOGY AND VISION LLC	SERVICE CONSULTING	$1,870.00	$1,870.00
233536	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	JANITORIAL SUPPLIES	$125.28	$380.48
			JANITORIAL SUPPLIES	$255.20	
233539	401-7101-571.50-30	FIRSTSERVICE RESIDENTIAL, IL	SIDEWALK REIMBURSE	$1,993.25	$1,993.25
233543	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$24,703.65	$24,703.65
233546	101-7101-531.31-65	GRAINGER W W INC	HAND TOOLS-POWER/NON POW	$39.28	$39.28
233550	101-7101-531.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE CONSULTING	$6,252.50	$7,532.50
			PROFESSIONAL SERVICES	$1,280.00	
233551	101-7101-531.21-02	HARRIS TRUST & SAVINGS BANK	SUPERIOR CHIMNEY	$2,895.23	$2,895.23
	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	$55.00	($265.00)
			AMERICAN PUBLIC WORKS	$110.00	
			IAFSM	($430.00)	
	101-7101-531.30-05	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	$60.00	$60.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233551	101-7101-531.31-45	HARRIS TRUST & SAVINGS BANK	BARCO PRODUCTS COMPANY	$133.97	$133.97
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	FORESTRY SUPPLIERS INC	$122.70	$122.70
233553	101-7101-531.21-02	HASTINGS AIR ENERGY CONTROL	FIRE 3 HVAC SERVICE	$274.95	$274.95
233554	101-7101-531.21-02	HAYES MECHANICAL	PW HVAC REPAIR SEP 2021	($1,967.64)	$33,073.03
			PW HVAC REPAIR SEP 2021	$1,967.64	
			VH HVAC JUNE 2021	$851.96	
			FIRE 2 HVAC JUNE 2021	$467.01	
			PW HVAC JULY 2021	$905.65	
			SEN CENTER MAINT JULY 21	$541.97	
			FIRE 1 HVAC JULY 2021	$292.77	
			VH HVAC AUG 2021	$851.96	
			FIRE 2 HVAC AUG 2021	$467.01	
			VH HVAC REP AUG 2021	$1,163.53	
			PW HVAC REPAIRS AUG 2021	$592.93	
			PW HVAC REPAIR AUG 2021	$1,011.32	
			PW HVAC REPAIR SEP 2021	$1,967.64	
			FIRE 2 HVAC REP NOV 2021	$869.49	
			VH HVAC JAN 2022	$772.24	
			PW HVAC REPAIR JAN 2022	$533.16	
			FIRE 1 BOILER NOV 2021	$1,594.86	
			VH HVAC REPAIRS FEB 22	$4,067.00	
			VH BOILER SERVICE	$1,182.00	
			FIRE 1 VAV REPAIR	$2,938.00	
			VH BOILER SERVICE	$4,205.00	
			VH HVAC REPAIRS	$2,470.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233554	101-7101-531.21-02	HAYES MECHANICAL	FIRE 2 BOILER NOV 2021	$269.29	$33,073.03
			VH BOILER REP FEB 2022	$589.80	
			PW HVAC REPAIR NOV 21	$1,967.64	
			VH HVAC REP DEC 2021	$2,500.80	
233556	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	SERVICE LANDSCAPING	$5,198.58	$5,198.58
233562	101-7101-531.22-02	IL DEPARTMENT OF AGRICULTURE	PEST CONTROL LICENSE	$30.00	$30.00
233565	101-7101-531.22-15	IMPACT NETWORKING LLC	OFFICE EQUIPMENT & SUPPLY	$1,156.00	$1,156.00
233566	101-7101-531.31-90	INDUSTRIAL SYSTEMS LTD	SUPERMIX ICEMELT	$3,141.00	$12,564.00
			SUPERMIX ICEMELT	$3,141.00	
			SUPERMIX ICEMELT	$3,141.00	
			SUPERMIX ICEMELT	$3,141.00	
233568	101-7101-531.21-11	INTL EXTERMINATORS INC	FIRE 1 EXTERM	$60.00	$585.00
			HISTORICAL EXTERM	$120.00	
			POLICE EXTERM	$65.00	
			PW EXTERM	$88.00	
			SEN CENTER EXTERM	$88.00	
			TRAIN STA EXTERM	$104.00	
			VH EXTERM	$60.00	
233571	101-7101-531.31-55	JUST FAUCETS	PLUMBING SUPPLIES	$416.00	$416.00
233572	101-7101-531.22-02	ASHLEY KARR	DL REIMBURSEMENT	$50.00	$50.00
233582	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$17.63	$309.07
			ELECTRICAL EQUIP & SUPPLY	$36.43	
			HARDWARE SUPPLIES	$17.86	
			HARDWARE SUPPLIES	$237.15	
233589	101-7101-531.31-55	MICHAEL WAGNER & SONS	HARDWARE SUPPLIES	$93.07	$93.07

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233590	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	PW ELEVATOR MAINT	$1,530.00	$1,530.00
233607	426-7101-571.50-25	JUSTIN PEASE	ENHANCED SEWER REBATE	$11,250.00	$11,250.00
233608	101-7101-531.31-65	PETTY CASH	SUPPLIES	$21.98	$45.46
			SUPPLIES	$23.48	
233613	101-7101-531.22-70	PRECISE MRM LLC	VEHICLE LOCATION DATA	$513.00	$513.00
233616	101-7101-531.31-65	PRO SAFETY INC	HARDWARE SUPPLIES	$499.20	$499.20
233617	401-7101-571.50-20	PROGRESSIVE DYNAMICS	SERVICE BLDG MAINT	$17,500.00	$17,500.00
233619	101-7101-531.21-02	RADICOM	EQUIPMENT MAINTENANCE	$3,148.25	$3,148.25
233623	101-7101-531.20-05	RITTER GIS	PROFESSIONAL SERVICES	$1,076.25	$1,076.25
233628	101-7101-531.21-36	ROUTE 12 RENTAL CO INC	PROPANE REFILL	$82.38	$82.38
233640	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$17.49	$17.49
	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$3.99	$33.98
			HARDWARE SUPPLIES	$29.99	
	101-7101-531.31-85	SHERWIN ACE HARDWARE	HAND TOOLS-POWER/NON POW	$21.97	$21.97
233642	101-7101-531.22-70	SOUND INCORPORATED	PHONE SERVICE	$72.73	$72.73
233645	101-7101-531.21-02	STANDARD PIPE & SUPPLY INC	PLUMBING PARTS	$387.01	$387.01
	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	PLUMBING PARTS	$87.28	$87.28
233659	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	SIGN STOCK	$330.00	$330.00
233660	101-7101-531.21-11	TRI-STATE DOOR SOLUTIONS, LLC	POLICE DOOR REPAIR	$212.50	$212.50
233661	101-7101-531.31-45	ULINE INC	JANITORIAL SUPPLIES	$3,168.09	$3,168.09
	101-7101-531.31-65	ULINE INC	OFFICE SUPPLIES	$61.50	$61.50
233663	101-7101-531.21-11	UNIFIRST CORPORATION	FIRE 3 FLOOR MATS	$35.03	$1,514.01
			FIRE 2 FLOOR MATS	$54.17	
			PW FLOOR MATS	$151.55	
			FIRE 1 FLOOR MATS	$26.51	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233663	101-7101-531.21-11	UNIFIRST CORPORATION	VH FLOOR MATS	$131.61	$1,514.01
			POLICE FLOOR MATS	$47.39	
			FIRE 3 FLOOR MATS	$26.51	
			FIRE 2 FLOOR MATS	$39.61	
			FIRE 4 FLOOR MATS	$33.77	
			FIRE 1 FLOOR MATS	$26.51	
			VH FLOOR MATS	$131.61	
			POLICE FLOOR MATS	$47.39	
			FIRE 3 FLOOR MATS	$26.51	
			FIRE 2 FLOOR MATS	$39.61	
			PW FLOOR MATS	$151.55	
			FIRE 4 FLOOR MATS	$33.77	
			FIRE 1 FLOOR MATS	$26.51	
			VH FLOOR MATS	$131.61	
			POLICE FLOOR MATS	$47.39	
			FIRE 3 FLOOR MATS	$26.51	
			FIRE 2 FLOOR MATS	$39.61	
			FIRE 4 FLOOR MATS	$33.77	
			FIRE 1 FLOOR MATS	$26.51	
			VH FLOOR MATS	$131.61	
			POLICE FLOOR MATS	$47.39	
233675	101-7101-531.22-70	VERIZON WIRELESS	ACCT 64202486400001	$1,637.57	
233679	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	$2,139.37	$4,306.73
			ACCT 58675303500001	$2,167.36	
233684	101-7101-531.22-70	WILSON CONSULTING	AT & T AUDIT	$375.00	$375.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233685	101-7101-531.22-15	XEROX CORPORATION	OFFICE EQUIPMENT & SUPPLY	$85.00	$85.00
233689	101-7101-531.31-45	ZORO TOOLS INC	HARDWARE SUPPLIES	$203.20	$203.20
802166	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	$31.55	$8,562.56
			ACCT 4321662000	$1,242.88	
			ACCT 7363016029	$7,288.13	
802167	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 8063218	$826.96	$14,403.70
			ACCT 8063214	$13,576.74	
802169	101-7101-531.21-50	NICOR	ACCT 06802945268	$49.36	$17,685.80
			ACCT 15839647334	$819.44	
			ACCT 19426400008	$160.54	
			ACCT 25422686599	$4,279.98	
			ACCT 28178600004	$827.01	
			ACCT 38096400007	$1,888.23	
			ACCT 38178600003	$856.85	
			ACCT 40178600009	$354.52	
			ACCT 53278600001	$2,728.94	
			ACCT 58401600000	$1,227.95	
			ACCT 72489260108	$434.41	
			ACCT 94830700004	$1,007.42	
			ACCT 97034457784	$3,051.15	
				Division 1 Total	$282,192.80
				Department 71 Total	$282,192.80

WARRANT REGISTER - GM0002

Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
80165	505-7201-561.22-70	AT & T	ACCT 84725301748135	$52.15	$151.10
			ACCT 84759080850047	$98.95	
233474	505-7201-561.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$219.50	$219.50
233475	505-7201-561.31-65	ADDISON BUILDING MATERIAL CO	EQUIPMENT MAINTENANCE	$50.88	$50.88
233479	505-7201-561.50-15	ALLAN INTEGRATED CONTROL SYSTEMS	EQUIPMENT MAINTENANCE	$9,366.00	$9,366.00
233483	505-7201-561.22-03	AMERICAN WATER WORKS ASSN	TRAVEL & TRAINING	$30.00	$430.00
			TRAVEL & TRAINING	$400.00	
233484	505-7201-561.21-11	ANDERSON LOCK	SERVICE BLDG MAINT	$2,456.48	$2,456.48
233505	505-7201-561.31-65	BUSHNELL INC	WATER SUPPLIES	$54.80	$54.80
233506	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	$5,399.73	$5,399.73
	505-7201-561.21-62	C C CARTAGE INC	SERVICE DISPOSAL	$1,428.00	$1,428.00
	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	$6,015.27	$6,015.27
233516	505-7201-561.22-70	COMCAST CABLE	TV	$2.10	$2.10
233530	505-7201-561.50-20	DOOR SYSTEMS ASSA ABLOY	SERVICE BLDG MAINT	$2,023.00	$2,023.00
233534	505-7201-561.31-01	EDEN BROTHERS	WATER SUPPLIES	$382.27	$382.27
233546	505-7201-561.31-55	GRAINGER W W INC	ELECTRICAL EQUIP & SUPPLY	$236.16	$236.16
233551	505-7201-561.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	$0.99
	505-7201-561.22-02	HARRIS TRUST & SAVINGS BANK	AWWA.ORG	$85.00	$561.00
			AWWA.ORG	$238.00	
			AWWA.ORG	$238.00	
	505-7201-561.22-03	HARRIS TRUST & SAVINGS BANK	ILLINOIA AWWA	$48.00	$175.00
			ILLINOIS AWWA	$92.00	
			PAYPAL IWEA	$35.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233551	505-7201-561.30-35	HARRIS TRUST & SAVINGS BANK	DANNER-LACROSSE	$343.92	$343.92
	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	GAST MANUFACTURING INC	$146.38	$254.16
			TFS FISHER SCI CHI	$107.78	
233555	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	$11,981.23	$11,981.23
	505-7201-561.31-02	HBK WATER METER SERVICE INC	METER SUPPLIES	$22.33	$22.33
233558	505-7201-561.30-35	RYAN HOLTHOUSE	CLOTHING & APPAREL	$139.58	$139.58
233559	505-7201-561.22-03	HORNDASCH TODD	TRAVEL & TRAINING ADVANCE	$236.52	$236.52
233560	505-7201-561.20-05	HR GREEN INC.	SERVICE CONSULTING	$1,860.00	$1,860.00
233561	505-7201-561.31-65	IDEXX DISTRIBUTION INC	WATER EQUIPMENT	$20.52	$20.52
233569	505-7201-561.50-10	IT SAVVY LLC	COMPUTER SUPPLIES	$1,294.88	$1,294.88
233576	505-7201-561.30-35	LAWLOR, JOHN	CLOTHING & APPAREL	$200.00	$200.00
233578	505-7201-561.30-50	LEAHY WOLF CO	GENERATOR OIL	$1,340.73	$1,340.73
233582	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$208.68	$248.85
			HARDWARE SUPPLIES	$40.17	
	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	ELECTRICAL EQUIP & SUPPLY	$23.70	$23.70
	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HAND TOOLS-POWER/NON POW	$19.00	$66.16
			HARDWARE SUPPLIES	$47.16	
233603	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$68.48	$68.48
233613	505-7201-561.22-70	PRECISE MRM LLC	VEHICLE LOCATION DATA	$513.00	$513.00
233614	505-7201-561.22-03	PREUCIL JOHN	TRAVEL & TRAINING ADVANCE	$338.58	$338.58
233623	505-7201-561.20-05	RITTER GIS	SERVICE PROFESSIONAL	$1,076.25	$1,076.25
233634	505-7201-561.22-03	SCOTT SCHWEDA	TRAVEL & TRAINING ADVANCE	$291.54	$291.54
233640	505-7201-561.31-85	SHERWIN ACE HARDWARE	HAND TOOLS-POWER/NON POW	$26.97	$26.97
233647	505-7201-561.31-65	STEINER ELECTRIC	ELECTRICAL SUPPLIES	$42.60	$42.60
233650	505-7201-561.20-05	SUBURBAN LABORATORIES INC	LAB FEES FOR FEB 2022	$4,111.40	$4,111.40

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233652	505-7201-561.21-35	TAYLOR PLUMBING	METERS SERVICE	$4,443.39	$4,443.39
	505-7201-561.31-02	TAYLOR PLUMBING	METER SUPPLIES	$2,726.17	$2,726.17
233654	505-7201-561.31-02	TEST GAUGE INC	METER SUPPLIES	$288.83	$288.83
233678	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	$1,065.40	$1,065.40
233679	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	$1,426.24	$2,871.14
			ACCT 58675303500001	$1,444.90	
233682	505-7201-561.31-07	WATER PRODUCTS CO	SEWER SUPLLIES	$240.00	$243.60
			SEWER SUPPLIES	$3.60	
	505-7201-561.31-85	WATER PRODUCTS CO	WATER SUPPLIES	$360.00	$360.00
233684	505-7201-561.22-70	WILSON CONSULTING	AT & T AUDIT	$375.00	$375.00
233688	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLIES	$1,737.00	$3,396.64
			WATER SUPPLIES	$1,659.64	
	505-7201-561.31-85	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLIES	$230.00	$230.00
802166	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	$197.55	$421.26
			ACCT 0368380009	$32.35	
			ACCT 0684023014	$86.71	
			ACCT 1092085063	$104.65	
802167	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 8063213	$463.00	$12,574.17
			ACCT 1050217	$3,130.28	
			ACCT 1050218	$2,603.03	
			ACCT 1050220	$6,377.86	
802169	505-7201-561.21-50	NICOR	ACCT 04055600003	$195.08	$860.21
			ACCT 19278600002	$277.19	
			ACCT 42567835683	$52.34	
			ACCT 58544400003	$175.44	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802169	505-7201-561.21-50	NICOR	ACCT 90920700003	$160.16	$860.21
				Division 1 Total	$83,309.49
				Department 72 Total	$83,309.49

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233532	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$419.16	$419.16
802166	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	$766.86	$882.59
			ACCT 4643715006	$19.25	
			ACCT 5231622008	$96.48	
				Division 1 Total	$1,301.75

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
80165	235-7302-532.21-50	AT & T	ACCT 84725309782425	$216.81	$216.81
233532	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$1,327.34	$1,327.34
233590	235-7302-532.21-02	MID AMERICAN ELEVATOR CO INC	VAIL GARAGE ELEVATOR	$630.00	$945.00
			VAIL GARAGE ELEVATOR	$315.00	
233630	235-7302-532.22-10	RYDIN SIGN & DECAL	PRINTING	$1,647.50	$1,647.50
				Division 2 Total	$4,136.65

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233532	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$1,327.34	$1,327.34
802167	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1060231	$2,922.44	$2,922.44
802169	235-7303-532.21-50	NICOR	ACCT 12690400002	$51.12	$51.12
				Division 3 Total	$4,300.90

Division: 4

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233488	235-7304-532.21-02	ARCO MECHANICAL EQUIPMENT SALES	EQUIPMENT MAINTENANCE	$1,240.00	$1,240.00
233532	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$419.16	$419.16
233630	235-7304-532.22-10	RYDIN SIGN & DECAL	PRINTING	$1,647.50	$1,647.50
802169	235-7304-532.21-50	NICOR	ACCT 92296400002	$170.38	$170.38
				Division 4 Total	$3,477.04
				Department 73 Total	$13,216.34

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233481	621-7501-551.31-65	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$39.78	$69.26
			VEH MAINTENANCE SUPPLY	$29.48	
233490	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	$360.33	$399.78
			VEH MAINTENANCE SUPPLY	$15.17	
			VEH MAINTENANCE SUPPLY	$11.84	
			VEH MAINTENANCE SUPPLY	$12.44	
233504	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	($112.30)	$84.67
			VEH MAINTENANCE SUPPLY	$47.04	
			VEH MAINTENANCE SUPPLY	$47.04	
			VEH MAINTENANCE SUPPLY	$8.81	
			VEH MAINTENANCE SUPPLY	$94.08	
233510	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$28.03	$28.03
233514	621-7501-551.21-36	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	$114.68	$114.68
233540	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	$516.31	$1,032.85
			VEH MAINTENANCE SUPPLY	$516.54	
233551	621-7501-551.21-07	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-AUTOREPLENI	$40.00	$40.00
	621-7501-551.22-03	HARRIS TRUST & SAVINGS BANK	EB MIDWEST ADVANCED P	$1,390.00	$2,048.00
			PAYPAL AUTOMOTIVET	$658.00	
	621-7501-551.31-51	HARRIS TRUST & SAVINGS BANK	MILTON INDUSTRIES INC	($14.64)	$137.98
			MILTON INDUSTRIES INC	($4.88)	
			MILTON INDUSTRIES INC	$157.50	
233577	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	$871.62	$871.62
233584	621-7501-551.31-85	MAC TOOLS	VEH MAINTENANCE SUPPLY	$176.99	$176.99

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233586	621-7501-551.31-51	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	$220.04	$220.04
233587	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$30.91	$30.91
233591	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	$15.00	$15.00
233593	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$25.30	$221.18
			VEH MAINTENANCE SUPPLY	$144.86	
			VEH MAINTENANCE SUPPLY	$23.96	
			VEH MAINTENANCE SUPPLY	$27.06	
233597	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	$446.60	$446.60
233603	621-7501-551.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$159.54	$159.54
233605	621-7501-551.21-08	PARKSIDE AUTO BODY INC	EQUIPMENT MAINTENANCE	$1,556.32	$1,556.32
233612	621-7501-551.31-51	POMPS TIRE	VEH MAINTENANCE SUPPLY	$577.95	$577.95
233621	621-7501-551.31-51	RAYMAR HYDRAULIC REPAIR SRVC	VEH MAINTENANCE SUPPLY	$2,344.00	$2,344.00
233629	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$83.65	$1,070.27
			VEH MAINTENANCE SUPPLY	$424.18	
			VEH MAINTENANCE SUPPLY	$275.70	
			VEH MAINTENANCE SUPPLY	$275.70	
			VEH MAINTENANCE SUPPLY	$11.04	
233633	621-7501-551.22-03	RAYMOND SALISBURY	TRAVEL & TRAINING ADVANCE	$456.40	$456.40
233643	621-7501-551.21-07	SPRING ALIGN	VEH MAINTENANCE SUPPLY	$1,990.02	$1,990.02
233644	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$1,862.19	$2,067.17
			VEH MAINTENANCE SUPPLY	$204.98	
233662	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT MAINTENANCE	$2,425.00	$2,425.00
233663	621-7501-551.30-35	UNIFIRST CORPORATION	VEH MAINTENANCE SUPPLY	$84.48	$84.48
233683	621-7501-551.21-07	WICKSTROM FORD	VEH MAINTENANCE SUPPLY	$1,298.73	$1,298.73
233687	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	$423.20	$423.20

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	**$20,390.67**
				Department 75 Total	**$20,390.67**

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233541	505-9001-571.50-25	FOURBRIDGE SOLUTIONS	SERVICE CONSULTING	$6,925.00	$6,925.00
				Division 1 Total	$6,925.00

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233495	621-9003-572.50-05	ATLAS BOBCAT LLC	VEHICLE MAJOR TRANSPORT	$47,554.00	$47,554.00
				Division 3 Total	$47,554.00
				Department 90 Total	$54,479.00
TOTAL ALL FUNDS:					$1,445,275.85

Village Board
3/21/2022

Item: Presentation of Women's History Month Proclamation

Department: Village Manager's Office

Presentation of Women's History Month Proclamation

ATTACHMENTS:

Description	**Type**
Women's HIstory Month Proclamation	Agreement

Village of Arlington Heights Proclamation
Women's History Month
March 2022

WHEREAS, after being petitioned by the National Women's History Project, Congress passed a resolution designating the month of March 1987 as the first National Women's History Month,

WHEREAS, the purpose of Women's History Month is to celebrate the vital contributions women have made to the United States and to recognize the specific achievements women have made over the course of American history in a variety of fields; and

WHEREAS, women from every walk of life have made possible the growth and strength of our country in countless recorded and unrecorded ways; and

WHEREAS, the diverse women in our community play a critical economic, cultural, and social role in every sphere of life; and

WHEREAS, The Village of Arlington Heights pays tribute to the women on our staff, who serve as leaders in the community on a daily basis, across all of our departments; and

WHEREAS, the Village also recognizes and applauds the women who serve on the front lines of our public safety departments including Police, Fire and Public Works; and

WHEREAS, in honoring the 35th National International Women's Month, we support the 2022 theme of "Providing Healing, Promoting Hope," a tribute to the ceaseless work of caregivers and frontline workers during the ongoing pandemic and also in recognition of the thousands of ways that women of all cultures have provided both healing and hope throughout history;

THEREFORE, be it proclaimed by the Village of Arlington Heights, that the month of March is celebrated as National Women's History Month.

Thomas W. Hayes

Thomas W. Hayes

Trustee Richard Baldino
Trustee James Bertucci
Trustee Mary Beth Canty
Trustee Nicolle Grasse

Trustee Robin LaBedz
Trustee John Scaletta
Trustee Tom Schwingbeck
Trustee Jim Tinaglia

Village Board
3/21/2022

Item: Report of the Committee of the Whole Meeting of March 14, 2022

Department: Village Managers Office

Report of the Committee of the Whole Meeting of March 14, 2022

Proposed 2021 General Fund Surplus Transfer.

Trustee Schwingbeck moved to approve the proposed 2021 General Fund surplus transfers, and to amend the 2021 and 2022 budgets to reflect these transfers. Trustee Baldino seconded the motion. Motion passed.

Village Board
3/21/2022

Item: Report of the Committee of the Whole Meeting of March 21, 2022

Department: Village Managers Office

Report of the Committee of the Whole Meeting of March 21, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class AA Liquor License to Honey Jam Cafe LLC dba Honey-Jam Cafe located at 2944 W. Euclid Avenue, upon the surrender of the existing license issued to that address.

Village Board
3/21/2022

Item: Water System Improvements 2022 - Award

Department: Public Works

The approved 2022 Capital Improvement Program (CIP) includes $4.1 million for the funding of Water System Improvements. This project is part of the Village's ongoing program to replace aging water mains throughout the Village. The Public Works Department evaluates and prioritizes water main replacement based on defect severity, occurrence interval of failures, service reliability, and other related parameters. This project includes the replacement of over 8,900 linear feet of water main. There are other capital projects currently under design that include portions of water main replacement that will also utilize funding from this source.

This year's Water & Sewer Program bid document was split into two components; the Base Bid and Alternate#1. The Alternate were other sections of water main replacement throughout the Village. This was done to leverage all available funds for the maximum amount of work. At this time, Staff recommends the award of the base bid and Alternate #1.

Bids for the 2022 Water System Improvements were duly advertised and publicly opened on March 8, 2022. Mauro Sewer submitted the lowest responsible bid. The Village's design engineer, IMEG Engineering, recommends that Mauro Sewer be awarded the contract for the 2022 Water System Improvements. Staff has worked with Mauro Sewer in previous projects and finds their work acceptable. Therefore, Staff concurs with IMEG's recommendation that the bid be awarded to Mauro Sewer. The base bid is $1,888,964.20 and alternate #1 is $300,914.60. The winning bidder was below the Engineer's Estimate, and has been determined to be responsible and the bid meets specifications.

BIDDER	BASE BID	ALTERNATE #1	TOTAL
Mauro Sewer	$1,888,964.20	$300,914.60	$2,189,878.80
Holiday Sewer & Water	$2,050,000.00	$325,000.00	$2,375,000.00
Concept Plumbing	$2,272,577.05	$396,156.25	$2,668,733.30

Joel Kennedy Const.	$2,475,640.67	$406,131.51	$2,881,772.18
A Lamp Concrete	$2,578,412.00	$398,975.00	$2,977,387.00
Campanella & Sons	$2,974,654.47	$460,482.81	$3,435,137.28
Dimeo Bros.	$2,981,746.00	$458.210.00	$3,439,956.00

Funds for these improvements are available in Account No. 505-9001-571.50-25 (WA9001).

RECOMMENDATION

It is recommended that the Village Board award a contract for the 2022 Water System Improvements to Mauro Sewer of Des Plaines, Illinois, in the amount of $2,189,878.80 for the Base Bid and Alternate #1, and authorize Staff to execute the necessary documents.

Village Board
3/21/2022

Item: Galls Uniform - Contract Extension 2022

Department: Fire

On April 29th, 2020, the Village awarded Galls LLC a contract to provide uniforms for the Fire Department. This is a one-year contract with the option to renew for two, one-year extensions.

Per Village Policy, contracts can be extended with Board approval, up to the original terms of the contract. This would be the second of two possible extensions.

The Fire Department received a request from Galls LLC to increase the amount equal to the Consumer Price Index for All Urban Consumers (CPI-U) for December of 2021 which is 5.8%. The Fire Department negotiated with Galls LLC an increase of 2.8%, which both parties accepted.

RECOMMENDATION

It is recommended that the Village Board award a one-year contract extension with the 2.8% price increase to Galls LLC which will extend the term to April 29, 2023.

Village Board
3/21/2022

Item: Municipal Buildings Floor Maintenance 2022 - Contract Extension

Department: Public Works

Currently, the Village utilizes three contracts for custodial services for the municipal buildings. The Floor Maintenance contract covers the monthly buffing and annual waxing of vinyl floors and annual carpet cleaning at all municipal buildings.

On April 4th, 2016, the Village Board awarded a three-year contract to Alpha Building Maintenance of Homer Glen, IL for the above services.

Per Village policy, successful contractors can be permitted up to three one-year extensions with Village Board approval.

Alpha Building Maintenance has offered to extend the contract for 12 months, with no increase in price. Staff has been satisfied with the floor cleaning services provided by Alpha Building Maintenance. Staff is recommending a one-year contract extension, per the original contract terms. This would be the third of three possible contract extensions, and this extension would begin in 2022.

Funding for these services is available in Account No. 101-7101-531.21-11.

RECOMMENDATION

It is recommended that the Village Board award a one-year contract extension for Municipal Buildings Floor Maintenance to Alpha Building Maintenance of Homer Glen, Illinois, up to the budgeted amount, and authorize Staff to execute the necessary documents.

Village Board
3/21/2022

Item: Log Loader Equipment Purchase - Public Works

Department: Public Works

The approved 2022 Capital Budget includes $203,524 for the replacement of the Village's log loader. The loader is used to efficiently pick up logs and or brush piles along the edge of the roadway. This equipment is used on a daily basis in tree trimming and removal operations.

The current truck is a 2008 International 7400 Prentiss 2124BC log loader (mounted to the chassis). The Fleet Unit has inspected the current log loader and has deemed it in need of replacement.

Staff is recommending purchase of a 2023 International MV607 Chassis with grapple and dump body through Sourcewell (formerly NJPA), a joint purchasing cooperative similar to NWMC that uses multiple government agencies and collaborative purchasing to obtain more competitive bid pricing. Through Sourcewell, the vendor has a chassis available and will deliver a truck that meets specs by August of 2022. The cost is $206,053.52 which is $2,529.53 over budget.

Sourcewell has awarded Petersen Industries the contract for log loaders. The local vendor is EJ Equipment of Manteno, IL. Staff has tested this model and recommends award.

Funds for this purchase and the overage are available in Account Number 621-9003-572.50-05 (VH9501).

RECOMMENDATION

It is recommended that the Village Board award the purchase of a 2023 International Model MV607 Chassis with grapple and dump body, Log Loader to EJ Equipment of Manteno, Illinois in an amount not-to-exceed $206,053.52 and authorize Staff to execute the necessary documents.

Village Board
3/21/2022

Item: MFT Street Reconstruction Project 2022 - Award

Department: Public Works

The approved 2022 Capital Improvement Program includes $4,000,000 for the reconstruction of local streets. The scheduled work includes fully reconstructing 15 different street segments (approximately 2.25 miles) and installing a new road segment for Campbell Street, between Hickory Avenue and Beverly Lane (approximately 0.05 miles); all streets are located within the Village limits. Street reconstruction is done when the Engineering Division of Public Works has evidence of roadway base failure. This failure is not conducive to the more frequent maintenance task of resurfacing, when only the surface course of asphalt is removed and replaced.

Street reconstruction consists of the complete removal including some sidewalks, residential aprons, curb & gutter, roadway base and surface asphalt.

On March 14, 2022, bids for the 2022 MFT Street Reconstruction Program, IDOT Section #22-00216-00-00-PV, were publicly opened and read aloud. The bid tabulation is as follows:

BIDDER	TOTAL BID
Builder's Paving, LLC	$4,240,000.00
J. A. Johnson Paving	$4,352,700.00
Arrow Road Construction	$4,859,084.23

ENGINEER'S ESTIMATE $4,140,805.00

Builder's Paving, LLC submitted the low bid and has successfully performed the reconstruction program for the Village in 2020, and Staff recommends award.

If approved, this project will begin in mid to late April, weather pending. The project will be substantially complete in early September. Landscaping will be complete by October, when weather conditions permit.

Funds are available in the following Accounts:
Motor Fuel Tax Fund 211-7101-571.50-40 (ST9009) $4,000,000

Capital Projects Fund – Street Program 401-7101-571.50-30 (ST9008) $75,000
Hickory/Kensington TIF Fund 266-4001-571.50-25 (BL1801) $165,000

RECOMMENDATION

It is recommended that the Village Board award the 2022 MFT Street Reconstruction Project contract to Builder's Paving, LLC of Hillside, Illinois, in the not-to-exceed amount of $4,240,000 and authorize Staff to execute the necessary documents

Village Board
3/21/2022

Item: Sounds of Summer 2022 Stage & Sound Production Contract

Department: Village Managers Office

The approved 2022 Budget includes $25,000 for the stage, lighting, and sound production for 12 Sounds of Summer concerts. In 2019, the Village approved a contract to HRP Chicago, which included two years of renewal, intended for 2020 and 2021. Due to the COVID-19 pandemic, there were no events in 2020.
In 2019 and 2021, HRP provided sound, stage and lighting at the following rates:

- **2019:** $1,950/concert, for 12 concerts, for a total of $23,400
- **2020:** No concerts were held
- **2021:** $2,250/concert, for 10 concerts, for a total of $22,500

HRP has informed the Village that due to rising industry and travel costs, their costs have increased. HRP's 2022 standard/individual event rate is $4,200/concert, or $50,400 for 12 concerts. HRP has offered the Village a reduced/bundle rate of $2,500/concert, for 12 concerts, for a total of $30,000. While this amount is $5,000 over budget, Village Staff did obtain quotes from several other sound/production companies for their 2022 Sounds of Summer services to ensure we identified the best price. They include:

- **HRP Chicago (current provider)**
  - $2,500/concert and $30,000 total
- **Acutrak (scaled down version of their setup)**
  - $2,857.5/concert and $34,291 total
- **Mass Audio Inc (scaled down version of their setup)**
  - $2,861.2/concert and $34,334.4 total
- **SWP Sound Works**
  - $3,425/concert and $41,100 total

Recommendation
Village staff recommends approving a contract with HRP Chicago to provide stage, lighting, and sound for its 2022 Sounds of Summer season.

HRP Chicago has provided the Village with a high level of quality services, and

have been professional, responsive, and easy to work with. Additionally, bands have expressed confidence in HRP Chicago's services and their reputation.

HRP Chicago is the lowest quote received, and would have been selected as the original 2019 contract included the option to extend for two seasons, one of which was cancelled during Covid.

Funds are available in the AE-06038 budget line in the amount of $25,000.

Village Board
3/21/2022

Item: Engineering Plan Reviewer/Private Development Inspector Services - Contract Award

Department: Public Works

The Village requested proposals from twelve qualified professional engineering consultants to provide Engineering plan review and private development inspection services. The Village received three consultant proposals.

A committee of three Staff members was established to carefully review each proposal. Proposals identified the consultants' understanding of the services, how they intend to provide the services, the key personnel assigned, and their overall qualifications. Firms also provided the requested hourly rate for their services, as summarized below:

Consultant	Hourly Rate	Overtime Hourly Rate
Engineering Resource Associates, Inc.	$115.00	$115.00
Robinson Engineering, Ltd.	$134.00	$134.00
Chastain & Associates LLC	$155.00	$155.00

All three firms propose utilizing a team of personnel, providing flexibility during foreseen and unforeseen employee time off. All three firms are eminently qualified to provide the required services, and the committee recommends Engineering Resource Associates, Inc. The term of the contract would conclude in December 2022 in an amount not to exceed $155,000.

Funding for these services is available in Account No. 101-7101-531.20-05

RECOMMENDATION

It is recommended that the Village Board award a one-year contract to Engineering Resource Associates of Warrenville, Illinois, for Engineering Plan Reviewer/Private Development Inspector services, in an amount not to exceed $155,000, and authorize staff to execute the necessary documents.

Village Board
3/21/2022

Item: Resolution - Acceptance of Public Improvements - Sigwalt 16 Subdivision

Department: Engineering/PW/Legal

The installation of public improvements in the Sigwalt 16 Subdivision have been completed as required under Article V of the Subdivision Control Regulations. The Engineering Division has conducted a final inspection of this development and found no deficiencies. In accordance with Section 29-505, it is now proper for the Board of Trustees to pass a resolution formally accepting the public improvements which will then become the property of the Village of Arlington Heights. Upon passage of this Resolution, the Public Improvement Bond will be released to M/I Homes.

ATTACHMENTS:

Description	Type
Public Improvements - Sigwalt 16	Resolution

A RESOLUTION ACCEPTING
REQUIRED PUBLIC IMPROVEMENTS

WHEREAS, the installation of all public improvements as required in accordance with Article V of the Subdivision Control Regulations, for Sigwalt 16 Subdivision have been completed on behalf of M/I Homes; and

WHEREAS, in accordance with Section 29-505 of the Subdivision Control Regulations, the Village Engineer has caused a final inspection of these improvements to be made and has determined that these improvements have been constructed in accordance with all applicable sections of the Subdivision Control Regulations,

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the public improvements for Sigwalt 16 Subdivision are hereby accepted and hereby become the property of the Village of Arlington Heights.

SECTION TWO: That pursuant to Section 29-503 of the Subdivision Control Regulations, the moneys deposited in escrow to guarantee the proper completion of the public improvements agreed to shall be returned to M/I Homes.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of March, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

PUBIMPR:Sigwalt 16

Village Board
3/21/2022

Item: Ordinance - All Way Stop Street - N. Vail Ave and W. Wing/W. Davis Streets

Department: Engineering/PW/Legal

The Engineering Department has received numerous requests for All Way Stop Signs at the intersection of N Vail Ave and W Wing St/W Davis St. In order to determine if the intersection should have an all way control, we reviewed:

- Counts collected at the intersection of N Vail Ave and W Wing St/W Davis St in March 2022
- Crash data from the last five years

The results of the study confirmed that the high volume of the vehicular and pedestrian traffic warrant the installation of an All Way Stop Signs.

RECOMMENDATION

It is recommended that the attached ordinance Designating an All Way Stop Street for N Vail Avenue and W Wing/W Davis Streets, be approved.

ATTACHMENTS:

Description	Type
All Way Stop Vail-Wing Davis w Exhibit	Ordinance

AN ORDINANCE DESIGNATING
AN ALL WAY STOP STREET

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

SECTION ONE: The following described intersection is hereby designated as a stop intersection. It shall be unlawful for any person operating a motor vehicle within the designated streets to enter into such intersection without coming to a full and complete stop as required by stop signs appropriately located:

ALL WAY STOP: N. VAIL AVENUE AND W. WING STREET/W. DAVIS STREET

Said intersection is depicted on the attached map as Exhibit A, attached hereto and made a part hereof.

SECTION TWO: The Village Manager is hereby directed to install appropriate signs as indicated in this Ordinance to effectuate the purposes of this Ordinance.

SECTION THREE: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR: No person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750.00 for each such offense.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form and the posting of said signs at the intersection in the manner provided by law.

AYES:

NAYS:

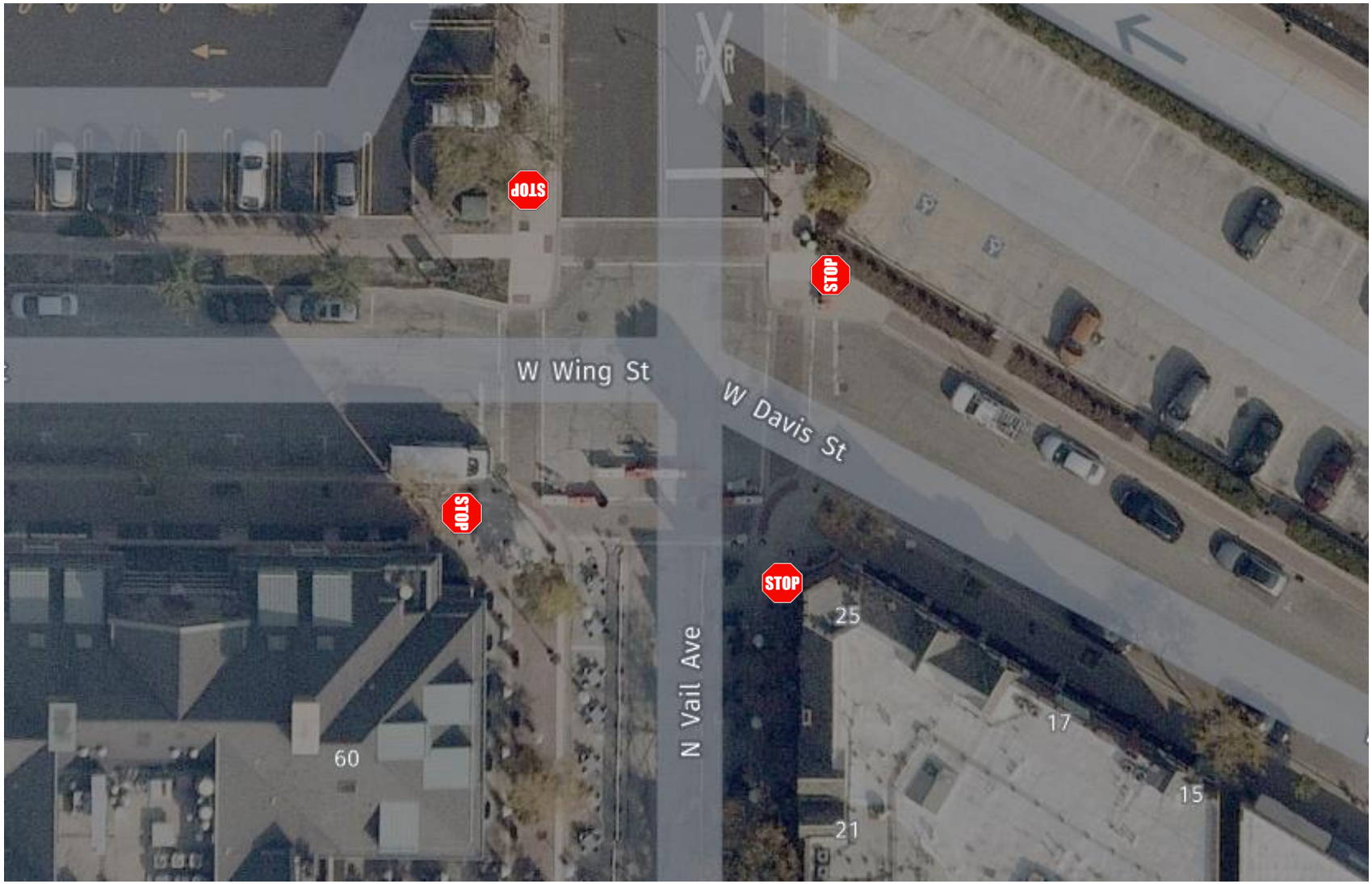
PASSED AND APPROVED this 21st day of March, 2022.

ATTEST: _____ Village President

_____
Village Clerk

Exhibit A

Intersection of N Vail Ave & W Wing St/W Davis St – New arrangement



Village Board
3/21/2022

Item: Ordinance - All Way Stop Street - N. Belmont Avenue and E. Miner Street

Department: Engineering/PW/Legal

The Engineering Department has received numerous requests for All Way Stop Signs at the intersection of E Miner St & N Belmont Ave. In order to determine if the intersection should have an all way control, we reviewed:

- Counts collected at the intersection of N Belmont Ave & E Miner St on August 6 and August 7, 2021;
- Crash data from the last five years;
- Speed survey done in January 2022

The results of the study confirmed that the high volume of the vehicular and pedestrian traffic near the park warrant the installation of All Way Stop Signs.

RECOMMENDATION

It is recommended that an Ordinance Designating an All Way Stop Street at E Miner Street and N Belmont Street, be approved.

ATTACHMENTS:

Description	**Type**
All Way Stop Street - Miner Belmont	Ordinance

AN ORDINANCE DESIGNATING
AN ALL WAY STOP STREET

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

SECTION ONE: The following described intersection is hereby designated as a stop intersection. It shall be unlawful for any person operating a motor vehicle within the designated streets to enter into such intersection without coming to a full and complete stop as required by stop signs appropriately located:

ALL WAY STOP: N. BELMONT AVENUE AND E. MINER STREET

Said intersection is depicted on the attached map as Exhibit A, attached hereto and made a part hereof.

SECTION TWO: The Village Manager is hereby directed to install appropriate signs as indicated in this Ordinance to effectuate the purposes of this Ordinance.

SECTION THREE: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR: No person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750.00 for each such offense.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form and the posting of said signs at the intersection in the manner provided by law.

AYES:

NAYS:

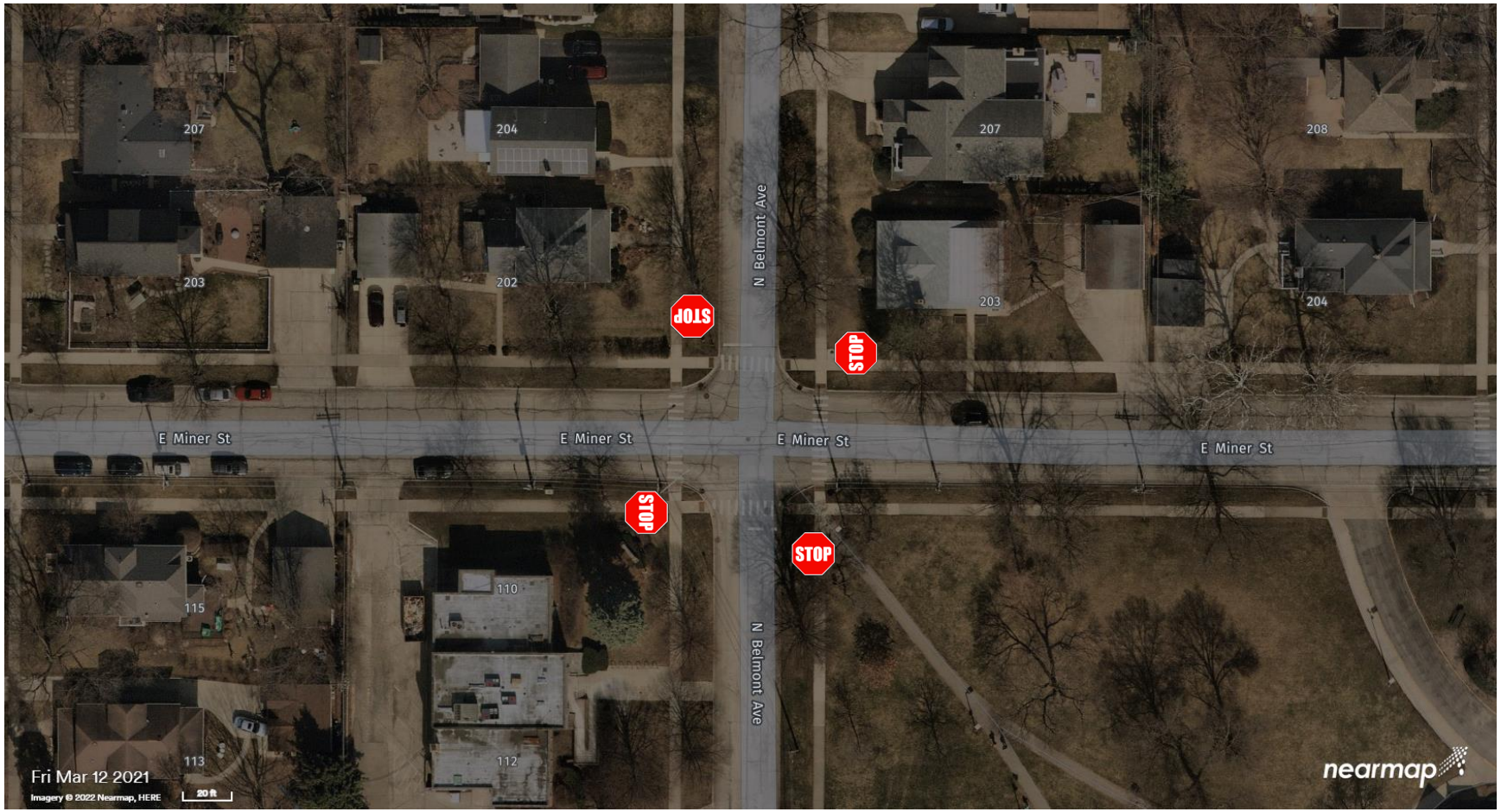
PASSED AND APPROVED this 21st day of March, 2022.

ATTEST: _____ Village President

_____
Village Clerk

Exhibit A

Intersection of N Belmont Ave & E Miner St – New arrangement



Village Board
3/21/2022

Item: Ordinance - Adult Use Cannabis Dispensing Organization Pilot Program Extension

Department: Manager/Legal

The attached ordinance extends the Cannabis Pilot Program now set to expire on March 31st to June 30, 2022. This extension will allow Staff to draft an updated ordinance based on the direction given by the Village Board at the February 21st meeting. As changes to the zoning code will be required, the Plan Commission will also have to be consulted on the change before a final vote of the Village Board.

RECOMMENDATION

It is recommended that an Ordinance Extending the Adult Use Cannabis Dispensing Organization Pilot Program to June 30, 2022, be approved.

ATTACHMENTS:

Description	Type
Adult Use Cannabis Pilot Program	Ordinance

AN ORDINANCE EXTENDING THE ADULT USE CANNABIS
DISPENSING ORGANIZATION PILOT PROGRAM

WHEREAS, the Village of Arlington Heights is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, on November 4, 2019, pursuant to the Illinois Cannabis Regulation and Tax Act, Public Act 101-0027, the Village President and Board of Trustees adopted Ordinance 19-045, amending Chapter 7 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (*"Village Code"*) to prohibit adult-use cannabis business establishments in the Village; and

WHEREAS, in May 2020, PharmaCann Inc. d/b/a/ Verilife ("*Verilife*") requested that the Village create a pilot program permitting Verilife to temporarily operate as an Adult-Use Cannabis Dispensing Organization (*"Adult-Use Dispensary"*) at the existing medical cannabis dispensary located at 1816 South Arlington Heights Road, Arlington Heights, Illinois (*"Property"*); and

WHEREAS, on August 17, 2020, the President and Board of Trustees adopted Ordinance 2020-027 (*"Pilot Program Ordinance"*), approving a pilot program to permit the temporary operation by Verilife of an Adult-Use Cannabis Dispensing Organization at the Property, subject to certain conditions (*"Pilot Program"*); and

WHEREAS, on December 6, 2021, the President and Village Board of Trustees adopted Ordinance No. 2021-053, extending the term of the Pilot Program to allow for further study (*"Extension Ordinance"*); and

WHEREAS, pursuant to the Pilot Program Ordinance and the Extension Ordinance, no Adult-Use Cannabis Dispensing Organization may be operated in the Village after March 31, 2022, unless, on or before March 31, 2022, the Board of Trustees approves a continuance of the Pilot Program or appropriate Village Code amendments to permanently authorize adult-use cannabis business establishments in the Village; and

WHEREAS, the President and Board of Trustees desire to grant a limited extension to the Pilot Program in order to permit Verilife to operate an Adult-Use Dispensary at the Property through June 30, 2022; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to extend the Pilot Program, in the manner set forth in this Ordinance;

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

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. EXTENSION OF PILOT PROGRAM. The Board of Trustees hereby approves the extension of the Pilot Program, and the operation by Verilife of an Adult-Use Dispensary at the Property, through June 30, 2022, subject to the conditions set forth in the Pilot Program Ordinance. On and after 12:00 a.m. on July 1, 2022, Verilife may not operate an Adult-Use Dispensary at the Property,

unless the Board of Trustees adopts either a resolution further extending the Pilot Program or appropriate amendments to the Village Code permitting the operation of Adult-Use Dispensaries within the Village.

SECTION 3. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 21st day of March, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
3/21/2022

Item: Ordinance - 2 Way and All Way Stop Streets - Grove Street Corridor

Department: Engineering/PW/Legal

The Engineering Division has received numerous requests for improvements to the signage for various intersections along Grove Street from Gibbons Avenue to Dale Avenue in the vicinity of Prospect High School. Staff reviewed crash data, traffic counts, and the existing signage along the entire corridor for Grove Street. After evaluating stop sign warrants, the Village will be making changes to five of the nine intersections. The intent is to improve safety at these intersections and to create a more consistent and intuitive traffic pattern within the neighborhood.

RECOMMENDATION

It is recommended that the attached ordinance Designating Two Way and All Way Stop Streets for the Grove Street Corridor, be approved.

ATTACHMENTS:

Description	Type
2 way and All way stop streets - Grove Street Corridor	Ordinance

AN ORDINANCE DESIGNATING
TWO WAY AND ALL WAY STOP STREETS

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

SECTION ONE: The following described intersections are hereby designated as stop intersections. It shall be unlawful for any person operating a motor vehicle within the designated streets to enter into such intersections without coming to a full and complete stop as required by stop signs appropriately located:

ALL WAY STOP:

E. GROVE STREET AND S. FORREST AVENUE
E. GROVE STREET AND S. RAMMER STREET

TWO WAY STOP:

S. PHELPS AVENUE TO STOP FOR E. GROVE STREET
S. DONALD STREET TO STOP FOR E. GROVE STREET
S. EVANSTON AVENUE TO STOP FOR E. GROVE STREET

Said intersections are depicted on the attached map as Exhibit A, attached hereto and made a part hereof.

SECTION TWO: The Village Manager is hereby directed to install appropriate signs as indicated in this Ordinance to effectuate the purposes of this Ordinance.

SECTION THREE: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR: No person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750.00 for each such offense.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form and the posting of said signs at the intersection in the manner provided by law.

AYES:

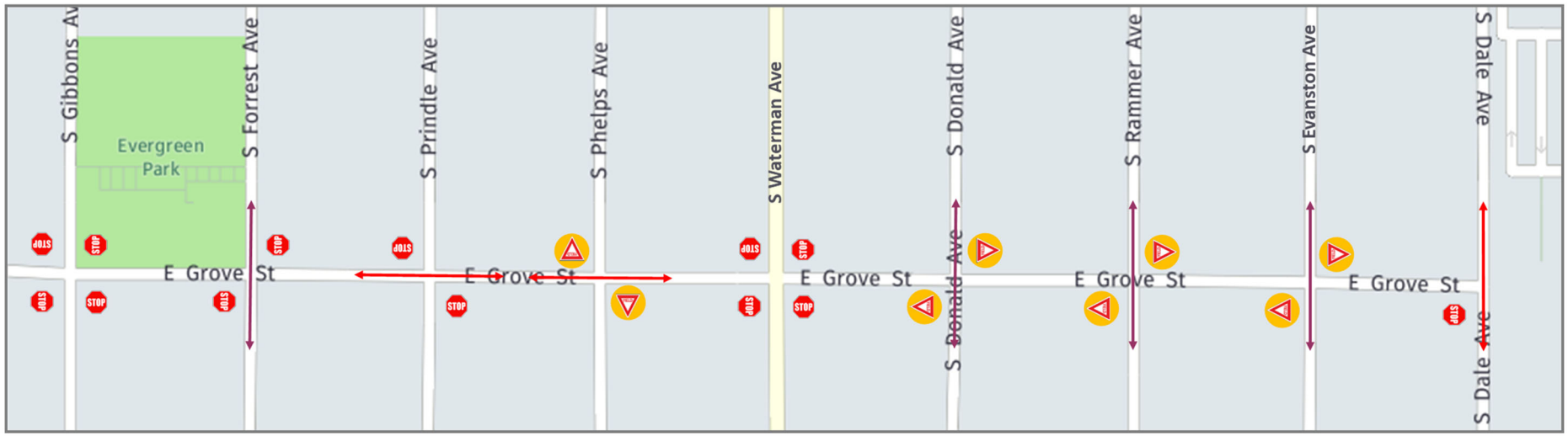
NAYS:

PASSED AND APPROVED this 21st day of March, 2022.

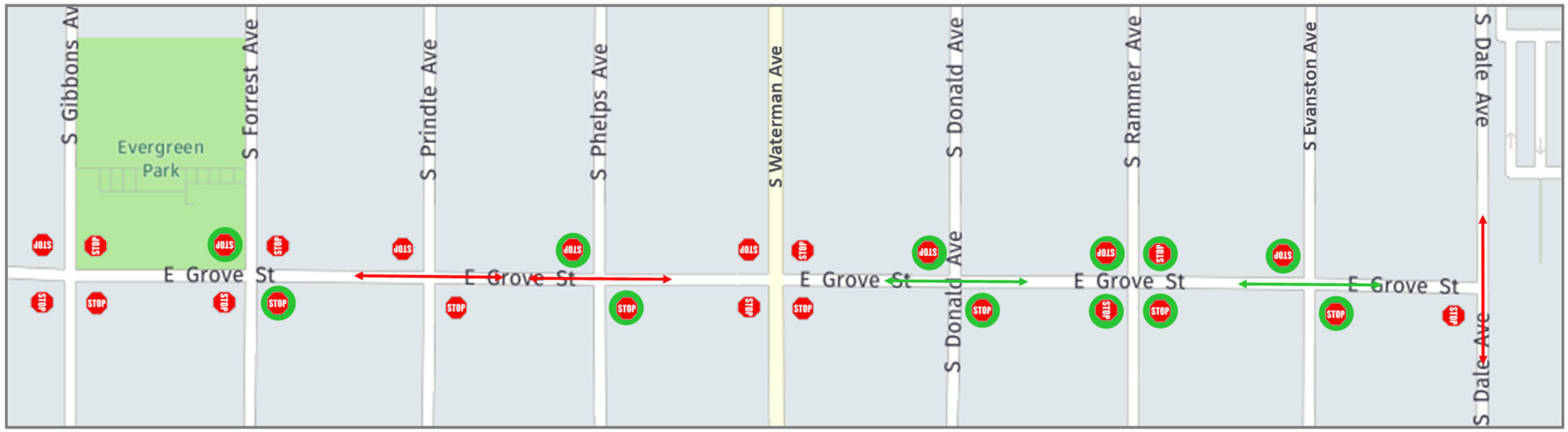
ATTEST: _____ Village President

_____
Village Clerk

E Grove S from S Gibbons Ave to S Dale Ave - Current Configuration



E Grove S from S Gibbons Ave to S Dale Ave - New Configuration



Legend:

- Through street to remain
- Through street to be changed
- Through street - new configuration
- Signs to be removed
- Signs to be installed

Village of Arlington Heights, Illinois

Village Board
3/21/2022

Item: Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2021 and Ending December 31, 2021 (2021 General Fund Surplus Transfers)

Department: Finance

At the March 14th Committee-of-the-Whole Meeting it was recommended that the Board approve the proposed 2021 General Fund surplus transfers identified in the attached memo. This ordinance amends the 2021 Budget to reflect these transfers.

ATTACHMENTS:

Description	Type
Proposed 2021 General Fund Surplus Transfer	Memorandum
Ordinance - BA14 - Amending the 2021 Budget - 2021 General Fund Surplus Transfers	Ordinance

I N T E R

O F F I C E

MEMO

To: Randy Recklaus, Village Manager

From: Tom Kuehne, Finance Director/Treasurer

Date: March 9, 2022

Subject: **PROPOSED 2021 GENERAL FUND SURPLUS TRANSFERS**

Background

Through 2021 the Village successfully worked through the operational and financial challenges of the second year of the pandemic. Our service delivery continued to be maintained and innovated, and we have been able to maintain a strong reserve balance in the General Fund. Preliminary 2021 year-end financial results show that some of the Village's funds have come through the pandemic thus far very well, while others have struggled. A key bright spot is the General Fund, which will come in with a significant $7.55 million surplus for 2021. This surplus is due to a few key revenue and expenditure accounts outperforming our projections for 2021.

On the expenditure side, the Police and Public Works Departments are a combined $1.9 million under budget. During the first quarter of 2021 when the ongoing effects of the pandemic were more unknown, the Village maintained a large number of vacancies as a way to balance revenues that were expected to improve slowly over the year. As the year progressed and revenues bounced back much quicker than anticipated, the hiring freeze was lifted and the Village's Departments worked to get back to full strength over the balance of the year. 2021 revenues were projected conservatively, as the thinking in late 2020 was that the recovery in 2021 would be more U-shaped. However, Village revenues bounced back in a very strong V-shaped recovery, with sales, home-rule sales, and income tax receipts leading the way. On the next page is a summary of the General Fund's results for the past three years:

General Fund	2019 Actual	2020 Actual	2021 Proj	% Inc
Revenues				
Sales Tax	12,914,676	12,480,915	15,162,957	21%
Home-Rule Sales Tax	5,401,119	4,654,737	6,567,847	41%
Use Tax	2,488,121	3,290,912	2,961,695	-10%
Income Tax	7,993,678	8,161,144	9,939,827	22%
All Other Revenue	49,762,080	46,342,387	50,113,051	8%
Total Revenue	78,559,674	74,930,095	84,745,377	13%
Expenditures				
Police	25,823,223	25,771,270	26,408,436	2%
Public Works	14,753,358	14,301,998	14,593,625	2%
All Other	34,556,934	35,498,587	36,393,643	3%
Total Expenditures	75,133,515	75,571,855	77,395,704	2%
Other Financing Sources (Uses)				
Transfers In	200,000	350,000	200,000	
Transfers Out	3,452,670	-	-	
Surplus (Deficit)	173,489	(291,760)	7,549,673	

The extraordinary General Fund revenue improvement from one year to the next has been the largest increase in memory. The economy was juiced to a much quicker recovery than anyone expected, due to near 0% short-term interest rates prescribed by the Federal Reserve and large pandemic rescue packages and expanded unemployment benefits provided by the Federal government. Cheap, available cash coupled with low unemployment rates, resulted in increased spending during 2021. Sales and home-rule sales tax revenue increases were driven up by increased car sales, and due to the new State law effective January 1, 2021 requiring the collection of sales and home-rule sales taxes from internet transactions. Total sales tax receipts from car sales increased by nearly $1 million, due in part to the addition of a Carvana sales location in town. Internet sales receipts from Amazon totaled $1.2 million in new revenue, and other internet sales providers such as E-Bay, Google, Etsy, Door Dash, etc. generated an additional $400,000 in new revenue. As expected, the Local Use tax declined as internet sales taxes were implemented, but the $300,000 decline was less than the estimated $1.6 million increase attributable to new internet sales taxes noted above. While these revenue gains have contributed to an unprecedented 2021 surplus, there are headwinds facing the Village in 2022 and 2023, due to higher inflation and upcoming labor contract negotiations.

Other Village funds did not fare as well as the General Fund did in 2021. The Municipal Parking Fund revenues continued to underperform, as many downtown Chicago businesses continued to have their employees work remotely. Some businesses have found that they can use a smaller office space footprint by having employees share workspace, thus reducing their office rent payments. At this point, it is still too early to say if this practice will continue at the current level, or if businesses will expect their employees to come into work at least a few days per week. Once the pandemic subsists, companies will have to consider whether remote work offers a sufficient ability to create the successful teams and social connections they need to compete. As a result of this ongoing change, parking revenues have remained much lower than normal. In 2019 Village public parking fees brought in $1.3 million. In 2020 these revenues amounted to $885,000, and dipped lower to about $797,000 in 2021. In 2021, to cover the 2020 and a portion

of the 2021 parking fee revenue reduction, the Village transferred $580,000 to the Parking Fund from the Public Building Fund due to the closure of that fund.

Another fund that is expected to struggle in the near future is the Fleet Fund. Per the ARPA grant plan approved by the Village Board last year, in 2022 the Fleet Fund will receive $2.5 million in ARPA grant funds to improve its vehicle replacement schedule to a 75% funded position. However, due to inflation and supply chain issues, Public Works is starting to see significant 10% to 15% increases in vehicle costs, especially with public safety specialty vehicles. These projected cost increases will put future pressure on the Fleet Fund's funded position, and on future internal service charges to the General Fund.

As of the beginning of 2021, General Fund reserves were already at a sufficient 40% level. The projected 2021 General Fund surplus allows the Village a unique opportunity to bolster the abovementioned funds, as well as to address other one-time capital projects that have been identified by Department Heads. It is proposed that the Village consider making the following 2021 transfers totaling $7.55 million from the General Fund:

1. **$1,200,000 General Fund Transfer to the Fleet Fund**

   As noted above, costs for larger public safety specialty vehicles are rising by 10%-15%, and these higher costs expected to be maintained for at least two years. This cash infusion would cover some of the additional cost of the planned vehicle purchases over the next two years. This would help protect the Fleet's Fund's funded position which was planned to increase to 75% in 2022 due to the allocation of ARPA grant funds.

2. **$370,000 General Fund Transfer to the Municipal Parking Fund**

   To help maintain the Parking Fund's financial position by replacing revenue lost to the pandemic in 2021.

3. **$1,980,000 General Fund Transfer to the Capital Projects Fund:**

   $1,500,000 for Police Body-Worn Cameras. This has been budgeted in the 2022 Criminal Investigations Fund, but there has been a slow-down in receiving seizure funds during the pandemic. This would cover the first five-year period, or the $300,000 annual cost of this program. This would provide the Village with more time to plan for the ongoing annual cost of this program after the first five-years. Requires amending the 2022 Capital Projects Fund and Criminal Investigations Fund budgets to reflect the proposed funding change.

   $180,000 for Fire Department turnout gear. Once a firefighter's turnout gear has been exposed to a fire it needs to be cleaned of potential carcinogens. Another set of turnout gear will provide a consistent level of cleaned gear throughout the year. The Fire Department was planning on proposing an additional $60,000 per year to initiate this program during the upcoming CIP discussions. This additional funding would allow the Fire Department to reach the goal of providing a second set of turnout gear for each Firefighter by 2024 instead of 2026. Requires amending the 2022 Capital Projects Fund budget.

$300,000 to Capital Projects Fund reserves. Spending on future projects will be determined during the upcoming CIP process.

4. **$4,000,000 General Fund Transfer to a new Lead Service Line Replacement Fund**

   By State law, the Village is required to submit an inventory of all lead water service lines in the water distribution service to the IEPA no later than April 15, 2024. The legislation requires further that the Village remove and replace these lines by 2044. Lead water service lines are located on about 5,000 or 24% of the services in the Village. This includes lines on just public property, on both public and private property, and just private property. Public Works/Water Staff have been developing an inventory list with the help of a consultant.

   The Village has been advised that the IEPA has funds available for a 0% interest loan program to help address the removal of lead service lines. Subject to availability and future annual appropriation, grant funding of $4 million per year may be available in lieu of a loan. In addition, it is expected that the new federal infrastructure program will provide matching grant funds for such a program. This transfer would provide initial seed money for the lead line removal program, which is expected to have a total cost of $41 to $45 million. Requires amending the 2022 Budget to create a new Lead Service Line Replacement Fund.

In addition to the proposed General Fund transfers, there is still a final transfer of $171,000 needed from the Public Building Fund to officially close this fund in 2021. It is proposed that the Village make the following transfer from the Public Building Fund:

5. **$171,000 Public Building Fund transfer to Capital Projects Fund reserves.** Spending on future projects will be determined during the upcoming CIP process.

If approved, these transfer recommendations would be included in the 2021 year-end adjustment period through a 2021 budget amendment, which would need to be approved by the Village Board. By including these transfers in 2021, we would avoid showing a large General Fund surplus in 2021 and a subsequent deficit in 2022.

AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021

WHEREAS, by Ordinance 2020-044, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2021, and ending December 31, 2021; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended	Original	Amendment Incr./(Decr.)	Revised
101-9901-591.90-05	0	7,550,000	7,550,000
431-9901-591.90-05	3,230,000	171,000	3,401,000
621-0000-491.05-00	0	1,200,000	1,200,000
235-0000-491.05-00	580,000	370,000	950,000
401-0000-491.05-00	300,000	2,151,000	2,451,000
506-0000-491.05-00	0	4,000,000	4,000,000

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS March 21, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
3/21/2022

Item: Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022 (2022 Budget Amendments - 2021 General Fund Surplus Transfers)

Department: Finance

At the March 14th Committee-of-the-Whole Meeting it was recommended that the Board approve the proposed 2021 General Fund surplus transfers identified in the attached memo. This ordinance amends the 2022 Budget to reflect the new funding source for the Body-Worn Camera project and a new budget project for Fire Department Turnout Gear.

ATTACHMENTS:

Description	Type
Proposed 2021 General Fund Surplus Transfer	Memorandum
Ordinance - BA07 - Amending the 2022 Budget - 2022 Capital Project Fund Adjustments from 2021 Year End Surplus	Ordinance

I N T E R

O F F I C E

MEMO

To: Randy Recklaus, Village Manager

From: Tom Kuehne, Finance Director/Treasurer

Date: March 9, 2022

Subject: **PROPOSED 2021 GENERAL FUND SURPLUS TRANSFERS**

Background

Through 2021 the Village successfully worked through the operational and financial challenges of the second year of the pandemic. Our service delivery continued to be maintained and innovated, and we have been able to maintain a strong reserve balance in the General Fund. Preliminary 2021 year-end financial results show that some of the Village's funds have come through the pandemic thus far very well, while others have struggled. A key bright spot is the General Fund, which will come in with a significant $7.55 million surplus for 2021. This surplus is due to a few key revenue and expenditure accounts outperforming our projections for 2021.

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$300,000 to Capital Projects Fund reserves. Spending on future projects will be determined during the upcoming CIP process.

4. **$4,000,000 General Fund Transfer to a new Lead Service Line Replacement Fund**

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In addition to the proposed General Fund transfers, there is still a final transfer of $171,000 needed from the Public Building Fund to officially close this fund in 2021. It is proposed that the Village make the following transfer from the Public Building Fund:

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If approved, these transfer recommendations would be included in the 2021 year-end adjustment period through a 2021 budget amendment, which would need to be approved by the Village Board. By including these transfers in 2021, we would avoid showing a large General Fund surplus in 2021 and a subsequent deficit in 2022.

AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022

WHEREAS, by Ordinance 2021-054, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2022, and ending December 31, 2022; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended	Original	Amendment Incr./(Decr.)	Revised
231-3003-511.40-11 EQ2201	300,000	(300,000)	0
401-3001-572.50-15 EQ2201	0	300,000	300,000
401-3501-572.50-15 EQ9502	299,233	180,000	479,233

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS March 21, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
3/21/2022

Item: Guidepost Montessori - 1000 W. Northwest Hwy. - PC#21-021

Department: Planning & Community Development

Requested Action

1. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.

2. Land Use Variation to allow a Day Care Center within the R-3 District.

3. Land Use Variation to allow a Private School in the B-2 District.

4. Special Use Permit for a Private School within the R-3 portion of the subject property.

5. Repeal of Special Use Permit ordinance #12-059.

Variations Required

1. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.

2. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.

3. Variation to Chapter 28, Section 6.5-6, to allow a 16.9' tall accessory structure where code restricts the maximum accessory structure size to 15'.

4. Variation to Chapter 28, Section 10.4-4, to reduce the total required off-street parking stalls on the subject property from 49 to 48.

Recommendation

A public hearing was held by the Plan Commission on March 9, 2022 where Commissioner Drost moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees approval of PC #21-021, a Special Use Permit for a daycare center within the B-2 portion of the subject property, a Land Use Variation to allow a daycare center within the R-3 district, a Land Use Variation to allow a private school in the B-2 district, a Special Use Permit for a private school within the R-3 portion of the subject property, repeal of Special Use Permit Ordinance #12-059, and the following variations:

1. Variation to Chapter 28, Section 6.5-3 to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.

2. Variation to Chapter 28, Section 6.5-7(b) to allow an 816 square-foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.

3. Variation to Chapter 28, Section 6.5-6, to allow a 16.9-foot tall accessory structure where code restricts the maximum accessory structure size to 15 feet.

4. Variation to Chapter 28, Section 10.4-4 to reduce the total required off-street parking stalls on the subject property from 49 to 48.

This recommendation is subject to the following conditions:

1. The single angled parking space located on the north side of the central parking row shall be eliminated and the landscape island within this area expanded to negate the need for a parking lot landscape island variation.

2. The landscape plan shall be revised to eliminate the proposed plantings on the north side of the existing fence along the northern property line. The existing landscaping in this area shall remain untouched.

3. Compliance with the motion from the February 22, 2022 Design Commission meeting shall be required, including:

A. A recommendation to go back to the colors proposed in the first revision that include 'essential gray' and 'mink gray.'
B. A requirement to add gooseneck lighting on the front (south) of the building, to be reviewed and approved by Staff.
C. A recommendation to add a light blue color to match the signage, which could be approved by Staff.

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

Roll Call Vote: Commissioners Ennes, Lorenzini, Drost, Jensen and Acting Chair Green voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
PC Staff Report	Board or Commission Report
PC Minutes - 3/9/22 DRAFT	Minutes
DC Minutes - 2/22/22	Minutes
DC Staff Report - 2/22/22	Board or Commission Report
DC Minutes - 2/8/22	Minutes
DC Staff Report - 2/8/22	Board or Commission Report
Aerial	Exhibits
Project Narrative	Correspondence
Plat of Survey	Exhibits
Justification for Variations	Correspondence
Justification for Special Use & Land Use Variations	Correspondence
Neighborhood Meeting Summary	Correspondence
Architectural Plans	Exhibits
Fence Plans	Exhibits
Landscape & Engineering Plans	Exhibits
Market Study	Exhibits
Photometric Plan	Exhibits
Play Equipment Details	Exhibits
Traffic & Parking Study	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits
Department Comments - Round 3	Exhibits
Department Comments - Round 3 - Petitioner Response	Exhibits
PC Timeline Tracker	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

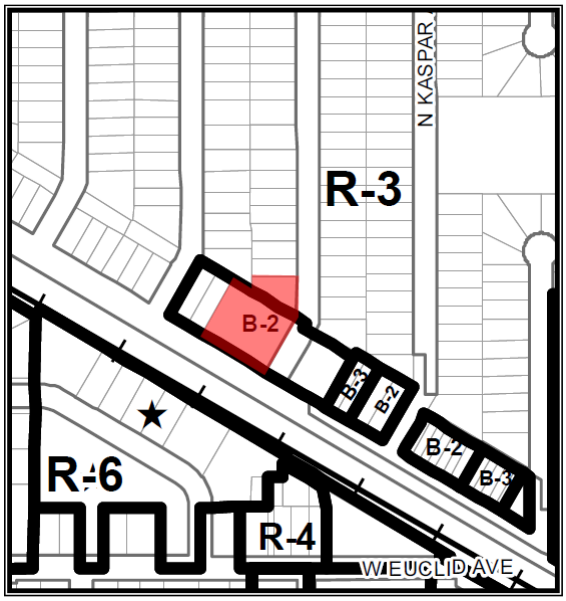
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 21-021*
***Project Title**: Guidepost Montessori*
***Address**: 1000 W. Northwest Highway*
***PIN**: 03-30-116-041, 03-30-116-038*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: March 9, 2022*
***Date Prepared**: March 4, 2022*

***Petitioner**: Olympia Acquisitions*
***Address**: 9440 Enterprise Drive*
Mokena, IL 60448

***Existing Zoning**: B-2: General Business District, R-3: One-Family Dwelling District*
***Comprehensive Plan**: Commercial, Single-Family Detached*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One Family Dwelling District	Single-Family Homes	Single-Family Detached
South	R-6: Multiple Family Dwelling District	Multi-Family Residential Development	Moderate Density Multi-Family
East	B-2: General Business District	Multi-tenant commercial shopping plaza	Commercial
West	B-2: General Business District	Motorcycle Dealership	Commercial

Requested Action:

1. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
2. Land Use Variation to allow a Day Care Center within the R-3 District.
3. Land Use Variation to allow a Private School in the B-2 District.
4. Special Use Permit for a Private School within the R-3 portion of the subject property.
5. Repeal of Special Use Permit ordinance #12-059.

Variations Required:

6. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
7. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
8. Variation to Chapter 28, Section 6.5-6, to allow a 16.9' tall accessory structure where code restricts the maximum accessory structure size to 15'.
9. Variation to Chapter 28, Section 10.4-4, to reduce the total required off-street parking stalls on the subject property from 49 to 48.
10. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.

Project Background:

The subject property is approximately 46,689 square feet in size (1.07 acres) and was most recently occupied by Windy City RC, a remote-control car business, but has sat vacant for the last several years. The site contains a 12,232 square foot single-story building situated in the southeast corner of the property. Access to the site comes from two full access curb cuts along Northwest Highway which lead to the primary parking field at the west of the building. The parking lot wraps around the building to the rear of the site, providing an auxiliary parking area in the northeast portion of the site with a driveway onto Kennicott Avenue that offers a third means of access to the site.

On behalf of Higher Ground Education, the petitioner has proposed reuse of the site as a Guidepost Montessori school, which would offer day care for children aged six weeks old through 5 years old, as well as a private elementary school option for children up to 6th grade. Guidepost Montessori is a division of Higher Ground Education and operates several day care facilities through-out the Chicagoland area. The facility would include nine day care classrooms and two elementary school classrooms for a total capacity of 203 children (151 day care children and 52 elementary children). Hours of operation would be between 7:00am and 6:00pm Monday through Friday and the petitioner anticipates a total of 34 employees.

As part of this project, Guidepost is proposing a 1,156 square foot building addition on the northwest side of the building, which would bring the total building square footage up to 13,388 square feet. Additionally, the parking lot would be resurfaced and the site access would be reconfigured to one-way traffic circulation where cars would only enter the site from the western driveway entrance along Northwest Highway and flow clockwise through the site. Egress would come from the eastern curb cut on Northwest Highway. The existing parking lot at the rear of the building would be eliminated and replaced with a playground, and the curb cut along Kennicott would be closed. The site would include a total of 49 parking stalls, although staff is recommending elimination of one of these stalls, which would reduce the total off-street parking to 48 stalls.

Zoning and Comprehensive Plan

The subject property is currently within two different zoning districts; the front portion of the site containing the building/main parking lot is zoned B-2, General Business District, and the rear of the site where the auxiliary parking lot is located is within the R-3, One-Family Dwelling District. Day care centers are required to obtain a special use permit within the B-2 District, and accordingly the petitioner has requested special use permit approval for a day care, which would apply to the B-2 portion of the site. The portion of the site that is currently in the R-3 district includes what will become the day care playground, however, day care centers are not allowed in the R-3 District and so a land use variation is required for a day care on the R-3 portion of the site.

Additionally, private schools are only permitted in the R-3 District via special use permits, so the elementary school component requires a special use permit for a "Private School" in the R-3 District. Similarly, private schools are not allowed in the B-2 District and accordingly the petitioner has requested land use variation approval to allow a private school in the B-2 District.

Special use permits shall only be issued when they conform to certain criteria of approval, which have been summarized below:

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

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

Additionally, all land use variations must conform to the following approval criteria as identified within Chapter 28 of the Municipal Code:

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

The petitioner has provided written responses to each approval criterion (which has been included in the packet to the Plan Commission) that outline how each standard has been met. The Staff Development Committee concurs that the necessary standards for approval have been met. To illustrate that the proposed use is necessary for the public convenience at this location, the petitioner submitted a market study that analyzed the demand for the proposed facility at this location. In sum, the study found few vacancies at existing day care centers in the vicinity (although it should be noted that some nearby day care centers were omitted from the study area). Furthermore, a day care center that includes a full private elementary school component is a unique feature that is not prevalent within the community and will serve a niche market that is underserved. In addition, the traffic study has found that the anticipated traffic volumes will not have a substantially detrimental effect on the surrounding roadway network.

In 2012, the Village approved a day care facility on this site (St. Dominick Day Care). At that time, it was noted that a day care use was compatible with surrounding properties, which consisted of residential, commercial, and motor vehicle sales. The same surrounding land uses are still present, and staff believes the present Guidepost proposal to also be compatible with these surrounding land uses. Staff concurs with the petitioner that the necessary approval criteria have been met for the requested special use permits and land use variations. Since the aforementioned day care did not move forward, repeal of the previous approval will occur as part of any approval granted in this application.

The Comprehensive Plan designates the B-2 portion of the site as “Commercial” and the R-3 portion as “Single-Family Detached”. The proposed Guidepost Montessori school is compatible with the “Commercial” designation within the Comprehensive Plan. The existing zoning on the site is also compatible with the Comprehensive Plan.

Conceptual Plan Review Committee

On June 23, 2021, the petitioner met with the Conceptual Plan Review Committee to present their concept, which at that time was for a 175-child day care with 26 employees and no addition to the building. The Conceptual Plan Review Committee was conceptually supportive of the proposed use but encouraged the petitioner to hold a neighborhood meeting. Additional discussion occurred relative to the existing fence along the northern property line and impacts to the closest property owner directly abutting to the north. The minutes from this meeting are included within the packet to the Plan Commission.

Neighborhood Meeting

The petitioner held a neighborhood meeting on January 20, 2022. One individual attended this meeting, who was the property owner of the home abutting to the north. The minutes from this meeting, as prepared by the petitioner, are within the packet transmitted to the Plan Commission. Per the petitioner, the neighboring property owner did not want Guidepost to plant any additional landscaping along the existing fence at the northern property line. Staff has verified that the existing fence in this location satisfies the screening requirements within the Zoning Code and is in good condition. Additionally, staff has verified with the northern property owner that they would prefer the fence to remain and the existing landscaping in this area be left untouched. Because the current landscape plan shows plantings in this area, a condition of approval has been recommended to ensure that the existing landscaping in this area will remain untouched.

Design Commission

The project appeared twice at the Design Commission, which ultimately recommended approval of the application at their meeting on February 22, 2022. Approval was conditioned upon two recommended changes relative to the colors on the building and one required modification to the style of building light fixtures. The full minutes from both Design Commission meetings are included within the Plan Commission packet.

Building & Site

Relative to the exterior of the building, the petitioner has proposed a small addition at the northwest side of the structure, as well as exterior upgrades to the architecture on all elevations. The inside would be completely remodeled with new life/safety systems. On the exterior of the site, Guidepost has proposed landscape improvements, replacement of certain portions of fencing, resurfacing of the existing parking area and modifications to the traffic flow resulting in a one-way system, and removal of the rear parking area for conversion into an exterior playground. The existing site and building are in various stages of disrepair, and the proposed day care would revitalize the site and improve the overall appearance of this corner. However, staff has identified three accessory structure variations necessary to allow for the proposed outdoor play area:

- **Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.**
- **Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.**
- **Variation to Chapter 28, Section 6.5-6, to allow a 16.9' tall accessory structure where code restricts the maximum accessory structure size to 15'.**

These variations relate to the play equipment proposed at the north side of the building, which consists of various slides and climbing structures, four single-post shade structures and one 816 square foot canopied shade structure with a roof peak of 16.9'. In addition, because the rear yard abuts the side yard of the property to the rear, the lot is considered a "reversed corner" lot and additional restrictions apply to the location of accessory structures. The Staff Development Committee is supportive of these variations and notes the following: 1) the height variation for the canopied shade structure applies to only the top 1.9' of the structure, which would be only a small part of the ridge, 2) the 816 square foot canopied shade structure would be open air and have no walls, which would help to mitigate its visual impact, 3) the canopied shade structure is setback over 12' from the closest property line (rear yard lot line) where code requires only a 5' setback, 4) the locational variation in "the front yard if extended" applies only to two of the smaller single-post shade structures, which are similar in size to a large umbrella and will be semi-screened by a 6' tall fence, and 5) none of the play equipment includes

noise making devices such as chimes or bells. The petitioner has provided a written response to the criteria for variation approval, which has been included in the packet transmitted to the Plan Commission.

Landscaping

The subject property is almost entirely asphalt or building and less than 3% of the existing site is used as greenspace. There are no landscape islands within the current parking lot. As outlined above, the petitioner has proposed removal of the rear parking area and conversion of that land into the children's playground, which would consist of grass and mulched play areas. Landscape islands would be added to the existing parking lot, and upon project completion the site would go from less than 3% greenspace to over 25% greenspace (primarily due to the new play area). In addition, the site will be improved with 10 new trees planted around the parking lot. However, staff has identified the need for two additional trees under the current plan:

- **Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.**

This variation applies to the single angled parking stall on the northern end of the central row of parking. The Staff Development Committee is recommending that this space be eliminated, which will be discussed in the Parking section below. Elimination of the aforementioned parking stall should allow the landscape islands in this area to be expanded, negating the need for this variation. Prior to Village Board consideration of this project, the petitioner should provide an updated landscape plan and site plan that shows elimination of the parking stall (if the Plan Commission concurs) and expansion of the landscape islands in this area to eliminate the need for said variation.

Parking, Circulation, and Traffic:

As outlined above, the petitioner has proposed modifications to the parking lot, site access, and flow of traffic within the site. Specifically, they are proposing elimination of the rear parking area to create space for their playground, which will cause closure of the existing curb cut onto Kennicott. The Fire Department has reviewed this request and is satisfied that there would still be adequate circulation for emergency service vehicles. Removal of this curb cut would be an improvement for the residential homes at the northeast as less traffic would travel on Kennicott and cars in the evening would not shine their lights directly towards the homes on the opposite side of the street.

The petitioner is also proposing alteration of the onsite circulation, which is currently full access at both curb cuts along Northwest Highway. Under the Guidepost plan, cars would enter one-way through the existing western curb cut and circulate clockwise around the site, ultimately leading to the front of the building and to the one-way exit via the existing eastern curb cut. This would keep inbound traffic on the far side of the parking lot, allowing these spaces to be utilized by staff and freeing up the spaces closest to the door for high-turnover parent parking. Drop-off and pick-up procedures require parents to park and walk their children into the building so there should be no queue/vehicle stacking during drop-off and pick-up operations.

It should be noted that utilization of the existing curb cuts on Northwest Highway may allow this project to be exempt from a full IDOT review relative to site access. However, the petitioner will still be required to replace the sidewalks within the IDOT right-of-way at the site access points and the proposed one-way circulation pattern will require "Do Not Enter" and "One-Way" signage to be posted within IDOT right-of-way, which will trigger the need for an IDOT permit and could trigger a full IDOT review. The petitioner has elected to finalize the site layout through the Village zoning entitlement process prior to approaching IDOT for a preliminary

opinion on site access and permitting. Should IDOT require closure of any of the proposed curb cuts, the petitioner would have to redesign the site layout, which could impact parking and fire access, and depending on the scope of any changes, could require an amendment to this project if approved.

As mentioned within the Landscape section above, in review of the site plan the Staff Development Committee has identified an issue with one of the proposed parking stalls. As such, the Village is recommending elimination of this parking stall since access into the stall would be difficult for larger vehicles and the stall is awkwardly positioned adjacent to three other stalls, creating the potential for vehicular conflicts. Furthermore, the parking stalls in this location are proposed at 8'-6" in width, which is the minimum allowed by code and only allowed in limited instances of low turnover spaces (9' width is the code standard) and in this instance the substandard width further compounds the likelihood for vehicular conflicts. Furthermore, this parking stall creates the need for the landscape island variation as identified above. A condition of approval to remove this stall has been recommended below.

Relative to parking, 49 stalls are required by code and 48 stalls would be located on the site upon removal of the aforementioned parking space. This creates the need for the following variation:

- **Variation to Chapter 28, Section 10.4-4, to reduce the total required off-street parking stalls on the subject property from 49 to 48.**

The Staff Development Committee is supportive of this variation and notes that ITE's Parking Generation Manual, 4th Edition, forecasts a peak parking demand of 47 stalls. Furthermore, the Montessori model that allows children as old as 6th grade to be in a school with siblings as young as infant-aged creates more likelihood for shared trips compared to a standard daycare where siblings age out after age five.

While peak employee parking demand is expected to be 31 spaces, data provided by Guidepost shows expected employee counts/parking demand to be less during peak drop-off and pick-up times, which occur between 8:15am and 8:30am in the morning and between 4:15pm and 5:45pm in the afternoon. During these peak times, employee parking is expected to occupy around 22 spaces, which allows for at least 26 spaces for parent drop-off/pick-up. Finally, a one-space parking variation is minimal and, in this case, represents a 2% decrease in the overall required off-street parking, which the Staff Development Committee believes is the minimum necessary to allow reasonable use of the property. Detailed parking calculations can be found in **Exhibit I** at the end of this report.

As is required by Village Code, the petitioner has submitted a traffic and parking study by a certified traffic engineer that assessed access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations. Key within this analysis is the left-turn ingress into the site from southeast bound Northwest Highway, and left turn egress from the site heading southeast on Northwest Highway during peak travel times. Based on the projected traffic volumes, the study estimates that the Level of Service (LOS) for left turns from Northwest Highway into the site during peak traffic conditions are LOS A and LOS B for the morning peak and evening peak times respectively. Left turn egress from the site onto southbound Northwest Highway is expected to operate at a LOS C and LOS E for morning and evening peak travel times respectively, which is acceptable from the Villages' perspective.

Although less than 10% of the site traffic is estimated to arrive and depart utilizing Kennicott, the study also assessed the existing and future functionality of the Kennicott/Northwest Highway intersection, which is a full access intersection under stop sign control. The study found that existing evening peak travel conditions result

in a LOS F for left turn egress from Kennicott onto Northwest Highway. Under future conditions, which take into account the proposed Guidepost facility, this movement is expected to continue to operate at a LOS F, however, it should be noted that Guidepost is only expected to add seven additional trips through this intersection during the morning peak hour and six trips during the evening peak hour, none of which would be left turning movement from Kennicott onto Northwest Highway. In conclusion, the traffic study found that the existing roadway network within the vicinity was capable of handling the expected traffic from the proposed development without requiring any modifications.

Per the Village's bicycle parking regulations, two bicycle parking spaces are required and two have been provided on the site.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the petition requesting approval of a Special Use Permit for a Day Care Center within the B-2 portion of the subject property, a Land Use Variation to allow a Day Care Center within the R-3 District, a Land Use Variation to allow a Private School in the B-2 District, a Special Use Permit for a Private School within the R-3 portion of the subject property, and repeal of Special Use Permit ordinance #12-059, as well as the following variations:

- **Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.**
- **Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.**
- **Variation to Chapter 28, Section 6.5-6, to allow a 16.9' tall accessory structure where code restricts the maximum accessory structure size to 15'.**
- **Variation to Chapter 28, Section 10.4-4, to reduce the total required off-street parking stalls on the subject property from 49 to 48.**
- **Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree. (It should be noted that this variation is not needed if the one parking stall is eliminated and the island expanded)**

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

1. The single angled parking space located on the north side of the central parking row shall be eliminated and the landscape island within this area expanded to negate the need for a parking lot landscape island variation. Revised landscape and engineering plans shall be submitted showing this change, for review and approval by the Village, prior to appearing before the Village Board.
2. The landscape plan shall be revised to eliminate the proposed plantings on the north side of the existing fence along the northern property line. The existing landscaping in this area shall remain untouched.
3. Compliance with the motion from the February 22, 2022, Design Commission meeting shall be required, including:
    a. A recommendation to go back to the colors proposed in the first revision that include 'Essential Gray' and 'Mink Gray'.
    b. A requirement to add gooseneck lighting on the front (south) of the building, to be reviewed and approved by staff.

c. A recommendation to add a light blue color to match the signage, which could be approved by staff.

4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ March 4, 2022
Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I: Parking Calculations

Tenant	Address	Use	Number of Classrooms	Number of Employees	Parking Ratio	Parking Required
Guidepost Montessori	1000 W. Northwest Highway	Day Care Center	9	29	3 spaces per 2 employees	44
		Elementary School	2	5	1 per employee + 1 per 5 classrooms	5
					PARKING REQUIRED	**49**
					PARKING PROVIDED	**48**
					SURPLUS */ (DEFICIT)*	**1**

PLAN
COMMISSION

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

RE: GUIDEPOST MONTESSORI - 1000 WEST NORTHWEST HIGHWAY - PC #21-021 SPECIAL USE PERMIT FOR DAYCARE, LAND USE VARIATION TO ALLOW A DAYCARE CENTER WITHIN THE R-3 DISTRICT, LAND USE VARIATION TO ALLOW A PRIVATE SCHOOL IN THE B-2 DISTRICT, SPECIAL USE PERMIT TO ALLOW A PRIVATE SCHOOL WITHIN THE R-3 DISTRICT, REPEAL OF SPECIAL USE PERMIT ORDINANCE 12-059, VARIATIONS

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, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
GEORGE DROST
TERRY ENNES

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

ACTING CHAIRPERSON GREEN: I'd like to call this Plan Commission meeting of March 9th, 2022 to order. Our first agenda item is the Pledge of Allegiance.

If you'd all please rise and join with me?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GREEN: So, Sam, would you take the roll, please?

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye, here, aye. I'm here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

ACTING CHAIRPERSON GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

(No response.)

MR. HUBBARD: We have a quorum of five this evening.

ACTING CHAIRPERSON GREEN: There we go.

The next agenda item is approval of minutes, and that's Little Paw Animal Rescue from 2/23/22. Is there a motion for approval?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER JENSEN: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: And I abstain because I was not there. I've got a nice old cheat sheet that they handed so I would get all of the things right here.

The first petition on the agenda is Guidepost Montessori. Is the Petitioner here? If you'd please step up? And anybody else that's going to speak on your behalf, I'd like to swear them in, so anybody that's going to be part of it, just stay right there. Just raise your right hand.

(Witnesses sworn.)

ACTING CHAIRPERSON GREEN: I always wanted to say it that way. Thank you.

So, if you would tell us, oh, before we get on to your presentation, have all the public notices been made on this one, Sam?

MR. HUBBARD: They have.

ACTING CHAIRPERSON GREEN: Okay, and then if you'd make your

DRAFT

presentation, please?

MS. MENZA: Okay.

ACTING CHAIRPERSON GREEN: Thank you.

MS. MENZA: Can you hear me?

ACTING CHAIRPERSON GREEN: And if you'd give us your name and spell your last name for the court reporter?

MS. MENZA: I will, I will. Hi, my name is Diane Menza. I represent the Petitioner, Olympia Acquisitions. I'm here, oh, M-e-n-z-a, that's my last name. I'm here to request the redevelopment, our plan to redevelop the 12,232 square-foot vacant building located at 1000 West Northwest Highway. We're also, this request includes expanding the building by approximately 1,156 square feet on the west side of the building facing the parking lot which will bring the total up to 13,338 square feet.

Our use for the building will be a Guidepost Montessori Daycare and Private School. Exterior upgrades that we're doing include a new roof, new storefront windows, and door systems replacing the existing openings. Also, the parking lot will be resurfaced, and currently there are no landscape islands in that and the landscape islands will be provided.

Right now, to the rear of the building, there is a surface parking lot. That will be replaced by a playground for the children which will be completely fenced in. Also, access by staff and children to that playground area will be protected, it will be right from the building into the fenced area.

Based on some comments that we received from Staff last week, we revised the site landscape and elevations that you received for this meeting. Our architect, Tom Seibert of Soos Associates, will walk you through those. Before I turn this over to him, we also have representatives from Guidepost Montessori to answer any of your questions, and our traffic consultant from KLOA. So, they'll be available to answer any questions. Thank you.

ACTING CHAIRPERSON GREEN: Great, thank you.

MR. HUBBARD: Tom, there's a pointer up there. If you press the right button, it will move the slides.

MR. SEIBERT: I noticed that, and it's already up. Name is Tom Seibert, S-e-i-b-e-r-t, just like it says on the screen up there. I was wondering if any of the board members would prefer having a paper copy to make any scribbles on or if just screens that they're using are adequate? I have copies if you need it.

ACTING CHAIRPERSON GREEN: I'm a paper guy. As an architect, I like to draw on your stuff. I'll try to get it back to you in good shape though, I promise.

MR. SEIBERT: Well, I've got plenty.

COMMISSIONER DROST: Well, why don't you share another one?

ACTING CHAIRPERSON GREEN: Here, see.

COMMISSIONER ENNES: He's got it.

COMMISSIONER DROST: You've got it, all right.

ACTING CHAIRPERSON GREEN: I was going to take them all home.

COMMISSIONER DROST: Okay, good.

MR. SEIBERT: Okay, this controls the --

MR. HUBBARD: Correct.

MR. SEIBERT: Okay. Anyway, this is the existing building. We have the rear, sorry, not used to, there, okay. We've got, I just can't see it pointing at the screen. Anyway, the north elevation is the rear of the building, and then you have, south elevation is the very front

of the building. It faces Northwest Highway. The east elevation which are the two middle photographs are along Kennicott, the side street, and then west elevation is the existing elevation that's going to change the most facing the parking lot on the site.

Our new proposal here, you can see two angles showing the, from the Northwest Highway, the upper view is of the parking lot side where we have our small addition towards the left-hand side of that with the main entrance in the middle behind the tree. Then we have the portion facing the street off to the right with the existing mansards, and right now it's unpainted dark brown brick. All the features on the street side of the building are essentially the same as they are right now other than beefing up some of the columns a little bit. Then we've got the small addition that Diane mentioned on the, the upper view on the left.

These are a few more views of everything. You can see the entranceway on the middle with a little bit of an overhang. We've got some of the things that we've added based on the Design Committee requirements. We've got some gooseneck lighting over the signage on the front of the building. The exact placement will depend on what the signage actually ends up looking like. The signage that's on our elevations here is just temporary, to be used as an example of approximately what might happen.

We have our finishes labeled on this sheet. We essentially have a charcoal-colored single ply roof membrane that will be visible from the Kennicott side. There's no parapets on that portion of the building. We've got a weathered wood, sort of a grayish brown shingle on what are now dark gray slate shingles that will be replaced because of abatement requirements. We've got some awnings over the windows on the parking lot side of the building based on requests by the Design Committee.

We also have, the fencing on the site is basically going to be two different heights of PVC fence, picket style. We've got four-foot down at areas inside the site, and we've got six-foot with no visual spacers that will be on the, sort of perimeter of the site where it's bordering on the residential areas. I believe we also have a six-foot spaced fence on the Kennicott side so that it has a little bit of a relationship to the neighborhood, but it still gives you the security you need for the private play area.

On the back side, you'll notice that we've gotten rid of the air handling unit enclosure and the dumpster enclosure that are immediately up against the back side of the building right now.

On the site, this is the basic site with an aerial view on the back. We've got the playground area on the portion of the lot that's to the north with subdivisions by the four-foot fencing between different age ranges. We also have the fencing separating it from the parking area. The green space between the addition and the parking lot is also play area for the very youngest of children. We also anticipate, because of existing grades and all of that, that we'll probably have a rather tall curb separating the parking from that play area that will also act as like a barrier from vehicles being able to run up through the fence and all of that. They'd have to mount a fairly tall curb in order to do that. So, we've got some safety factor there.

We have the required handicap spaces. We have 48 parking spaces. The version that we had submitted to you about a week ago had an extra parking space at that northernmost landscape island at an odd angle that we've since removed based on the Commission's review. We have, the dumpster enclosure is right along the very north edge of the parking lot in the about four to five-foot space between the property line and the parking lot. It would have room enough for residential style garbage bins as opposed to full-sized dumpsters.

We also have at the play area, we've got some protected areas with

shelters. The large play equipment inside the oval, that has a shade structure that will be about 16, almost 17-foot tall, 16.9 feet I believe. The information is in one of the later slides, but that's going to be something we're looking at. Let's see.

This is the same slide, just showing some of the, removing some of the extraneous site information.

This exhibit just shows we have clearances to get Fire Department vehicles through the parking lot from either direction, and you also have access obviously on Kennicott to get every place except behind the short elevation of the building.

Here we have the landscape plan which, we have the plan here and the next page has a list of all of the landscape materials that will be used. We have trees at the end of each parking island. We have landscape along the street side of the parking lot that will be planted at least three-foot tall to begin with. I believe we also had comments saying that the landscaping on the fencing facing the north-south portion of Kennicott should also have minimum three-foot height at the time of planting, so we would be having that as well.

We do not have any planting on the north side of the north fence between the residents and the play area based on a request by that resident that no planting be provided there. They planned on taking care of it on their own.

We also have a sewer line which is about, not a sewer line, a catch basin opening about a third of the way from the west corner to the east corner of that north fence line. That will be within our fence, it's not going to be under a fence. Ah, a little bit to the left, there's a little dot, yes, right there. That's where the sewer manhole will be, and that will be something that will be regularly maintained by the landlord to avoid any ponding in that area.

This sheet includes all of the landscape materials anticipated for the site, including where we're having turf and planted grasses of various sorts. I should back up and mention that on the Kennicott side, the existing parking access that's facing Kennicott will be vacated and planted with grass and sidewalk replaced in that area to eliminate any thoughts about vehicles entering where the playground is.

This is the basic floor plan of the building with the younger children on the left side and the older children will be in the right upper elementary classrooms. Most of the rooms have their own toilet rooms. We have the reception area at the front where we've got the main entrance. We also have the accessible doorway on the side of the reception area that goes directly to the accessible parking spaces. The younger children all have direct exterior exiting the toddlers straight out to the exterior of the building, as well as the two larger elementary classrooms because they're too large to have just a single exit out of the classroom.

We have playground equipment with information about the different age of children in the different areas, and you also on the right, you can see the largest shade structure designed that we would be having over that play structure in the oval, that is, the taller unit.

Just some photographs of what the interior is anticipated to look like. These are existing higher ground facilities. I believe that's everything that I need to present.

ACTING CHAIRPERSON GREEN: Great. Thank you, Mr. Seibert. Just a question, did you get a chance to look at the conditions of approval at the end of the Staff report, and are you in agreement with those?

MR. SEIBERT: The required conditions, I believe we have those all included on our drawings already with like the requirement of the goosenecks. The only thing that we're not certain about is there was something in there about adding some blue on to the

building facility, and we don't recall that actually having been brought up at the meeting. So, we're a little confused about that, and at the moment until we get that straight. I don't think we really have anything specific intention of doing that unless we get a better understanding of that.

ACTING CHAIRPERSON GREEN: Okay, when we get to the Staff report, we'll get into that.

MR. SEIBERT: Yes.

ACTING CHAIRPERSON GREEN: Okay, thank you.

MR. SEIBERT: Thank you.

ACTING CHAIRPERSON GREEN: Thank you very much.

Sam? Oh, I'm sorry.

MR. SEIBERT: One thing. I was told to say that the signage for Guidepost Montessori will have a blue, probably a blue circle is their typical signage, but again, we don't have their final design yet. But the circle on our drawings would probably be a blue sign and they want that to be their only spot of that color as part of their general scheme.

ACTING CHAIRPERSON GREEN: Was that what they were referring to here, Sam?

MR. HUBBARD: Yes, it's a Design Commission thing, and I'll touch on it, yes.

ACTING CHAIRPERSON GREEN: Okay, great. Thank you.

MR. SEIBERT: Thank you.

ACTING CHAIRPERSON GREEN: Sam, would you like to give the Village report?

MR. HUBBARD: Absolutely.

So, as you've heard, the property is 1000 West Northwest Highway, that's at the corner of Kennicott and Northwest Highway. It's currently in two zoning districts. So, the rear portion of the site falls within the R-3 district, and that's the portion of the site that's currently a secondary auxiliary parking lot and is proposed to be the exterior play area for the daycare and Montessori school. Then the front portion of the site is within the B-2 Zoning District. This portion, the B-2 portion, is classified as commercial in our Comprehensive Plan, and then Single-Family Detached in the rear, so the existing zoning on the site is compliant with the Comprehensive Plan.

The Petitioner would like to establish a Montessori school with a daycare component, actually, I guess I'd call it a daycare with a Montessori elementary school component. Because the site is in two zoning districts, there's kind of a patchwork of zoning approvals that's required to establish this use. The first one is, in any B-2 zoning district, a special use is required, so a special use is required for this B-2 portion of the site. Daycares are not allowed in the R-3 District, so a daycare use on the R-3 portion requires a land use variation.

Similarly, our definition of a daycare is for children younger than six, because this facility would have students all the way up to sixth grade, it is not only a daycare, but it falls under the classification of a private school. So, the private school component in the R-3 District requires a special use, and in the B-2 District requires a land use variation.

Finally, as part of the approvals here, we're requesting to repeal Ordinance 12-059. That was from a daycare that was approved for this site back in 2012 that never moved forward, and I'll touch a little bit more on that later on in the presentation.

There are five variation requests associated with this application. The first three relate to the accessory structures, the playground equipment on the site. The

fourth one relates to parking, and the fifth one is a landscape island variation, but based on a recommendation from Staff to eliminate one of the parking spaces, to which the Petitioner has agreed and has provided a revised plan showing that space eliminated, it also eliminates the need for this landscape island variation.

There have been several actions that have gotten the Petitioner to the point they're at this evening. Back in June, they appeared before the Conceptual Plan Review Committee. I would characterize the meeting as generally supportive. There was discussion on impact to neighbors, specifically to the north and the lot line and fence there. There's an existing fence that's actually five-foot inset into the subject property that's along the north lot line that pretty much creates green space five feet on the other side of the fence, on the northern side of the fence that's used by the property owner to the north. So, there was a little discussion about how that should be handled if this application moves forward.

The Conceptual Plan Review Committee did encourage the Petitioner to hold a neighborhood meeting prior to appearing in front of the Plan Commission. So, on January 20th of this year, they did advertise for and hold a neighborhood meeting. From what I understand, only one resident attended the meeting. It was that residential property owner directly abutting to the north, and from what I understand in the meeting minutes from the Petitioner, it sounded like it was a pretty informational meeting. I do see the resident here in attendance this evening, so I'm sure she'll have some comments about the project.

After the neighborhood meeting, on February 8th, the Petitioner appeared in front of the Design Commission. They were continued and requested to make some changes. They reappeared on the 22nd and did receive a unanimous recommendation of approval subject to two recommendations and one requirement. The two recommendations related to color, and you heard one of those related to the color, a blue color on, I believe it was one of the awnings. It's only a recommendation from the Design Commission, so whether or not the Petitioner wants to incorporate that color change is on them, it's not a code requirement, assuming the Plan Commission and Village Board approves the application subject to these conditions. The one requirement was to add gooseneck lights. As you've heard this evening, they did incorporate that change.

So, here's an aerial of the property. You'll see it bounded in red here. I just want to point out some of the neighboring uses. These are all single-family homes to the north. To the northwest, there is a motorcycle dealership. To the southeast, there is a multi-tenant commercial development. Then to the, so this is southeast with Northwest Highway the front of the site, and then the Metra tracks.

So, as you can see, the existing site, it does have two access points along Northwest Highway. These are full access points. Cars can come in and leave from them. Then there's a third auxiliary access point along Kennicott. At the intersection of Kennicott and Northwest Highway, it's under stop sign control. It's a full access intersection. Again, as you can see, there is two-way traffic and circulation throughout the site under the present configuration on the property.

Under the proposed plan, the Petitioner is proposing a revised circulation to a kind of a horseshoe orientation. It would be one way coming in this way, around and out on the southeast side of the site. Overall, I think the site is going to experience quite a bit of revitalization as part of this project. Again, you've heard about resurfacing the parking lot, refreshing the exterior and interior of the building, upgrading the landscaping, et cetera. So, there will be substantial improvement to the site if this project is approved.

You did hear mentioned briefly the closure of this existing curb cut on Kennicott that has also been proposed. That's going to help to reduce traffic on the residential street here, so we are supportive of that change. We think that's a benefit. It's not needed for a fire access and circulation, so it's not going to have a detrimental impact to emergency services for the site.

One of the items, and this is the site plan that went to the Plan Commission, one of the items that Staff recommended and requested a condition of approval for was this parking stall proposed right here. Technically, the stall here requires variations, and it would be a very tight stall to maneuver to come in. I mean, if you're driving a large car, it would be very difficult to back into or to access that space. The space is proposed at 8.5 feet in width. If anyone has parked in the spaces in Village Hall here, you'll know they're also 8.5 feet in width and they're pretty tight. So, we didn't think that this stall was a good stall to have here due to the orientation, the substandard width, and the odd configuration where it abutted three parking stalls that were also proposed at 8.5-foot width. We are recommending removal of the space, and that is going to eliminate the need for that variation which was to the landscape islands that weren't present.

Overall, I think Staff is supportive and recommending approval of the special use. The Petitioner submitted a market study that did show there was vacancies in some of the nearby daycares, so there is a market demand for this. Additionally, the private component, elementary component up to sixth grade is not a common feature in daycare, so this would cater to kind of a niche market. So, we believe it is necessary for the public convenience at this location.

We also do not believe that this special use and daycare here would have a detrimental impact on the welfare of people living and working in the vicinity. This use is compatible to the neighboring land uses. Similarly, in 2012 when there was a previous daycare proposed for the site, albeit a little bit smaller and it did not have that elementary component to it, that was approved as well at that time and found to be compatible with neighboring land uses. So, we are supportive of the requested special use permit.

ACTING CHAIRPERSON GREEN: Thank you, Sam.

I'd like to entertain a motion to enter the Staff report.

COMMISSIONER DROST: I'll make that motion.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON GREEN: All those in favor?

(Chorus of ayes.)

MR. HUBBARD: I wasn't quite done.

ACTING CHAIRPERSON GREEN: Oh, I'm sorry, Sam, I thought you were done.

MR. HUBBARD: I'll stop now if you want. I'm happy to end early.

ACTING CHAIRPERSON GREEN: Keep going, Sam, sorry.

MR. HUBBARD: Just so everyone is clear on what these variations are that are being requested this evening, I'll try and get through this quickly. There's three variations relative to the accessory structures.

The first one is the placement of the structures, and they're not allowed to be placed in the front yard if extended of the neighboring property to the rear. So, you can see this kind of blue box, that's the home on the neighboring property to the rear. This is their

front yard if extended, and so there are no accessory structures allowed in that area. As you can see, there is some play equipment here, these are two 10 by 10 shade structures that are going to be placed in the ground with footings. So, that technically requires a variation.

We are supportive of this variation. These structures are fairly small, they're 10 by 10. They almost look like an umbrella. They're fabric canopy structures with singular poles coming up. They have no walls on the side. They're partially screened by a fence that would be here. So, we are supportive of the variation to allow these within the front yard extended.

The second variation relates to the size of one of the larger shade structures proposed. It's 816 square feet. Code limits the maximum size of an accessory structure to 300 square feet, so a variation is required. Again, we are supportive of this variation. The structure, here's a picture of it, it's got open walls. It's set back, let's see, it's set back 12 feet approximately from this property line where code would only require a minimum of five-foot setback, so it exceeds code requirements as far as the setback to the north. We are supportive of that variation.

The last one relates to the height of this structure, and accessory structures are limited to 15 feet in height. The structure is just under 17 feet, about 16.9 feet. So, that 1.9-foot overage above code requirements really only applies to this top part of the ridge here. Again, because this is an open air structure, no walls, we think the visual impact will not be significant, and we are supportive of that variation as well. I would mention there are no chimes or noise-making devices proposed in the playground area.

Briefly, we'll touch on the landscaping. Again, as you've heard, the landscape plan you're looking at now is the landscape plan presented to the Plan Commission as part of the packet. Last minute changes by the Petitioner, which were made to address the removal of the space and removal of the landscaping in this area here, is what they showed in their presentation. But based on communications with the abutting property owner to the north, she did not want any landscaping installed here. She would prefer to have the existing plantings there untouched and would maintain them and add additional plantings herself if she believed them necessary. So, we recommended a condition of approval to revise the landscape plan and remove the landscaping shown in that area.

Overall, it's going to be a big improvement as far as green space. The site is, I think, 97 percent asphalt or building. After this project is completed, if approved, it would be only 75 percent asphalt and building. So, green space would be increased from about three percent to 25 percent. Additionally, they would be installing 10 new shade trees within the parking lot where none are existing currently.

Again, I just want to outline that the change here, this is the parking space that Staff recommended be removed and we had a condition of approval to address that. A plan provided towards the end of the day on Friday last week that shows the elimination of the parking stall there and a code-compliant landscape island, thus, eliminating the need for that variation. However, removing the one parking space does create a one-space deficit relative to code requirements on parking. Before I get into that, I'll touch briefly on traffic.

Just kind of to set the stage and understand where Guidepost Montessori compares to some of the other daycares that recently have been proposed in similar areas, there's a chart here that just kind of shows the comparison. So, here you'll see the Montessori School. I have the Goddard School here as well, this was approved by the Village in 2018. It's located in a similar, along a similar thoroughfare where it's two lanes of travel in each

direction, full access, no signalized intersection with the site. Then, also, the Bright Horizons development, this was proposed in 2015, was ultimately denied by the Village Board. It was in a similar location very comparable to Guidepost where it's two-lanes in each direction with full access, unsignalized.

So, they're roughly all, they're all very similar in size, but if you look at the number of vehicles on the other two daycares on a daily basis compared to Guidepost Montessori, Northwest Highway is just not quite as heavily traveled as those other thoroughfares. Additionally, the amount of traffic, as supported by on-field observations, is less compared to those other daycares at the times when they were proposed. These are the, you know, peak trips back in 2015, and then again this is the peak daily traffic back in 2015, 2018, and then currently. So it's located in a little bit less heavily traveled thoroughfare compared to some of these other recent daycares that we've discussed.

The Petitioner hired KLOA to perform a detailed traffic and parking analysis. I think the key areas to analyze are the exiting from this site, specifically in relation to left-hand turns heading across traffic on Northwest Highway. The traffic study found that those movements would be adequate at a level of service E. So, we don't feel that this would create a substantially detrimental traffic impact on the surrounding street network. We feel like the traffic would be accommodated without needing any significant improvements to any of the neighboring intersections.

Relative to parking, a one-space variation is required upon removal of the one space within the central parking row that's going to be replaced with the landscape island. Code requires 49 spaces, 48 spaces would be present on the site. We are supportive of that variation request. ITE forecasting would anticipate a need for a peak demand of 47 spaces, 48 would be provided on site. So, you know, from an ITE perspective, it's where it needs to be relative to parking, but there of course was concern that, you know, with all of the staff and influx during pickup and drop-off times, is there going to be enough on-site parking? So, we asked, and the Petitioner did provide, some information on how that works.

So, the top chart here, this shows the times and peaks in parent drop-off and pickup, and the bottom chart shows the employee peak as far as number of parking spaces needed throughout the day. So, you'll see during the morning when the, you know, the demand is highest for drop-off and pickup, it coincides with the time where peak staff is not going to be present on the site for parking. Similarly, the same is true for the afternoon, it does not correspond to the peak time of staff parking. So, we believe that there will be adequate parking on site to accommodate for the proposed use.

I would point out that it's probably the afternoon that I find is usually the key for parking at a daycare. I think during the mornings everyone has somewhere to be, they're on their way to work. So, parents dropping off their children, they're in and out pretty quick. It's in the afternoons when they come to pick up their kid that they maybe, you know, staying there for 10-15 minutes to talk to the teacher or let their toddler say goodbye to all their friends, et cetera, et cetera. So, I think it's, you know, it's more important to make sure in the afternoons that there is enough parking on site, and from the information provided we believe there will be.

So, we are recommending approval of the application. Just one small change, and again we're recommending approval of the application with exception to the landscape island variation which is no longer necessary. We are recommending a revision to

one of these conditions because the Petitioner has already provided that revised plan showing elimination of the parking stall, so we don't need to see that before this project goes to the Village Board. We've reviewed it on a conceptual basis and we believe it to be viable.

So, we are recommending approval of the application. There are some minor modifications on the motion sheet that the Plan Commissioners have, hopefully it makes it clear what's being requested and recommended. That's all I have, thank you.

ACTING CHAIRPERSON GREEN: Thank you again, Sam. Is there a motion to enter the Staff report?

COMMISSIONER DROST: I'll try it again; I'll make that motion.

COMMISSIONER JENSEN: I'll second it again.

ACTING CHAIRPERSON GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: Motion carries.

Questions? The way this works for the audience is we're going to open it up to the Plan Commissioners here to come up with any questions they might have of Staff or of the presentation, and then we're going to close or end that and open it up to the public for questions.

So, Terry, would you like to start?

COMMISSIONER ENNES: I do. I have two I think relatively minor issues. The teacher parking in front of the playground, you mentioned there might be an elevated curb. Will there be an elevated curb there as protection for the playground?

MR. SEIBERT: Right where the indicator is now, that would be where the -- should I go up to the microphone?

MR. HUBBARD: Please.

COMMISSIONER ENNES: Please.

ACTING CHAIRPERSON GREEN: Come on up here, just so the court reporter can get it.

MR. SEIBERT: Up by the, along the landscape area where you have the red circle traveling, that's where we expect to have an elevated curb because the exit doors of the classrooms are higher by about a foot, maybe 16 inches, than where we would like to have the grade for the parking lot. But up by the angled parking closest to the play area, we don't anticipate anything more than a normal height curb, but it is fenced off.

COMMISSIONER ENNES: It is fenced, and the surface in the play areas, is that an impervious surface? Will that be grass or some kind of a --

MR. SEIBERT: Around the play equipment, it would be a wood fiber material that is designed to be compacted well enough to work for ADA access. It will require regular maintenance, but there are plans to do that regular maintenance to do that. You will have the required cushioned areas around all of the play areas in case any of the children fall off.

COMMISSIONER ENNES: Okay, one last quick one. The roof on the old existing structure that's kind of a bowstring roof?

MR. SEIBERT: Right.

COMMISSIONER ENNES: That will remain?

MR. SEIBERT: We're re-roofing the whole building. It's an existing single ply, because of the addition where we're actually also taking part of the existing very low roof and

raising it up so we can get mechanicals inside, we are going to be re-roofing the entire building with single ply dark gray membrane.

COMMISSIONER ENNES: Oh, so the whole roof will be the same color?

MR. SEIBERT: Right.

COMMISSIONER ENNES: Okay, that's all I have. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, Terry.

George?

COMMISSIONER DROST: Yes, I've got three questions for the Petitioner, and they're sort of, I think it helps to give us a little bit more fabric to the project. One, as far as, Montessori schools, are there any agencies or organizations that monitor or make recommendations like you would have for any public/private schools where there's agencies that monitor the requirements? Also, if you are affiliated with any national organizations like the American Montessori Society, you know, some of the credentialing that you've got?

MS. SCOTTY: I'm Jocelyn Scotty. I'm the VP of Schools for Higher Ground and Guidepost.

COMMISSIONER DROST: And you're name?

MS. SCOTTY: Jocelyn Scotty.

AUDIENCE MEMBER: Not loud enough.

COMMISSIONER DROST: Yes, the microphone. I don't know if you --

MS. SCOTTY: Jocelyn Scotty.

ACTING CHAIRPERSON GREEN: Spell your name please for the court reporter.

MS. SCOTTY: Can you hear me now? Yes, Jocelyn Scotty, S-c-o-t-t-y. We are accredited through an organization called Cognia, and all of our schools are accredited. So, we go through a very detailed process to validate our programs that are quality educational programs.

COMMISSIONER DROST: Yes, and you're affiliated with some organizations? Do you pay fees to these organizations to, you know, help support the method of Montessori or how are you affiliated?

MS. SCOTTY: We are an independent organization, and so we do have membership and we do have accreditation through Cognia as I said. We do have membership to different kinds of organizations like the American Montessori Society, but we do that as part of our professional development, not that we're required to pay to them.

COMMISSIONER DROST: Yes, and how is it owned or managed? How is this particular school --

MS. SCOTTY: We're an independent school; an organization where --

COMMISSIONER DROST: Yes, but is it private ownership?

MS. SCOTTY: Yes, it's private ownership.

COMMISSIONER DROST: Yes, so, and is it for profit or not for profit?

MS. SCOTTY: For profit.

COMMISSIONER DROST: For profit, okay. Now, that's clear. So, what are the typical enrollment costs? I know there's different programs to plan.

MS. SCOTTY: Like how much does tuition cost?

COMMISSIONER DROST: Yes, tuition, enrollment.

MS. SCOTTY: I don't know what it's going to be here. Do you know, Scott?

COMMISSIONER DROST: You know, what's sort of the economic model

that you have?

MS. SCOTTY: It's probably around $1,600 a month for tuition. It depends on the age of the child, and so there is a variation and it depends on the location. So, they're not the same in all the schools.

COMMISSIONER DROST: Yes, and you're projecting about 200 children?

MS. SCOTTY: I think we have a cap of 194 at this school if I'm remembering correctly. Is it 200? 203? Okay, 203, yes.

COMMISSIONER DROST: Yes, and so in the daily activities, are there food, food services that are provided?

MS. SCOTTY: So, we're required through our licensing through the State of Illinois, we provide a catered lunch for all of our students. Then we provide snacks, like morning and afternoon snacks as well, so that's how the schools in Illinois are operated.

COMMISSIONER DROST: Yes, where I'm going with that question is, as far as any sanitation or cleanliness issues, those are all pretty much regulated and you know how to do that.

MS. SCOTTY: Yes, we follow all of the licensing recommendations and requirements.

COMMISSIONER DROST: Okay, and that's enough for now, but I just wanted to get a little bit more texture to the organization.

MS. SCOTTY: Okay, sounds good.

COMMISSIONER DROST: Thank you.

ACTING CHAIRPERSON GREEN: Thank you, George.

Joe?

COMMISSIONER LORENZINI: Yes, could you come back up front please?

MS. SCOTTY: I should back up here now.

COMMISSIONER DROST: Yes, you're not done.

MS. SCOTTY: I didn't know.

COMMISSIONER LORENZINI: Well, hopefully you're the right one to answer this.

MS. SCOTTY: Okay.

COMMISSIONER LORENZINI: So, I'm just curious, there's going to be six grades but there's only two elementary rooms. How is that going to work?

MS. SCOTTY: So, Montessori has multi-age classrooms. So, for our elementary programs, it's multi-age lower elementary which is first through third, and upper elementary which is fourth, fifth and sixth. Generally, when we start a school though, it's first through sixth all together until we grow enrollment, and then we split the two elementary groups.

COMMISSIONER LORENZINI: Okay, thank you.

Sam, was there any issue with drainage or storage needed? Stormwater storage?

MR. HUBBARD: No, it's not triggering any stormwater improvements or on-site detention beyond what's there now. They are going to be required to enter into an on-site utility maintenance agreement, so if they do not maintain their on-site utilities, for example the stormwater inlet in the back of the property, the Village has the right to go on to the property and maintain it and then bill them.

COMMISSIONER LORENZINI: Are they going to resurface the parking lot at least?

MR. HUBBARD: Yes.

COMMISSIONER LORENZINI: Okay, and I've got a couple of questions for Mr. Seibert. There seems to be a lot of doors to the outside. Is there going to be security alarms on them?

MR. SEIBERT: Well, there'll be for the most part, there are going to be no hardware on the outside to open the doors themselves. We will have the required panic hardware for fire exiting. That's primarily most of the exterior doors except for the one door that leads directly to the play area, and I suppose the three doors to the play area between the parking lot and the building, those four doors and then the main entrance would be the ones generally used through the day. The doors off towards the southwest portion of the building are only there for egress purposes.

COMMISSIONER LORENZINI: Okay, and the driveway that's on Kennicott, that's going to be taken out?

MR. SEIBERT: Right, that's being removed and the curb cut fixed including out into the street as required and we'll replace that with grass and also be expected to replace the sidewalk that cuts across that which is in kind of disrepair because of the vehicle traffic.

COMMISSIONER LORENZINI: So, because when you were mentioning high curbs, I thought maybe you're kind of replacing it along Kennicott to kind of protect the play area.

MR. SEIBERT: No high curbs there. I mean, we do have, what, the five-foot required setback for the fence with the landscaping, and then we have the whole parkway. We don't anticipate any real issues with vehicles off at that part of the site because they'd have to go through quite a bit to get to the fence in the first place.

COMMISSIONER LORENZINI: Okay, and I'm not sure if this is best for you or Sam to answer, but the parking lot, you're going to have one way in and one way out. But is there going to be certain signage placed so people know? Because that could be confusing as opposed to two entrances.

MR. HUBBARD: Yes, for sure they'll have to put signs up to notify Do Not Enter and so forth.

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

MR. SEIBERT: Thank you.

ACTING CHAIRPERSON GREEN: Thank you, Joe.

Lynn?

COMMISSIONER JENSEN: Just a few informational questions. So, this is actually to the lady in the back. To sort of expand on what Commission Drost asked, so what is the range of the enrollment cost or tuition cost or whatever for the youngest to whatever the highest level?

MS. SCOTTY: Generally, the youngest students are actually the most expensive, so it's most expensive for infants, and then generally it tiers up. It's usually a range of a couple of hundred dollars difference.

COMMISSIONER JENSEN: What would be the amount for the younger and the older then?

MS. SCOTTY: I don't actually know exactly for this location. Scott was mentioning it's $1,600, so that's probably the average. So, probably infants might be closer to $1,800 and some of the older children are probably closer to $1,500 or $1,600. That would be my guess.

COMMISSIONER JENSEN: Are meals included or is that extra?
MS. SCOTTY: I'm sorry, what's the question?
COMMISSIONER JENSEN: Meals, the cost of meals are included in that?
MS. SCOTTY: It's included, yes.
COMMISSIONER JENSEN: Thank you.

Sam, you mentioned the Bright Horizons that came before the Board and the Board denied it. It's one of the comparables you gave us. Why did the Board deny that?

MR. HUBBARD: I believe it was about impact to neighbors and traffic. It was a slightly different situation. I mean, it was comparable in the fact that it was a two-lane highway both directions and a full access, non-signalized entrance into the site, but that particular property was right near a corner with a signal that had a tendency to have cars back up and stack and block access into the site. So, I think that was one of the concerns back when the Village Board reviewed it, and then I think just impact to neighboring property owners as far as their play area and site configuration.

COMMISSIONER JENSEN: But there's nothing about this current project that would be a problem based on what happened with Bright Horizons and they wouldn't expect the Board to take a similar action if it's necessary?

MR. HUBBARD: I'm sorry, what was that? I couldn't --

COMMISSIONER JENSEN: The question is there's nothing in this project like the Bright Horizons project had to make the Board hesitate in approving it?

MR. HUBBARD: Well, as far as traffic goes, I mean, yes, it's --

COMMISSIONER JENSEN: Traffic, right.

MR. HUBBARD: Right, Northwest Highway is not as busy as that location was. So, from a traffic standpoint, yes, I think that this is not going to have the same type of impact that the other one would have had.

COMMISSIONER JENSEN: Last one, I maybe did not hear this right, but you said the property that abuts it on the north, the fence was five-foot deep into their property; is that correct?

MR. HUBBARD: So, the Guidepost fence is, instead of being right on their property line, the existing fence, they actually set it inside five-foot into the Guidepost site. So, they're essentially giving the last five feet to the property owner to the north.

COMMISSIONER JENSEN: They can't do that.

MR. HUBBARD: I mean, they're not, okay, let me clarify. They're not giving her the land, but they're letting her use the land.

COMMISSIONER JENSEN: It's not an issue from the Montessori School point of view. I didn't hear you.

MR. HUBBARD: There is no issue.

COMMISSIONER JENSEN: So, it's all been worked out. It's not a problem for anybody, it's not going to come as a problem that could come back to the Village in anyway. Okay, I don't have any further questions. Thank you.

ACTING CHAIRPERSON GREEN: And my questions have been answered, so I would like to open it up to the public.

COMMISSIONER DROST: I've just got one more question.

ACTING CHAIRPERSON GREEN: Oh, sure.

COMMISSIONER DROST: For the record, Sam, this site, wasn't it, didn't we approve a school, a Polish ethnic school? So, I mean, this is not the first time that we've had

a school that has sought petition for the use.

MR. HUBBARD: Correct, it was a 127-student daycare school back in 2012.

COMMISSIONER DROST: I mean, there was a comparable use and I don't remember how long it is but I do remember.

ACTING CHAIRPERSON GREEN: That will open it up for public comment, and we'll start on my right or your left.

Anybody on that side that would like to comment?

(No response.)

ACTING CHAIRPERSON GREEN: Good crowd. Okay, we'll close that side. What about on this side? Please step up, ma'am. Please give us your name and spell your last name, and your address if you'd like.

MS. THEESFELD: My name is Carole Theesfeld, T-h-e-e-s-f-e-l-d. I am the property owner at the north end, 712 North Kennicott. I have two major concerns. I have many concerns, but we'll do the major.

First, I still have the concern about traffic on Northwest Highway and the congestion, not necessarily in the afternoon but in the morning time. The interference with Kennicott people coming down on Kennicott because it's the major thoroughfare for Rand, in the morning it's very heavily traveled. We have school buses. We have the food trucks that take the food to the Lutheran Home. Very heavily traveled, and I'm still concerned about traffic congestion on Rand Road and the interference with Kennicott and maybe even Patton on both sides, and the congestion going in because you have them coming from two ways going in and two ways going out at the same timeline. You could have heavy congestion there and it concerns me with fender benders, accidents, mom and dad are in a hurry, they're not paying attention.

That's my major concern is that with the parking lot and then going around and finding a place. I know we've talked about the numbers, but I'm still concerned about, because they have to park and bring their kids in. It's not like at Patton School or Thomas or even St. James or St. Peters where the kids get dropped off and walk in on their own. I'm concerned with there's going to be some congestion in the parking lot, but mainly the in and out on 14 and what's happening with Kennicott since I live there, and I think it's going to be a problem for the people on Patton also.

Part two is on your landscape plan, okay. I think you've covered that, Sam, but I'm not quite sure what everything was said. Since I live right next door and there is that sewer line, a third of, right about there. Now, are you saying that they're not going to put a fence around that back part, they're going to use my fence as the back of there? Because the original one I have from before shows a fencing going all the way around the whole playground. Is there a fencing all the way around the whole playground?

MR. SEIBERT: There is fencing around the whole playground. The plan was to try and reuse your fence --

MS. THEESFELD: Yes, for part of it.

MR. SEIBERT: That stretch, and then tie into it on this plan here. Your fence is, it's hard to read at this side but it's like a black line there.

MS. THEESFELD: Right.

MR. SEIBERT: It's remaining existing.

MS. THEESFELD: Right.

MR. SEIBERT: And then the red line is a brand new, six-foot tall privacy fence.

MS. THEESFELD: So, you're tearing down the old one?
MR. SEIBERT: Well, we have to because it's actually not on an area in our property.
MS. THEESFELD: I know.
MR. SEIBERT: We would have to replace it --
MS. THEESFELD: Okay, okay.
MR. SEIBERT: -- and then at the blue line is this four-foot tall fence within the site, and then one green line along Kennicott, that's going to be a six-foot tall picket fence where you can see through but it will be six-foot tall.
MS. THEESFELD: Okay, so you're using my fencing.
MR. SEIBERT: Yes.
MS. THEESFELD: Okay, that's fine. Therefore, the sewer line is going to be open and that whole back part will be able to have maintenance done.
MR. SEIBERT: Yes, very easily.
MS. THEESFELD: Okay. All right, that was my big concern, was if they put this fencing up and my fencing is there, they had to leave an opening because that sewer line gets clogged with everything. That's the drainage for all the way around the back. Okay, those are my two major concerns.
ACTING CHAIRPERSON GREEN: Okay.
MS. THEESFELD: Okay, did you have any questions for me?
ACTING CHAIRPERSON GREEN: No, not at this time.
MS. THEESFELD: Okay, thank you very much.
ACTING CHAIRPERSON GREEN: I just think that, just to address your traffic issue, almost all the commercial properties along Northwest Highway have the same problem of left-in and left-out.
MS. THEESFELD: Right.
ACTING CHAIRPERSON GREEN: And so, you have this congestion. So, I think that this property doesn't add or subtract from the big picture of the cars coming and going along Northwest Highway. Just the traffic count shows that this is not as busy as let's say Arlington Heights Road.
MS. THEESFELD: Right.
ACTING CHAIRPERSON GREEN: So, in that respect, it's a little safer in that there aren't as many cars. So, I personally don't see where this is going to change, in the big picture, the 900 or 1,000 cars or however many cars come by here in an hour at that time enough to really impact.
MS. THEESFELD: So, my question is you don't think there is going to be backup on 14 either way where people are lined up to get in?
ACTING CHAIRPERSON GREEN: My experience with pickup and delivery at these types of places, if it is, it's a very slight thing, personally, this is my personal experience.
MS. THEESFELD: Okay.
ACTING CHAIRPERSON GREEN: You know, it's not like you're queuing there for five or six minutes waiting for cars to come and go. So, if it's a problem --
MS. THEESFELD: Okay, the only reason I asked that is we do have a problem on Kennicott and, is it Maud by Patton Grade School, when they come to pick up their kids and their parents are lined up for 15 minutes, and then over by Thomas Middle School.
ACTING CHAIRPERSON GREEN: All of our schools, all of our elementary

schools --

MS. THEESFELD: Got the problem all over.

ACTING CHAIRPERSON GREEN: -- have traffic plans that are, some are more or less successful than others.

MS. THEESFELD: Right. Okay, that was my biggest concern.

ACTING CHAIRPERSON GREEN: I have the experience actually in that school with one of my grandchildren, and they've actually worked out a pretty good system. The latest take on that since I was involved everyday in it seems to work pretty well.

MS. THEESFELD: Okay, great. Thank you very much.

ACTING CHAIRPERSON GREEN: It's busy for about 10 minutes and then it all goes away.

MS. THEESFELD: Yes, the wrong 10 minutes is not fun.

ACTING CHAIRPERSON GREEN: Of course, you just don't want to be there in that 10 minutes.

MS. THEESFELD: The wrong 10 minutes, it's not fun. Okay, I think that's all for my major questions.

ACTING CHAIRPERSON GREEN: Thank you, ma'am.

MS. THEESFELD: Thank you.

MR. HUBBARD: I would just briefly point out, too, that I think we've experienced these stacking and queuing problems onsite that kind of can lead to traffic congestion on other streets when drop-off and pickup occurs in the car, but when the parents actually have to park and walk their kids in, the stacking doesn't occur on the site. There could be a parking issue, we don't believe there will be in this case, but it's not necessarily a stacking issue.

ACTING CHAIRPERSON GREEN: Thank you, Sam.

Yes, sir? If you could give the court reporter your name and spell your last name please.

MR. WINKELMAN: Winkelman, Jim Winkelman, W-i-n-k-e-l-ma-n. I'm at 715 North Kennicott, been there for 48 years. After reviewing the plans or looking at the speeches, I'm all for it. I hope you give it a favorable review. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, sir.

Is there anybody else on this side of the room?

(No response.)

ACTING CHAIRPERSON GREEN: Seeing none, we're going to close the public part of this hearing and come back for deliberation or a motion.

COMMISSIONER ENNES: I have one last final question of the Petitioner.

ACTING CHAIRPERSON GREEN: Okay.

COMMISSIONER ENNES: Is Guidepost Montessori, is that a franchise operation of the Montessori School? Anyone who knows?

MS. MENZA: I think as Jocelyn stated, it's a privately-owned company. It is international and national. They have many, many units, and Jocelyn can speak to how many schools they have. So, it's across the country right now. So, the data we got when we were giving it to Sam, a lot of the data was averages of all of these different schools in different locations and different site conditions.

COMMISSIONER ENNES: So, technically not a franchise.

MS. MENZA: Not a franchise, no.

COMMISSIONER ENNES: It's a privately-owned company.
MS. MENZA: It's owned by Higher Ground Education, and the Guidepost Montessori is under their umbrella.
COMMISSIONER ENNES: They regulate and oversee you, your operations?
MS. MENZA: Right, right.
COMMISSIONER ENNES: Okay, thank you.
MS. MENZA: As does the State of Illinois. They have to be licensed in the State of Illinois, and so they have all kinds of licensing in Montessori and everything else, yes.
COMMISSIONER ENNES: Thank you.
COMMISSIONER JENSEN: Before you sit down, I'd like to follow-up on that.
COMMISSIONER DROST: Yes, you raised an issue.
MS. MENZA: Okay.
COMMISSIONER JENSEN: So, to use the Montessori name, don't you have to have some relationship to Montessori, whatever the Montessori national or international or whatever it is?
MS. MENZA: Yes. Jocelyn?
COMMISSIONER JENSEN: I mean, you've got to have some kind of a connection or you can't just use Montessori because you want to.
MS. SCOTTY: It's actually not a trademarked pedagogy, and so you have to have accreditation to prove that you're a real Montessori school in sort of all of the things that we do as far as our affiliations with memberships and things like that.
COMMISSIONER JENSEN: You said there was an accrediting body on all Montessori?
MS. SCOTTY: For all of our schools, we're accredited, yes.
COMMISSIONER JENSEN: And other Montessoris have to be accredited as well, I assume?
MS. SCOTTY: They don't necessarily have to be, but we choose to be because we care about high quality programs for students.
COMMISSIONER JENSEN: Okay, great. Thank you.
It seems like Mr. Drost and I could probably start a Montessori class if we choose to.
COMMISSIONER DROST: We would, we would do that, but our constituency would probably be over 65. We're going to teach them what they didn't learn.
ACTING CHAIRPERSON GREEN: And nobody drives a car anymore.
COMMISSIONER DROST: So, I would like to make the motion, and I think this is a really worthwhile project for the community because it will basically strengthen the younger population in our community. So, I will make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #21-021, a Special Use Permit for a daycare center within the B-2 portion of the subject property, a Land Use Variation to allow a daycare center within the R-3 district, a Land Use Variation to allow a private school in the B-2 district, a Special Use Permit for a private school within the R-3 portion of the subject property, repeal of Special Use Permit Ordinance #12-059, and the following variations:

1. **Variation to Chapter 28, Section 6.5-3 to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.**
2. **Variation to Chapter 28, Section 6.5-7(b) to allow an 816 square-foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.**
3. **Variation to Chapter 28, Section 6.5-6, to allow a 16.9-foot tall accessory structure where code restricts the maximum accessory structure size to 15 feet.**
4. **Variation to Chapter 28, Section 10.4-4 to reduce the total required off-street parking stalls on the subject property from 49 to 48.**

This recommendation is subject to the following conditions:

1. **The single angled parking space located on the north side of the central parking row shall be eliminated and the landscape island within this area expanded to negate the need for a parking lot landscape island variation.**
2. **The landscape plan shall be revised to eliminate the proposed plantings on the north side of the existing fence along the northern property line. The existing landscaping in this area shall remain untouched.**
3. **Compliance with the motion from the February 22, 2022 Design Commission meeting shall be required, including:**
    A. **A recommendation to go back to the colors proposed in the first revision that include 'essential gray' and 'mink gray.'**
    B. **A requirement to add gooseneck lighting on the front (south) of the building, to be reviewed and approved by Staff.**
    C. **A recommendation to add a light blue color to match the signage, which could be approved by Staff.**
4. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

ACTING CHAIRPERSON GREEN: Is there a second?
COMMISSIONER JENSEN: Second.
ACTING CHAIRPERSON GREEN: Roll call vote.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Acting Chair Green.
ACTING CHAIRPERSON GREEN: Yes.
MR. HUBBARD: It's a unanimous recommendation of approval.
AUDIENCE MEMBER: That's what I thought.
ACTING CHAIRPERSON GREEN: I guess we got another yes vote somewhere.
COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON GREEN: So, you we have a unanimous yes for this, and this is going to move on to the Village Board of Trustees.

Do we have a date for that, Sam?

MR. HUBBARD: Not yet, but we'll be working with you to get a date.

ACTING CHAIRPERSON GREEN: So, congratulations!

MS. MENZA: Thank you, all.

COMMISSIONER JENSEN: Can we give you back your presentation? They're beautiful. You may want to use it for some other purpose.

COMMISSIONER DROST: No, I'm going to keep it.

ACTING CHAIRPERSON GREEN: You want to keep it?

COMMISSIONER DROST: I am, because I'm going to circulate it among the constituency, young people.

ACTING CHAIRPERSON GREEN: Okay, you want this one?

COMMISSIONER DROST: Yes, I do. Thanks.

COMMISSIONER ENNES: Oh, you want mine, too?

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON GREEN: Thank you all for coming in.

AUDIENCE MEMBER: Hello?

COMMISSIONER DROST: Yes, hi.

AUDIENCE MEMBER: I just wanted to say, will you use your clout and leverage to end the TIF, Tax Increment Finance Districts in Arlington Heights?

ACTING CHAIRPERSON GREEN: We're here discussing a Montessori school, so we can't.

AUDIENCE MEMBER: I thought you were supposed to take public comment?

MR. HUBBARD: The public comment is for the items that are on the agenda.

ACTING CHAIRPERSON GREEN: That are on the agenda. We have to stick to the agenda, ma'am, just like in the other meeting, the same requirement.

AUDIENCE MEMBER: Oh, I was told at the Board meetings that have public comments --

ACTING CHAIRPERSON GREEN: Well, you should go to the Village Board meeting and you can make your comments to the Village Board.

MR. HUBBARD: Board meetings are a little bit different, so yes.

COMMISSIONER ENNES: They're elected.

AUDIENCE MEMBER: All right.

MR. HUBBARD: But we still need to adjourn the meeting. I don't think we've officially adjourned the meeting.

COMMISSIONER DROST: Yes, I'll make that motion to adjourn.

ACTING CHAIRPERSON GREEN: Is there a second for that?

COMMISSIONER ENNES: I'll second that.

ACTING CHAIRPERSON GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All opposed?

(No response.)

ACTING CHAIRPERSON GREEN: We're adjourned.

DRAFT

(Whereupon, at 8:38 p.m., the meeting was adjourned.)

DRAFT

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 22, 2022

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt John Fitzgerald
Members Absent:	Kirsten Kingsley Scott Seyer
Also Present:	Tom Seibert, Soos & Associates for *Guidepost Montessori* Diane Menza, LFI Real Estate for *Guidepost Montessori* Jake Schmidt, Planning Staff

REVIEW OF MEETING MINUTES FOR FEBRUARY 8, 2022

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF FEBRUARY 8, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL RE-REVIEW

DC#21-079 – Guidepost Montessori – 1000 W. Northwest Highway

Tom Seibert, representing *Soos & Associates,* and Diane Menza, representing *LFI Real Estate*, were present on behalf of the project.

Mr. Schmidt stated that the petitioner is seeking approval of the architectural design for exterior modifications and an addition to an existing vacant commercial building for a new day care/private school. This project requires Plan Commission review and Village Board approval for a Special Use and a Land Use Variation to allow a day care/private school. Because this project requires Plan Commission review, the role of the Design Commission is limited to building and signage only.

This project was previously reviewed by the Design Commission on February 8, 2022, where Staff reported that the proposed exterior improvements were minimal, and additional design development was encouraged to enhance the design. The commissioners agreed that additional design development was required, and the project was continued for re-review tonight. Mr. Schmidt provided a summary of the primary issues and feedback from the commissioners.

In response to the Design Commission's comments on February 8th, the petitioner has made the following changes to the design:

- The mansard roof shingle color was changed from Charcoal to Weathered Wood.
- The existing dark brown brick on the front of the building will be painted a dark gray color.
- Fiber cement column covers have been added to the mansard roof support columns.
- The EIFS wall above the entry vestibule was slightly enlarged to create a small overhang above the doors.

Mr. Schmidt summarized Staff comments to the revised design. Overall, the petitioner's response to previous comments is minimal and further design development is still required. The new color scheme is an improvement, but it is still dull and uninviting. The dark gray paint color on the existing dark brown brick does very little to brighten up the building, and the entry canopy design is weak and understated.

Staff researched other Guidepost Montessori facilities and found numerous examples of bright and welcoming designs. Taking inspiration from some of those designs, Staff recommends the following:

- Select a new lighter and brighter paint color, such as a light creamy tan color, to be used on all of the existing and new CMU and brick exterior walls.
- Change the color of the fabric awnings from Charcoal to light blue, to match Guidepost Montessori's brand.
- Add light blue fabric awnings above all of the windows on the east side of the building.
- Consider painting the entry canopy soffit and mansard roof soffits light blue to match the awnings.
- Extend the entrance canopy further towards the parking lot to create a more substantial covered entrance feature with support columns to match the front of the building.
- Use a contrasting color, such as medium gray, for the EIFS entrance canopy, column covers, trim, coping, gutters and downspouts.
- Lower the wall sign on the front elevation, and add decorative gooseneck lighting, as seen at many other Guidepost Montessori buildings.

Inspiration photos of other Guidepost Montessori facilities and illustrations of the recommended design revisions were also presented by Staff.

Mr. Schmidt also said that multiple new rooftop mechanical units will be located on the west side of the existing roof. The units will be screened from view by the existing barrel roof on the east, the existing parapet walls on the south, and the parapet walls on the new addition. With regards to signage, only conceptual signage has been provided, with

one wall sign facing Northwest Highway and one canopy sign facing the parking area above the main entrance. All signs should be designed to comply with Chapter 30 Sign Code. A new small trash storage area is proposed to be built with vinyl fencing to match the new playground fencing around the north end of the site.

Staff recommends the Design Commission evaluate the proposed architectural design based on the revisions submitted, with the recommendations listed in the Staff report.

In response to Staff's comments on the revised design, Mr. Seibert said that further revisions were made. He presented revised elevations, renderings, and color palette (Color Board #2), which the commissioners and Staff were seeing for the first time. The first revision that included the 'Essential Gray' color, is now being changed to 'Camelback Tan'. This color will be used for the block, the brick, the column covers, and over the entrance. The variation in this color on the renderings is because of the different material textures, and the color will be the same for the block, the brick, the eaves, and the column covers. The roof shingle color is being changed to 'Weathered Wood', and the fence color is being changed from white to 'Almond Smooth'. 'Brainstorm Bronze' was chosen for the awning color to match the range of colors on the roof shingle, instead of the suggestion for a light blue color, which they found that no manufacturer makes, probably because it would not hold up to sunlight. Mr. Seibert also stated that extending the entrance canopy adjacent to the parking lot is not feasible because it would conflict with a code required tree in the landscape island located close to the building, and Planning Staff has indicated they would not support a variation to eliminate that tree. Mr. Seibert also pointed out that there will be about 3-1/2' of overhead shelter at the front entrance. Awnings were not added on the Kennicott side of the building because it would involve extending canopies out into the public right-of-way.

The commissioners summarized their comments. Commissioner Eckhardt thanked the petitioner for their efforts in making revisions to both the original design and to the revisions. He said that he is warming up to the second revised scheme being presented tonight, as opposed to the first revision that was included in the packet for tonight. The new revisions somewhat parallel Staff's suggestion to use a lighter color for the building, in lieu of using two colors. He was okay with the revised color scheme presented tonight, and he was sympathetic to the color of the awnings, which match the roof and is a nice contrast to the building color; however, he felt the revised fence color was not in the same family as the other 2 colors being proposed. Overall, he felt the changes that were made are good. He acknowledged that the columns were made thicker; however, he felt the columns could be even thicker, and additional detailing could be done with the existing column at the southeast corner of the building. He had no further comments at this time.

Commissioner Fitzgerald appreciated the changes that were made and he agreed with Commissioner Eckhardt that the columns still appear a bit small; however, he was okay with how they are currently proposed. He loved the idea of the light blue canopies as suggested by Staff, but he also understood why the petitioner chose not to do that. He really liked the idea of adding gooseneck lighting, which would really dress up the front of the building. He pointed out that the drawings show a multi-stem tree in the landscape island near the front entrance; however, he would suggest a single-stem tree instead, and he suggested the petitioner work with Derek Mach, the Village Landscape Architect for other recommendations in that location. Commissioner Fitzgerald said that although he was okay with the revised colors presented tonight, he really liked the colors proposed in the first revision, which included 'Essential Gray'. He was open to the petitioner going back to those colors.

Chair Kubow said he could really appreciate the progress that was made with the first revised design, although he felt it was not quite there yet. He wondered if introducing new colors was trying too hard, and he preferred the gray color to be continuous around the building, utilize the roof shingles as a more contrasting color element, and add a third color for pop.

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

Carol Theesfeld, 712 N. Kennicott Avenue. She liked the new colors, but did not see the back end of the building facing north towards the playground included in the revised drawings. Mr. Seibert presented her with Sheet A3. Ms. Theesfeld liked the windows but said the glass appears to be grey. Mr. Seibert replied that the glass will be an un-

tinted glazing or Low-E glass that might give a very slight reflection. Ms. Theesfeld asked if flower plantings would be located on the front of the building facing Northwest Highway under the wall signage, to make it attractive for the children. Mr. Seibert said that landscaping will be addressed during the Plan Commission review of the project. Ms. Theesfeld agreed with the comment made by Commissioner Eckhardt at the last meeting to create a picture frame on the front elevation that might include elements that make the building look like a fun place to be. She said the building still looks like a roller rink with new paint, and she suggested painting a mural inside the bottom of the windows, or something to make the building aesthetically pretty for the children. Ms. Menza said the classrooms inside the building will be highly designed and beautiful for the children. Ms. Theesfeld referred to the roof plan and asked how the rooftop equipment would be screened from Kennicott and from the playground. Mr. Seibert clarified that rooftop mechanical equipment will only be located behind the parapet wall on the north side and it will not be visible from any side of the building. Ms. Theesfeld also asked for an update about the existing utility pole at the back door of the building, which the petitioner previously said they were working with the utility company about relocating. Mr. Seibert said they will continue to work with the utility company throughout the construction process. Ms. Theesfeld thanked the commissioners and petitioner.

Chair Kubow said that he still did not see a school when he looks at the building; the building looks cold, dark, and does not have even one primary color on it. He liked the suggestions put together by Staff to try to brighten up the building and make it feel more welcoming, similar to other Guidepost Montessori buildings. He asked the commissioners for any recommendations or requirements to try to get there.

Commissioner Eckhardt said that some of the more current models of pre-schools have been extremely bright and a bit clownish, which he could understand, and he appreciated the comment made by the resident to create some fun and interest on the building to better reflect a school. He liked the sketches created by Staff that include gooseneck lighting and light blue canopies because it adds a little something on the front elevation. His comments from the last meeting about having a boxed-out area on the front elevation to house a different coloration or a mural theme, was an effort to try to squeeze out some 'children-esque' on the front of the building; however, the revisions presented tonight are rather sophisticated, although he felt the signage being shown appears understated and could be larger. With landscaping on the front of the building as suggested, he felt the colors now being proposed would be really fun. Commissioner Eckhardt also pointed out that there are a lot of windows on the front of the building and the clear glass will allow some of the fun going on inside the building to be visible. He explained that clear glass on a building appears black during the daytime, and clear glass is very difficult to render in a drawing. In summary, Commissioner Eckhardt was okay with the second revision of colors now being proposed for the building, as well as the sophisticated and quiet sign package. Because the building could be more playful, approval could include a recommendation to add the boxed-area on the front elevation. He also encouraged the petitioner to find an awning company that provides metal awnings that do not fade, so a color can be used if the petitioner chooses.

Commissioner Fitzgerald really liked the change in the roof color. He also liked the light blue awning color that was suggested, and he was open to anything the petitioner wanted to introduce with regards to that, which could then be approved by Staff. He felt that adding gooseneck lighting would totally transform the entire wall and was well worth the low cost to do so. He reiterated that he really liked the colors that were presented in the first revision, which include the 'Mink Grey' and 'Essential Grey'; he was open to the petitioner reconsidering those colors as well. He preferred that the planter in front of the building be simpler and cleaner, because if it is not properly maintained, it will only look worse.

Chair Kubow agreed with Commissioner Fitzgerald's preference for the colors in the first revision; he really liked the gray colors. He said that a robust landscape package will go a long way with the design of the building, and he agreed with the comments that the building does not have to have primary colors all over. The building is simple but it has a classic look to it, which he is warming up to.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *GUIDEPOST MONTESSORI* LOCATED AT 1000 W. NORTHWEST HIGHWAY. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED 2/22/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO GO BACK TO THE COLORS PROPOSED IN THE FIRST REVISION THAT INCLUDE 'ESSENTIAL GRAY' AND 'MINK GRAY'.
2. A RECOMMENDATION TO ADD GOOSENECK LIGHTING ON THE SOUTH WALL OVER THE SIGNAGE.
3. A RECOMMENDATION TO ADD A LIGHT BLUE COLOR TO MATCH THE SIGNAGE, WHICH COULD BE APPROVED BY STAFF.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Chair Kubow felt the gooseneck lighting was incredibly important and would really tie the building together; he felt it should be a requirement. He asked the petitioner how they felt about adding this lighting to the front of the building, and Ms. Menza said that the examples shown of other Guidepost Montessori locations all have that type of lighting. She also said that the signage shown tonight is not the exact signage being proposed, and once the building design has been approved, the tenant will come back with a sign package that will most likely include the blue circle logo at the front entrance, and the name of the school with the logo somewhere within that name on the front elevation, which will provide a punch of color on the front elevation. She added that the tenant has never attempted to have any type of awning or other element that tries to take away from their blue logo, such as blue awnings. Commissioner Eckhardt clarified that the only signage that this commission reviews is sign variation requests, but otherwise does not typically review signs outside the downtown area. He was glad to hear that the signage package will be similar to what is shown tonight, which he felt will add some color to the building. He supported Chair Kubow's comment that adding gooseneck lighting be a requirement on the front of the building, which he pointed out there was more than enough space to allow for and would be an important element to help soften the elevation.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION TO ADD THE FOLLOWING:

2. A REQUIREMENT TO ADD GOOSENECK LIGHTING ON THE FRONT (SOUTH) OF THE BUILDING, TO BE REVIEWED AND APPROVED BY STAFF.

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

STAFF DESIGN COMMISSION REPORT

RE-REVIEW

PROJECT INFORMATION:

Project Name:	Guidepost Montessori
Project Address:	1000 W. Northwest Highway
Prepared By:	Steve Hautzinger
Date Prepared:	February 3, 2022
Date Revised:	February 16, 2022

PETITION INFORMATION:

DC Number:	21-079
Petitioner Name:	Diane Menza
Petitioner Address:	LFI Real Estate 9440 Enterprise Dr. Mokena, IL 60448
Meeting Date:	February 8, 2022
Re-Review Meeting Date:	February 22, 2022

Requested Action(s):
Approval of the proposed architectural design for exterior modifications and an addition to an existing vacant commercial building for a new day care/private school.

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

This project requires Plan Commission review and Village Board approval for a Special Use and Land Use Variation to allow a day care/private school. Because this project requires Plan Commission review, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The subject property is approximately 46,706 square feet (1.07 acres) and was most recently occupied by Windy City RC, a remote control car business, but has sat vacant for the last several years. The existing building is approximately 12,232 square feet and is located in the southeast corner of the property. The petitioner is proposing to renovate the existing building for a new daycare/private school.

February 8, 2022 Design Commission Meeting:
This project was reviewed by the Design Commission on February 8, 2022. A summary of the primary changes to the building exterior that were proposed at that time are as follows:

- New black color asphalt shingles on the existing mansard roof.
- New charcoal color single ply roofing on the existing bow truss roof.
- New "Essential Gray" paint on all existing exterior concrete block walls.
- Replace the existing storefront windows with new clear anodized storefronts including new exterior doors.
- Replace the existing glass block windows on the east elevation with new larger clear anodized storefronts.
- New clear anodized storefront entry vestibule addition
- New 1,156 sf painted concrete block building addition along the west wall

Staff reported that the proposed exterior improvements were minimal, and additional design development was encouraged to enhance the design. The Design Commission agreed that additional design development was required, and the project was CONTINUED for re-review. A summary of the primary issues and feedback from the Design Commission are as follows:

- The proposed design felt like a warehouse instead of a fun place for children.

- The building looks very dark and uninviting. The overall color scheme requires more study.
- The main entrance needs further design development to be more prominent.
- The thin columns supporting the mansard roof need enhancement.
- Consider a lighter more residential roofing color for the mansard shingles, such as "Weathered Wood".
- Consider painting the existing dark brick, which could completely refresh the appearance of the building.

Project Update:
In response to the Design Commission's comments on February 8, the petitioner has made the following changes to the design:

- The mansard roof shingle color has been changed from Charcoal to Weathered Wood.
- The existing dark brown brick on the front of the building will be painted in a dark gray color.
- Fiber cement column covers have been added to the mansard roof support columns.
- The EIFS wall above the entry vestibule was slightly enlarged to create a small overhang above the doors.

Staff Comments:
Overall, the response to the Design Commission's comments is minimal, and further design development is still required. The new color scheme is an improvement, but it is still dull and uninviting. The dark gray paint color on the existing dark brown brick does very little to brighten up the building. The entry canopy design is weak and understated.

Staff researched other Guidepost Montessori facilities and found numerous examples of bright and welcoming designs. Taking inspiration from some of those designs, Staff recommends the following:

- Select a new lighter and brighter paint color, such as a light creamy tan color, to be used on all of the existing and new CMU and brick exterior walls.
- Change the color of the fabric awnings from Charcoal to light blue, to match Guidepost Montessori's brand.
- Add light blue fabric awnings above all of the windows on the east side of the building.
- Consider painting the entry canopy soffit and mansard roof soffits light blue to match the awnings.
- Extend the entrance canopy further towards the parking lot to create a more substantial covered entrance feature with support columns to match the front of the building.
- Use a contrasting color, such as medium gray, for the EIFS entrance canopy, column covers, trim, coping, gutters and downspouts.
- Lower the wall sign on the front elevation, and add decorative gooseneck lighting, as seen at many other Guidepost Montessori buildings.

Please refer to the "Staff Recommendations" exhibit in the packet for inspiration photos of other Guidepost Montessori facilites and illustrations of the recommended design revisions.

Rooftop Mechanical Unit Screening:
Multiple new rooftop mechanical units will be located on the west side of the existing roof. The units will be screened from view by the existing barrel roof on the east, the existing parapet walls on the south, and the parapet walls on the new addition.

Signage:
At this time, only conceptual signage has been provided, with one wall sign facing Northwest Highway and one canopy sign facing the parking area above the main entrance. All signs should be designed to comply with Chapter 30 Sign Code.

Trash Dumpster Screening:
A new small trash storage area is proposed to be built with vinyl fencing to match the new playground fencing around the north end of the site.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed architectural design for Guidepost Montessori located at 1000 W. Northwest Highway. This recommendation is based on the revised plan received 2/15/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development is recommended to enhance the design.
2. A recommendation to select a new lighter and brighter paint color, such as a light creamy tan color, to be used on all of the existing and new CMU and brick exterior walls.
3. A recommendation to change the color of the fabric awnings from Charcoal to light blue, to match Guidepost Montessori's brand.
4. A recommendation to add light blue fabric awnings above all of the windows on the east side of the building.
5. A recommendation to consider painting the entry canopy soffit and mansard roof soffits light blue to match the awnings.
6. A recommendation to extend the entrance canopy further towards the parking lot to create a more substantial covered entrance feature with support columns to match the front of the building.
7. A recommendation to use a contrasting color, such as medium gray, for the EIFS entrance canopy, column covers, trim, coping, gutters and downspouts.
8. A recommendation to lower the wall sign on the front elevation, and add decorative gooseneck lighting, as seen at many other Guidepost Montessori buildings.
9. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

February 16, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-079

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 8, 2022

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Kirsten Kingsley John Fitzgerald Scott Seyer
Members Absent:	None
Also Present:	Tom Seibert, Soos & Associates for *Guidepost Montessori* Diane Menza, LFI Real Estate for *Guidepost Montessori* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR JANUARY 25, 2022

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JANUARY 25, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW

DC#21-079 – Guidepost Montessori – 1000 W. Northwest Highway

Tom Seibert, representing *Soos & Associates,* and Diane Menza, representing *LFI Real Estate*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the architectural design for exterior modifications and an addition to an existing vacant commercial building for a new day care/private school. This project requires Plan Commission review and Village Board approval for a Special Use and Land Use Variation to allow a day care/private school. Because this project requires Plan Commission review, the role of the Design Commission is limited to building and signage only.

The subject property is approximately 46,706 square feet (1.07 acres) and was most recently occupied by Windy City RC, a remote control car business, but has sat vacant for the last several years. The existing building is approximately 12,232 square feet and is located in the southeast corner of the property. At this time, the petitioner is proposing to renovate the existing building for a new daycare/private school. A summary of the primary changes to the building exterior are as follows:

- New black color asphalt shingles on the existing mansard roof.
- New charcoal color single ply roofing on the existing bow truss roof.
- New "Essential Gray" paint on all existing exterior concrete block walls.
- Replace the existing storefront windows with new clear anodized storefronts including new exterior doors.
- Replace the existing glass block windows on the east elevation with new larger clear anodized storefronts.
- New clear anodized storefront entry vestibule addition
- New 1,156 sf painted concrete block building addition along the west wall

It is great to see the existing vacant building getting updated and occupied, but overall the exterior improvements are minimal, and additional design development is encouraged to enhance the design. The petitioner should consider the following:

1. The existing mansard roof and mansard entry canopy have a dull and dated appearance, and they do not complement the new modern addition. Consider removing the mansard roof feature and updating the entry canopy to omit the existing mansard form.

2. The existing brown brick and proposed painted concrete block have a dull appearance and they do not look good together. Consider other options for the overall exterior color scheme. Consider painting the existing brick for a more cohesive appearance. Consider incorporating other materials and details to enhance the design with a more modern appearance.

3. The new addition works well to cover up the existing exterior wall which has a very poor appearance. However, the design lacks interest. It is recommended to raise the windows heads to align with the existing windows. Also, additional details are encouraged to enhance the design.

Multiple new rooftop mechanical units will be located on the west side of the existing roof. The units will be screened from view by the existing barrel roof on the east, the existing parapet walls on the south, and the parapet walls on the new addition. The only signage currently planned for the project is a wall sign on the south wall facing Northwest Highway. At this time, the signage shown on the plans is conceptual only. A new small trash storage area is proposed to be built with vinyl fencing to match the new playground fencing around the north end of the site.

Staff is requesting the Design Commission to evaluate the proposed design with a recommendation for further design development.

Chair Kubow asked if the petitioner had any comments at this time. Mr. Seibert referred to revised drawings that

were submitted to Staff today that match the handouts that were provided tonight. These revisions address some of Staff's comments, specifically the removal of the entrance canopy, which was necessary to meet landscape requirements, and the lowering of the eave line. They want to keep the existing mansard on the front of the building so the building appears more residential; however, they are not opposed to changing the dark color of the roof shingles to a lighter shade of brown if necessary. He said that the lighter "Essential Gray' wall color was selected to match the existing brick color and it will work well with the black coping and roof shingles. Black awnings were added to be consistent with the color of the roof shingles. The fencing that separates this property from the adjacent properties will now be all vertical battens tied together, and the fencing within the site will still have some space between them because of the importance of the day care staff monitoring the play areas. In order to accommodate the parking requirements, direct access was lost from the accessible parking spaces to the front entrance of the doorway; therefore a third door was added on the bump-out immediately next to the window in the dark brick. Mr. Seibert also pointed out that they are unsure if the mansard roof on the front and on the back of the building are structurally bracing the tall parapet wall, and removing the mansard roof could result in structural changes being necessary to the wall. They feel it is safer to keep the existing mansard roof, from a structural point of view. Mr. Seibert apologized for the lateness of Diane Menza, who should be here momentarily to also answer any questions tonight.

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

Carol Theesfeld, 712 N. Kennicott Avenue. She asked about the existing stairs to the front entrance on the west elevation that are not shown on the proposed west elevation. Mr. Seibert replied that the existing floor level is being dropped about 1-foot to allow for removal of the stairs at the front entrance. Ms. Theesfeld also asked if the door being added on the other side of the front entrance near the 2 handicap parking spaces is for handicap people, and Mr. Seibert said yes. Ms. Theesfeld asked about the location of the dumpster and the fencing. Mr. Seibert pointed out the new dumpster location and the rolling fence gate being proposed. Ms. Theesfeld liked the changes proposed for the back of the building (north elevation), but pointed out that the existing electric poles are not shown in the drawing. Mr. Seibert explained that the poles are not shown because they need ComEd's cooperation about whether or not the poles can be moved to where they want them to be.

Ms. Menza arrived at the meeting.

Ms. Theesfeld also asked about any rooftop equipment that is not shown on the new elevations, such as the existing chimney, vents, etc. Mr. Seibert referred to the roof plan on the revised drawings that shows all existing rooftop equipment being removed, with the exception of some small mushroom vents that will remain. He added that all new rooftop units will be roughly the same size and concealed on all sides of the building. Ms. Theesfeld had no further questions.

Mr. Mitch Shields said that he owns the commercial property to the west, and the home located at 713 N. Patton Avenue, which is at the back corner of the site near the dumpster. He asked about the age of the existing building and Ms. Theesfeld said the building is approximately 70 years old and was originally built as a roller rink. Mr. Shields also asked about the number of students that will be attending this new school and the feasibility of tearing down the existing building and building a new school. Ms. Menza said there will be 203 students, and it is not feasible to tear down the exiting building. Mr. Shields commented about the large number of improvements being made to this very old building.

The commissioners summarized their comments. Commissioner Eckhardt said there is no question that a daycare is needed in Arlington Heights and a lot of other communities, and he wholly supports this use for the site. Although not under the purview of this commission, he felt the site plan was a little interesting with regards to access, which is probably for the stacking of cars. He said the building looks very dark, and he understood the petitioner's comments about the mansard roof being important to create a residential feel to the building, which he is ambivalent about, although he is sympathetic that the roof might be part of the building structure. In general, Commissioner Eckhardt felt the proposed design did not say childcare facility or this is a fun place; it looks like a warehouse, which the existing structure lends itself to. This is a complicated and challenging site to rehab and the form of the building cannot be avoided; however, he felt more could be done with the main entrance to make it more of a front door. Also, the building

needs a top hat on the front, and the coloration needs to be looked at; it just does not look like education to him. He felt this issue could be resolved with paint and a little more detailing on the front, some excitement to say this is a place for children to come and learn and have fun.

Commissioner Seyer asked if anything other than new windows and doors is being changed on the front part of the existing building. Mr. Seibert replied that exterior doorways are being added, the existing storefront is being changed out, and the existing slate shingles are being changed to asphalt shingles on the mansard roof. Commissioner Seyer said the proposed design is basically the same materials and colors as the existing building, and he agreed with Commissioner Eckhardt that the building looks very dark and speaks to a very commercial use, rather than to its intended new use, and he acknowledged that the building is difficult to improve. He agreed that the front door does not look like a front door, he wanted to see the front portion of the building look nicer, and he suggested improving and accentuating the small columns.

Commissioner Kingsley agreed with the comments made by the other commissioners. If the mansard roofs and the columns are to remain, then the columns need to be addressed in the solution. She felt the front elevation needed more study and the main entrance needed more emphasis. She agreed that the colors being proposed are not very inviting, although the color scheme on the back of the building is nice because it is a little lighter; however, the colors on the front of the building are a little duller. If the building is trying to look more residential and the roof is trying to look more like a mansard, then maybe there should be a little variety in the roof shingle, such as 'Weathered Wood' instead of the black color being proposed. She felt the existing brick was more of a brown color, which might be okay, but if the brick is not painted then it should be pointed, so it will all go together. Commissioner Kingsley also suggested the petitioner get a structural analysis of the mansard roofs, to determine whether the mansards could be removed.

Commissioner Fitzgerald agreed with the comments made so far. He asked what color the fence would be and Mr. Seibert said the tenant would most likely want the interior fence and the fence around the property to be white. Commissioner Fitzgerald said that a white fence would not work with this building at all, unless other parts of the building were lightened up, and he liked the 'Vintage Coastline' color for the fence as suggested on the material list. He felt the location of the front entrance was a little odd, and he suggested keeping the mansard roof over the entrance to draw more attention to where the front entrance is located because it is hard to find on the side of the building. He also agreed that the columns of the mansard roof are too small and need to be squared off, and he liked the idea that they look like steel. Since there is not a lot of existing brick, he asked if the petitioner was opposed to painting the brick the same color as the back of the building, which could completely update and refresh the entire building. Mr. Seibert said they considered painting the brick but they are trying to avoid it because of the issues that can result in the future. Commissioner Fitzgerald suggested going in the opposite direction and staining the brick a darker color, similar to a medium to charcoal grey color, and changing the black shingle color to a lighter color. He did not care for the brick as it exists, and said the mansard roof color is too dark. He liked the other colors being proposed, and he liked a lot of what is being done to the building, which is a really difficult building to work with.

Chair Kubow said the commissioners appear to have a fundamental architecture issue with the front entrance; form should follow function and this building is not accomplishing that, which is a miss. There is also an issue with the renderings; the renderings and what the petitioner is representing as existing do not match what is actually existing, which puts the commissioners off in the wrong direction immediately. The way the building is rendered is a big part of the problem. He felt the existing building is more warm and more welcoming than what is being proposed for a school. Chair Kubow also agreed with Staff's comment that further design development is needed on the design; the current design needs more work and should come back for another review before it goes any further.

Chair Kubow asked the petitioner for any comments at this time. Mr. Seibert said they previously considered a lighter roof shingle similar to 'Weathered Wood', as suggested by Commissioner Kingsley. He felt this change would work well with the building. He also appreciated that something was lost when the canopy was removed to meet landscape requirements. Mr. Hautzinger pointed out a drafting error that the existing canopy is actually lower than as shown in the renderings. Mr. Seibert referred to the latest design and said that they looked at the possibility of adding an accent color, a brighter, warm color to go with the other colorations on the building, as well as changing the color of the awnings

to help liven things up. They have not considered or studied the suggestion of a darker brick color.

Ms. Menza said the tenant will be doing a complete signage package, which will make a world of difference because there will be signage at the main entrance as well as signage facing Northwest Highway. She added that the playground area behind the front entrance has been nicely designed and will be a beautiful space with play equipment, which will make the building more fun, interesting, and look like a daycare.

Commissioner Kingsley asked whether all the playground equipment would be screened from the street. Mr. Seibert said there will be a 6-foot tall solid fence around the playground area that is adjacent to other properties; the goal is to have some sort of spacing on the 6-foot tall fencing that will be along Kennicott and the 4-foot tall fencing within the site. Commissioner Kingsley also said that the existing mansard has a beveled fascia that comes down into the soffit, which is either white or a light color, as well as a little cap to the mansard that is also a light color. She asked how these will be treated, and if they will be painted black. Mr. Seibert said there will be black vertical trim at the top, and the entire soffit that ends up on the other side will be white, and most likely the fascia would end up being white as well. Commissioner Kingsley said this is important information because right now the only light colors appear to be the white fence, the cap of the existing low masonry wall, and the soffit.

Commissioner Eckhardt said that a canopy or some other element at the front entrance was needed and necessary because it helps to clarify where the main entrance is, as well as provide cover from the weather. He encouraged the petitioner to not give up on this when moving through the approval process. He also reiterated that the coloration needs further study, as well as the front portion of the building.

Chair Kubow asked the commissioners to provide the petitioner with at least 2 recommendations at this time. Commissioner Seyer commented that this building may have been a non-descript location years ago, but to some degree it is the front door to Arlington Heights with high traffic volume, and it now needs more attention. He supports the new use and the entire concept of making the building nicer, but it needs more improvement. Commissioner Fitzgerald's comments were general color, skepticism about any white color unless it belongs there because of other reasons, and the columns. Commissioner Kingsley reiterated that the front entry needs more emphasis, the petitioner should consult with an expert about painting the brick, and consider keeping some of the details of the mansard if it is to remain, otherwise have a structural review done before deciding to remove it. Commissioner Seyer reiterated his previous comments to improve the columns, a better front entry identity, and review the materiality of the front, either the mansard roof or the brick or both. Chair Kubow said his recommendations are consistent with what the other commissioners have said, and he encouraged the petitioner to work closely with Staff on the suggestions given tonight. He also recommended the petitioner provide a few different color options if possible, which can be done easily and effectively through renderings that need to accurately reflect the existing conditions.

Mr. Seibert had no further comments.

Mr. Hautzinger said the next Design Commission meeting is on February 22, 2022 and revised drawings would be required early next week to allow Staff time to review and prepare the meeting packet. The next meeting after that will be on March 8. Ms. Menza said the project is scheduled for Plan Commission review on March 9, and they would like to return to this commission at the next meeting on February 22, 2022.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE *GUIDEPOST MONTESSORI* PROJECT (DC#21-079), TO THE NEXT DESIGN COMMISSION MEETING ON FEBRUARY 22, 2022.

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

ITEM 2. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:35 P.M.

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Guidepost Montessori
Project Address: 1000 W. Northwest Highway
Prepared By: Steve Hautzinger
Date Prepared: February 3, 2022

PETITION INFORMATION:

DC Number: 21-079
Petitioner Name: Diane Menza
Petitioner Address: LFI Real Estate
9440 Enterprise Dr.
Mokena, IL 60448
Meeting Date: February 8, 2022

Requested Action(s):
Approval of the proposed architectural design for exterior modifications and an addition to an existing vacant commercial building for a new day care/private school.

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

This project requires Plan Commission review and Village Board approval for a Special Use and Land Use Variation to allow a day care/private school. Because this project requires Plan Commission review, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The subject property is approximately 46,706 square feet (1.07 acres) and was most recently occupied by Windy City RC, a remote control car business, but has sat vacant for the last several years. The existing building is approximately 12,232 square feet and is located in the southeast corner of the property.

At this time, the petitioner is proposing to renovate the existing building for a new daycare/private school. A summary of the primary changes to the building exterior are as follows:

- New black color asphalt shingles on the existing mansard roof.
- New charcoal color single ply roofing on the existing bow truss roof.
- New "Essential Gray" paint on all existing exterior concrete block walls.
- Replace the existing storefront windows with new clear anodized storefronts including new exterior doors.
- Replace the existing glass block windows on the east elevation with new larger clear anodized storefronts.
- New clear anodized storefront entry vestibule addition
- New 1,156 sf painted concrete block building addition along the west wall

Architectural Design:
It's great to see the existing vacant building getting updated and occupied, but overall the exterior improvements are minimal, and additional design development is encouraged to enhance the design. Consider the following:

1. The existing mansard roof and mansard entry canopy have a dull and dated appearance, and they do not complement the new modern addition. Consider removing the mansard roof feature and updating the entry canopy to omit the existing mansard form.

2. The existing brown brick and proposed painted concrete block have a dull appearance and they do not look good together. Consider other options for the overall exterior color scheme. Consider painting the existing brick for a more cohesive appearance. Consider incorporating other materials and details to enhance the design with a more modern appearance.

3. The new addition works well to cover up the existing exterior wall which has a very poor appearance. However, the design lacks interest. It is recommended to raise the windows heads to align with the existing windows. Also, additional details are encouraged to enhance the design.

Rooftop Mechanical Unit Screening:
Multiple new rooftop mechanical units will be located on the west side of the existing roof. The units will be screened from view by the existing barrel roof on the east, the existing parapet walls on the south, and the parapet walls on the new addition.

Signage:
The only signage currently planned for the project is a wall sign on the south wall facing Northwest Highway. At this time, the signage shown on the plans is conceptual only.

Trash Dumpster Screening:
A new small trash storage area is proposed to be built with vinyl fencing to match the new playground fencing around the north end of the site.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed architectural design for Guidepost Montessori located at 1000 W. Northwest Highway. This recommendation is based on the plans received 1/14/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development is recommended to enhance the design.
2. A recommendation to remove the existing mansard roof feature on the front of the building.
3. A recommendation to update the entry canopy to omit the existing mansard form.
4. A recommendation to consider other options for the overall exterior color scheme. Consider painting the existing brick for a more cohesive appearance. Consider incorporating other materials and details to enhance the design with a more modern appearance.
5. A recommendation to raise the windows heads on the new addition to align with the existing windows, as well incorporating other details to add interest to the design.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

February 3, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-079

N
Arlington Motorsports
Motorcycle dealer
Sisters of the Living Word
The Knobbery
Home improvement store
TOTAL Collision & PDR Hail Repair
Nick Jones - State Farm Insurance Agent
Performance Auto Body
The Point at Euclid
Exxon
W Northwest Hwy
N Kennicott Blvd
N Kaspar Ave
W Hawthorne St
N Pierce Ave
N Vail Ave
14
317
1104
1109
1107
1101
1102
1006
1010
1016
1004
822
818
814
816
628
Google

Olympia Acquisitions LLC

9440 Enterprise Dr. • Mokena, IL. 60448
P: 708.768.6762 • F: 708.478.7667

October 5, 2021 rev October 25, 2021

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

RE: 1000 W. Northwest Highway – Guidepost Montessori School

Dear Mr. Hubbard:

On behalf of Guidepost Montessori, a division of Higher Ground Education, and LFI, we are excited to propose the redevelopment of the approximately 13,138 square foot vacant masonry building located at 1000 W. Northwest Highway and offer the community's children a world class Montessori experience.

Enclosed please find the following items in connection with our Special Use application for a Day Care Center and a Land Use Variation to allow a "Private School" facility at the property located in a R-3 One-Family Dwelling District, and a B-2 General Business District:

1. Justification to the Special Use Criterion
2. Justification to the Land Use Criterion
3. This letter serves as the written response to staff comments
4. Alta Survey
5. Site Plan – includes playground
6. Elevations – including rendered
7. Floor Plan
8. Landscape plan (included in Civils)
9. Civil Plans – including Site Utility and Grading Plans
10. Traffic and Parking Study
11. Market Study and Guidepost Company Overview

The property and existing building will be redeveloped with 9 classrooms dedicated to the day care use and two classrooms dedicated to elementary students for a total of 11 classrooms, as a single tenant occupying the entire building and property, with an exterior ~11,000 square foot playground at the rear of the building and parking field on the west side of the building with 47 parking spaces. Guidepost estimates the total capacity of the day care to be 151 children from the age of 6 weeks to 6 years, and total capacity of the elementary to be 52 children, with an anticipated full-time staff of 34, comprised of 31 teachers and 3 admin staff. The building will contain the following classrooms:

Class	# of classrooms	Max students per classroom	Total students	Total Staff
Infant (0-14 months)	1	9	9	3
Young Toddler (15-23 months)	1	10	10	3
Older Toddler (24-35 months)	3	12	36	8
Children's House (3-6 years)	4	24	96	12

Elementary (6+ years)	2	26	52	5
Total	**11**		**203**	**31**

Based on Guidepost's experience at approximately 80 schools across the United States, approximately 30% of students are siblings, and consequently, travel to and from school in a single vehicle rather than each child in a separate car. For the day care, Guidepost does not have set start or dismissal times. School hours are from 7AM to 6PM, Monday through Friday. Students generally arrive between 7:00 AM – 9:00 AM and leave approximately 3:00 PM – 6:00 PM. However, a portion of the students depart at the half day between noon and 1:30 PM. Arrivals and departures vary based on parent and other schedules. The varied arrival and departure times minimize traffic congestion during high activity periods. On average a parent is at the property for a duration of approximately five minutes during pick up and drop off periods. For the elementary students school begins at 9:00 and ends at 3:00, however, elementary parents have the option to drop off their kids during the same times as the day care students. Guidepost offers before and after school options for parents.

We plan to develop an approximately 11,000 SF playground at the rear of the property. Staff and Children will be able to securely and directly access the playground from the rear of the building. The playground will be secured via a fence around the entirety of the playground. It is our intention to maintain the existing wood privacy fence that sits approximately 4'-0" south of the property line and zigzags with the north & west property lines. The fence is in good repair and there is ample space to upgrade the landscaping between the fence and the property line and provide an adequate landscape buffer. Furthermore, maintaining the existing fence will cause the least amount disruption within this area. However, it appears the neighbor located at 712 Kennicott Ave maintains the +/-4'-0" strip of turf north of the existing fence. Any modification of the landscaping in that area would require coordination and approval by that owner. It is our suggestion to limit any landscaping buffer north of the existing fence to landscaping approved by the owner of 712 N Kennicott Ave. In addition to the new landscape buffer along the northern boundary and the existing 2 Maple trees along Kennicott, our landscape plan includes: 3' high landscape screening along the Southern Property line along Northwest Highway; landscaping around the trash enclosure; 2 parking lot trees and landscaping along the front entrance of the building.

We will undertake extensive interior maintenance and remodeling similar to the sample classroom photos on the Guidepost Montessori Overview to create a dynamic learning environment. The renovation will include resurfacing of the parking lot with new landscaping, curbs and sidewalks throughout the property. The parking lot will be changed to block cross access from the neighboring property.

The exterior of the existing building will undergo minor cosmetic upgrades that will accommodate the new Daycare operation as well as enhance the overall property within the context of the adjoining residential neighborhood, with an expansion of approximately 1,156 square feet which will not change the overall look of the structure or look of the property. Exterior upgrades include a new roof membrane and new prefinished aluminum storefront glazing & door systems within the existing glazed openings. The existing Mansard Roof Structure that wraps portions of the south & west building elevations will receive architectural asphalt shingles. The existing painted CMU masonry walls along the east, north & a portion of the west elevations will receive a fresh coat of paint, a complimentary color in relationship to the existing brick will be selected.

We look forward to working with you and the staff at the Village of Arlington Heights on this project.

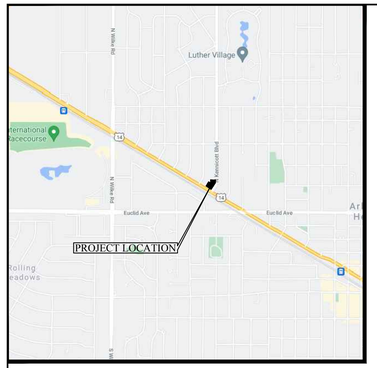
Sincerely,

Diane Menza

As Agent for Manager

Enclosures

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PARCEL 1:

LOTS 9, 10, 11 AND 12 IN BLOCK 12 IN R.A. CEPEK'S ARLINGTON RIDGE, A SUBDIVISION OF PART OF THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 10 IN BLOCK "F" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

G COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO COST, CHARACTER AND LOCATION OF BUILDINGS TO BE ERECTED CONTAINED IN THE DEED RECORDED JANUARY 4, 1928 AS DOCUMENT NO. LR 386703, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 1)

H COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO COST, CHARACTER AND LOCATION OF BUILDINGS TO BE ERECTED ON LAND CONTAINED IN THE DEED RECORDED JANUARY 4, 1928 AS DOCUMENT NO. LR 386704, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 1)

I 50 FEET BUILDING LINE(S) AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION.

(AFFECTS PARCEL 1)

J 25 FEET BUILDING LINE(S) AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION AND AS SHOWN ON THE PLAT OF RESUBDIVISION FILED AS DOCUMENT LR 1100677.

(AFFECTS PARCEL 2)

K EASEMENT IN FAVOR OF PUBLIC UTILITIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION, AFFECTING THE REAR 5 FEET OF THE LAND.

(AFFECTS PARCEL 1)

L EASEMENT IN FAVOR OF PUBLIC UTILITIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION AND ON THE PLAT OF RESUBDIVISION FILED AS DOCUMENT NUMBER LR 1100677, AFFECTING THE REAR 2 1/2 FEET OF THE LAND.
(AFFECTS PARCEL 2)

M COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NO. LR 1100677, RELATING TO COST OF BUILDINGS TO BE ERECTED WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 2)

SCHEDULE B EXCEPTIONS A, B, C, D, E, S, T, U, F, N, O AND V ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN

SCHEDULE B EXCEPTIONS P, Q AND R ARE CIRCULAR IN NATURE IN THAT THEY REFERENCE MATTERS SHOWN ON THIS SURVEY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

AREA SUMMARY
(TO HEAVY LINES)
46,689 SQUARE FEET
OR
1.072 ACRES
(BASED ON MEASURED VALUES)

STRIPED PARKING DATA
REGULAR SPACES = 50
ACCESSIBLE SPACES = 4
TOTAL SPACES = 54

GRID NORTH

BLOCK F
RESUBDIVISION
OF CERTAIN BLOCKS IN
R.A. CEPAK'S ARLINGTON RIDGE
SUBDIVISION
DOC. NO.1100677

PAXTON AVENUE

PARCEL 1
P.I.N. 03-30-116-041

PARCEL 2
P.I.N. 03-30-116-038

BLOCK 12
R.A. CEPAK'S
ARLINGTON RIDGE
SUBDIVISION
DOC. NO. 727077

1-STORY BRICK BUILDING
BUILDING HT = 19.7'

1-STORY BRICK BUILDING
#1000 W. NORTHWEST HIGHWAY
BUILDING FOOTPRINT=12,243 S.F.
BUILDING HT = 20.9'

ZONE X
OTHER FLOOD AREAS

ZONE X

WEST NORTHWEST HIGHWAY

KENNICOTT AVENUE

N89°48'43"E(M) 131.87'(M)
132.03'(R)

S59°22'09"E(M) 55.60'(M)

N30°40'18"E(M) 175.05'(M)
175.08'(R)

N59°22'01"W(M) 209.01'(M)
208.90'(R)

S30°04'48"W(M) 175.05'(M)
175.14'(R)

S00°00'07"W(M) 116.06'(M)
116.16'(R)

N00°09'11"W(M)
37.61'(M)
37.58'(R)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

UTILITY CONTACTS

Cable
Comcast – Martha Gieras
224-229-5862
Martha_gieras@comcast.com

Electric
ComEd
630-576-7094

Gas
Nicor Gas
gasmaps@nicor.com

Communications
AT&T
gl1629@att.com

AT&T Transmission – Ken Colwell
630-383-9249
KC1298@att.com

Water / Sanitary / Storm
Village of Arlington Heights – Steve Mullany
847-368-5800
smullany@vah.com

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 21NW7144192WC ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF APRIL 6, 2021.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
3. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "OTHER FLOOD AREAS ZONE X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17056 0203 J, MAP NUMBER 17031C0203J HAVING A REVISED DATE OF AUGUST 19, 2008.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON MAY 11, 2021.
5. THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF X117 2000. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.

G H 6. DOCUMENTS NUMBERS LR 386703 AND LR 386704 WERE NOT PROVIDED TO THE SURVEYOR.

M 7. COVENANTS AND RESTRICTIONS CONTAINED IN PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NO. LR 1100677 RELATING TO COST OF BUILDINGS TO BE ERECTED ARE NOT PLOTTABLE.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

BENCHMARKS

REFERENCE BENCHMARK:
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: LD020
PID: DM3897

THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE, TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD, TURN RIGHT AND GO SOUTH THEN WEST THEN SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE, TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION, 1720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.

DATUM: NAVD88
ELEVATION = 734.95

SITE BENCHMARKS:

SITE BENCHMARK #1

ELEVATION = XXX.XXX

SITE BENCHMARK #2
XXXXXXXXXXXXXXXXXXX

ELEVATION = XXX.XXX

SITE BENCHMARK #3
XXXXXXXXXXXXXXXXXXX

ELEVATION = XXX.XXX

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9 AND 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 11, 2021.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

DATE OF PLAT OR MAP: MAY 24, 2021

BY: _____
SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/22

Know what's below. Call before you dig.

NO.	REVISIONS	DRAWN BY	CHECKED BY	BOOK 588 PG 65-67
DATE: 5-20-21	PC AW	BT	SK	DATE BY

CLIENT: Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT: 1000 W. NORTHWEST HWY
ARLINGTON HEIGHTS, IL

COMPASS SURVEYING LTD
SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
ALTA SURVEYS
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

1 OF 2

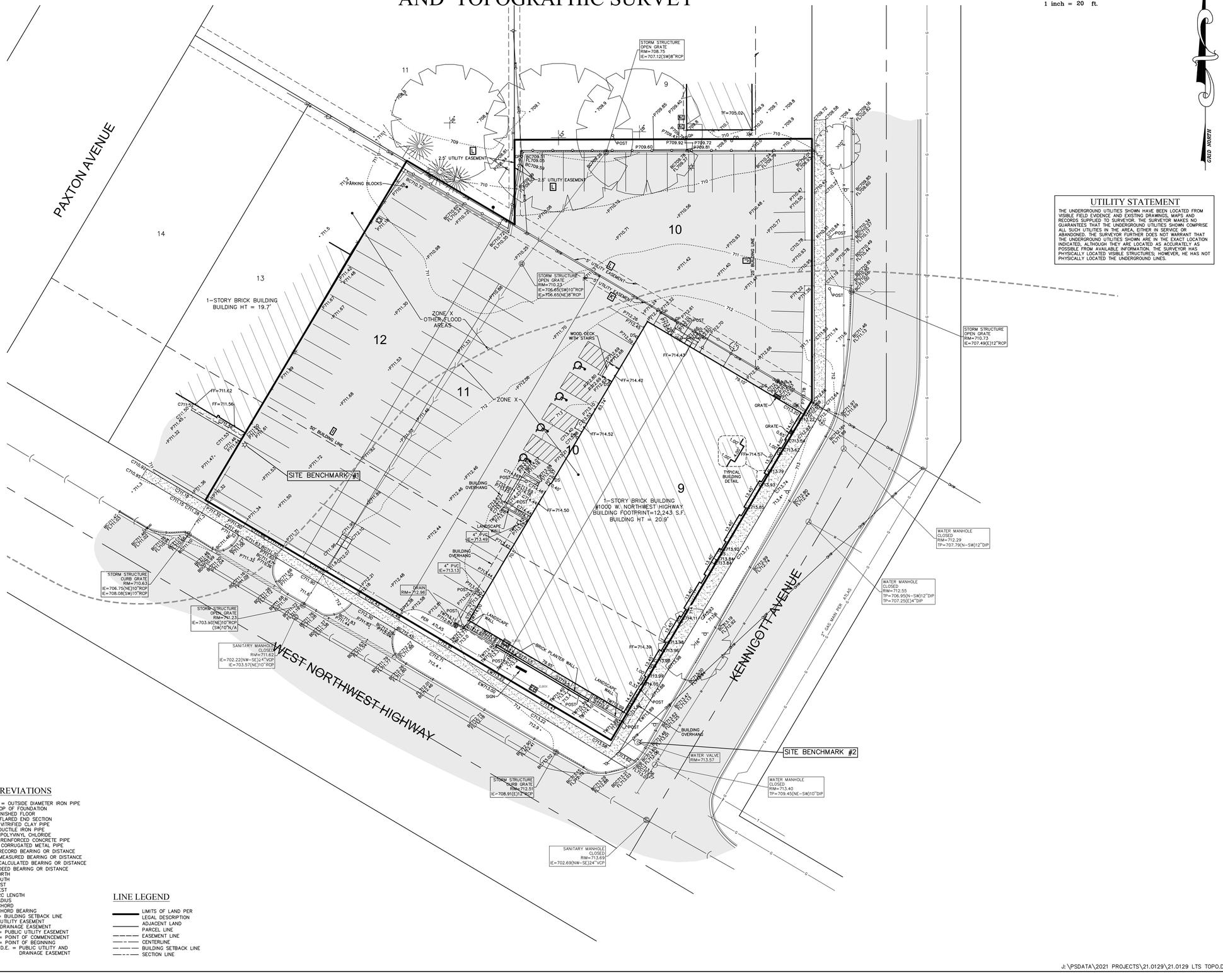
PROJ. NO.: 21.0129

J:\PSDATA\2021 PROJECTS\21.0129\21.0129 LTS TOPO.DWG

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GRID NORTH



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- G — GAS MAIN
- E — ELECTRIC LINE
- OHW — OVERHEAD WIRES
- T — TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
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(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

J:\PSDATA\2021 PROJECTS\21.0129\21.0129 LTS TOPO.DWG

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

NO.	DATE	BY

DATE: 5-20-21 | PC AW | DRAWN BY BT | CHECKED BY SK | BOOK 588 PG 65-67

REVISIONS

CLIENT

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT

XXXXXXXXX
XXXXXXXXX
XXXXXXXXX

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, ILLINOIS 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

2 OF 2

PROJ. NO.: 21.0129

Justification for Variations e- g: Village Review Comments /Planning and Zoning

Property Address: 1000 West Northwest Highway
Petitioner: Olympia Acquisitions LLC
Use: Day Care Center / Private School
Current Zoning: B-2 / R-3

e. **Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.**
   - **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**
     - Due to the constraints of the site and placement of play equipment within safe distances, the variation is necessary. It is fenced and landscaped thereby blocked from view to the nearby property. The playground is only used during school hours - never at night.
   - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
     - The prior 2012 special use variation was for a day care, but was not acted upon given the challenges in developing this site. A condition for day care is to have a playground - As previously noted, this property has been vacant for approximately 10 years as zoned.
   - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
     - The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have a playground that meets both the regulatory requirements and the type of service provided by Higher Ground Education.
   - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
     - Day care Centers require a play ground area - the equipment that will be installed is both high quality with safety standards meeting state requirements. Higher Ground uses this equipment nationally - as such it is the minimum to allow reasonable use of the property.

f. **Variation to Chapter 28, Section 6.5-7(b) to allow an 816 square foot accessory structure with a height at its peak of 16.85' (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet and a height of 15'.**
   a. **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**
      i. Due to the constraints of the site and placement of play equipment within safe distances, the variation is necessary. It is fenced and landscaped thereby blocked from view to the nearby property. The playground is only used during school hours - never at night.
   b. **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
      i. The prior 2012 special use variation was for a day care, but was not acted upon given the challenges in developing this site. A condition for day care is to have a playground. A condition for a toddler play area is to have the shade structure

shown on the plan- As previously noted, this property has been vacant for approximately 10 years as zoned.

c. The proposed variation is in harmony with the spirit and intent of this Chapter.

i. The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have a playground and toddler shade structure that meets both the regulatory requirements and the type of service provided by Higher Ground Education.

d. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

i. Day care Centers require a playground area - the toddler shade structure that will be installed is both high quality with safety standards meeting state requirements. Higher Ground uses this shade structure nationally - as such it is the minimum to allow reasonable use of the property.

g. **New requested variance based on revised parking lot plan: Arlington Heights landscape regulations require a shade tree at the ends of all rows of parking, including two shade trees where there is a double row of parking. Our plan shows the required trees; however, we request a variance for the size of the two northern parking islands where there is a double row of parking from 9' wide island to 6'1" and 7'9" respectively.**

a. The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.

i. Due to the constraints of the site, when we revised the parking lot plan to provide the required 49 parking spaces, the double row parking islands were reduced in size. This will not alter the essential character of the locality and is compatible with the existing uses and zoning of nearby property.

b. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

i. The prior 2012 special use variation was for a day care, but was not acted upon given the challenges in developing this site. A condition for this facility is 49 parking spaces, which have been provided, but necessitates adjusted island sizes for two landscape islands. As previously noted, this property has been vacant for approximately 10 years as zoned.

c. The proposed variation is in harmony with the spirit and intent of this Chapter.

i. The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have an adequate parking for the proposed use, with a revised parking island size at the north end of the double row parking islands.

d. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

i. Providing required parking required the slight reduction in parking island size which are still able to support the tree requirement - as such it is the minimum to allow reasonable use of the property

Justification for Special Use and Land Use Variations a- d:
Village Review Comments
Planning and Zoning

Property Address: 1000 West Northwest Highway
Petitioner: Olympia Acquisitions LLC
Use: Day Care Center / Private School
Current Zoning: B-2 / R-3

a. Special Use Permit for a Day Care Center within the B-2 portion of the subject property
   - **That said special use is deemed necessary for the public convenience at this location.**
     - Based on the market study the majority of the day care facilities servicing this local population are at capacity with a wait list. The demand has outstretched the current available supply, and there is a clear need for additional quality services in this area.
   - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity.**
     - The daycare and private school use proposed will provide a much-needed service for the area.
   - **The proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
     - Daycare center will comply will all of the regulations that are granted under the ordinance with the stipulations and conditions made part of the authorization granted by the Village Board of Trustees. Additionally, it must comply with all State licensing regulations required for a day care facility.

b. Special Use Permit to allow a Private School within the R-3 District portion of the subject property
   - **That said special use is deemed necessary for the public convenience at this location.**
     - Based on the market study the majority of the day care facilities servicing this local population are at capacity with a wait list. The demand has outstretched the current available supply, and there is a clear need for additional quality services in this area.
   - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity.**
     - The daycare and private school use proposed will provide a much-needed service for the area.
   - **The proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
     - Daycare center will comply will all of the regulations that are granted under the ordinance with the stipulations and conditions made part of the authorization granted by the Village Board of Trustees. Additionally, it must comply with all State licensing regulations required for a day care facility.

- **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**
    - The Day Care Center use will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property The Day Care parking lot will be abutting both an existing Commercial use while the Day care playground replaces a parking area abutting a residence and will have high fencing and adequate landscaping provided. The current building has been vacant for approximately 10 years - the Day Care will blend in with the nearby properties with improvements to the building and site enhancing the neighborhood.

c. Land Use Variation to allow a Private School in the B-2 District and,
Land Use Variation to allow a Day Care Center in the R-3 District.

- **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**
    - The Private School and Day Care use will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property. The plan provides for a parking lot abutting both an existing Commercial use and the playground replaces a parking lot abutting a residence and will have high fencing and adequate landscaping provided. The current building has been vacant for approximately 10 years - the private school/day care will blend in with the nearby properties with improvements to the building and site enhancing the neighborhood.
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
    - This property has been vacant for approximately 10 years as zoned.
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
    - The variation is in harmony with the spirit and intent of the Land Use Variation: this variance will allow a vacant building to be upgraded and maintained in good condition.
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
    - Private Schools and Day Cares require safe upgraded buildings - the variance requested is based on these regulations to allow reasonable use of the property.

1000 W Northwest Highway
Neighborhood - community meeting- held at Arlington Ale House 111 Campbell
Attendees: Carole Theesfeld - 712 Kennicott - sole attendee

Presenters: Diane Menza representing Olympia Acquisitions LLC
Jocelyn Scotty - Higher Ground Marketing
Scott Heguey - Higher Ground Construction

Carole led with questions about the school:

- Asked if it was Montessori - and whether we had considered the old Ridge School - yes to Montessori and no to Ridge School (she substitute taught at Ridge and thought it had merit)
- How large is staff? 31 total
- Do they hire new staff or bring in from other schools? Hire new
- Age of Students- grades? Pre school through 6th grade
- Requirements for hiring teachers? Must be State AND Montessori certified teachers
- If more than one child from family is there a discount? No all inclusive but no family package
- Is there less cost for after school enrollment? No - all inclusive means that the student can come and go during the day and attend on days that they don't normally attend
- Fence- Carole installed a new fence in 2014 - what will happen to it? We will keep and repair this fence as necessary.
- Fence - Neighbor installed the fence section where our site plan shows trash receptacle area- Carole said it is partially on neighbor's land - what are we doing with this fence? Explained that the fence will be reconstructed to be only on our property.
- Is playground completely fenced? Yes - the parking lot currently on site will become part of the playground
- Will Playground be secure at night? Yes - locked down - high fence - not accessible to general public.
- Current parking lot is being used by auto repair shop - where will they park? They will be notified by Seller prior to our Closing on the property. They will not be allowed to park on our site - we require the 49 spaces for operation of the daycare/private school.
- Carole was concerned that the auto repair cars would now be parked on her street. We referred Carole to the Village in resolving her concern.
- Seller's name? Gave Carole the Seller's name on contract: JMM South Properties LLC
- What will be planted on our property north of fence? 26 Fairview Junipers
- What will happen to Carole's day lilies currently along fence line? We will assist her in replanting on her property
- Carole wanted us to know that she was told that the previous occupant of building RC Raceway was forced to vacate since there were building violations that the owner wouldn't pay for - that the building was in bad shape. She stated that our plan was a big improvement.
- Carole noted that the motorcycle shop's customers currently park in our lot - given its proximity to the door of the motorcycle shop. I explained that would not be allowed once we acquire the property - we need the parking for the daycare. I also mentioned that it was my understanding that the motorcycle shop had been in discussions to purchase our site - but they declined - Carole said she also knew that.
- Carole took 11 copies of the attached handout with her to give to neighbors. She said she supported our plan - but may have more questions. She wanted to know when the meetings were to occur. I told her the Design Commission meeting was on February 8th - and that it was open to the public. We talked about possible Covid attendance restrictions - she wanted to be kept apprised.

N

1 SITE PLAN SP30

1" = 20'-0"

SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:
- EXIST. BUILDING AREA: +/-12,232 SQ FT
- BUILDING ADDITION: +/- 1,156 SQ FT
TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
- PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:
DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:
DEVELOPMENT PARKING: 49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

Client
LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
	VAH COMMISSION SUBMITTAL	2022-02-16
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN

Sheet

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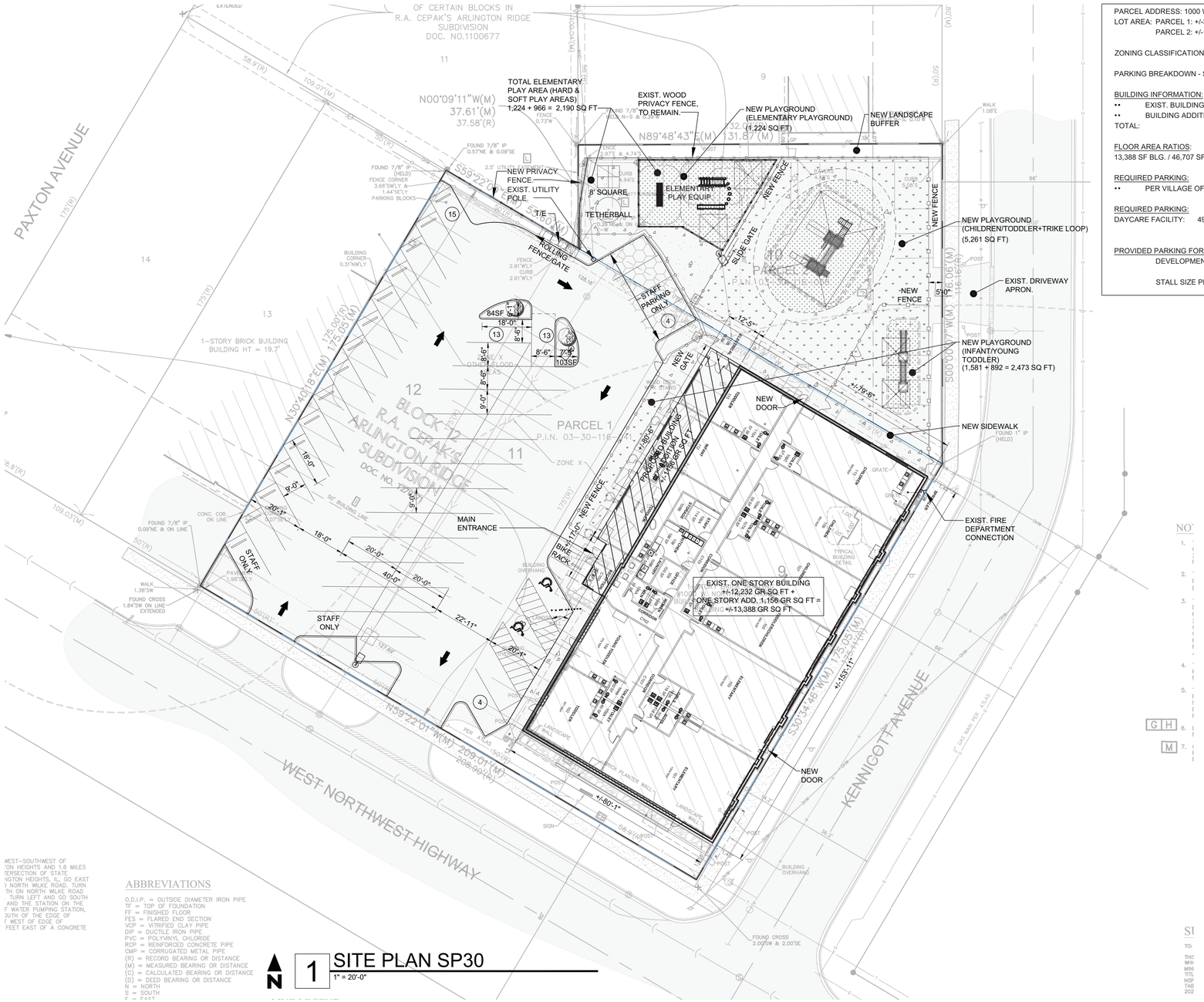

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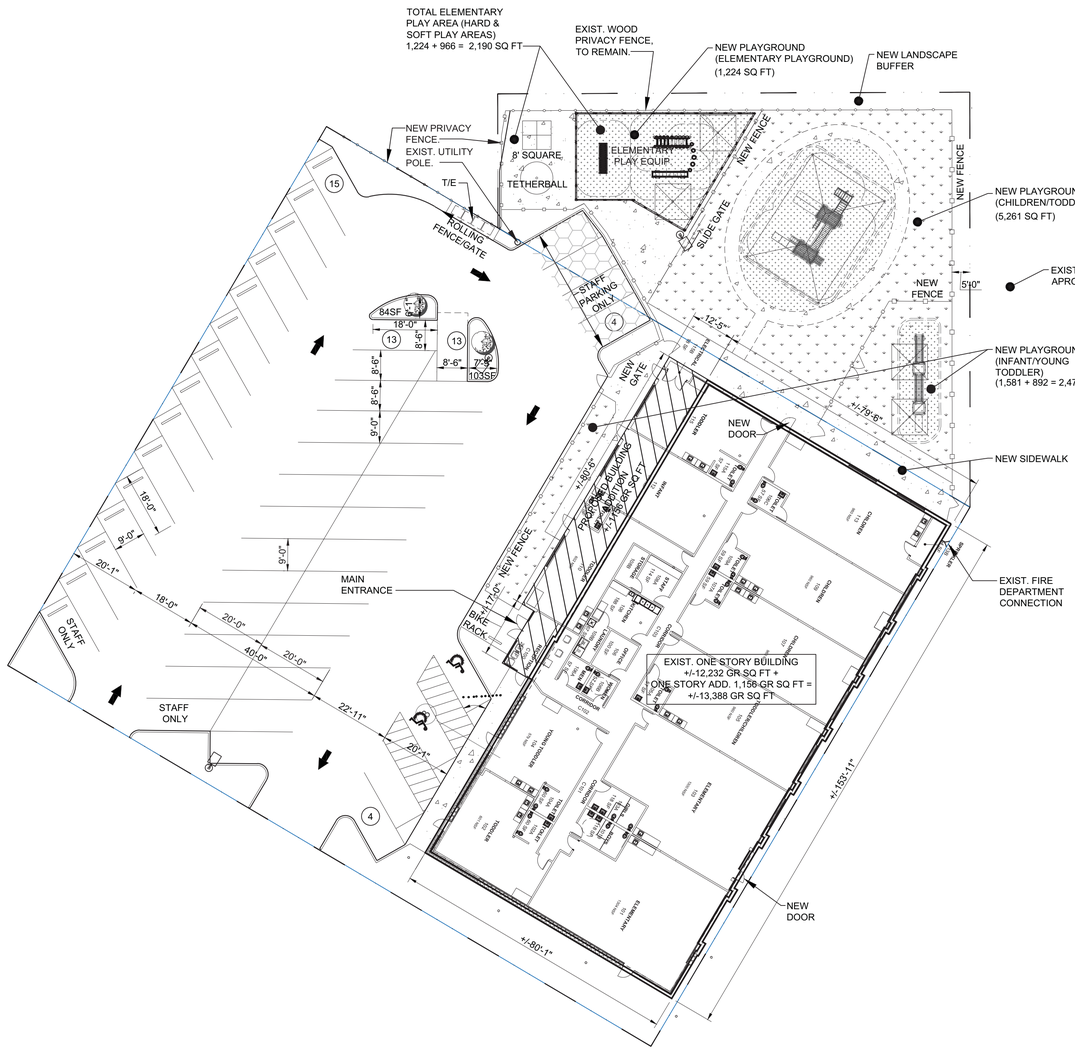

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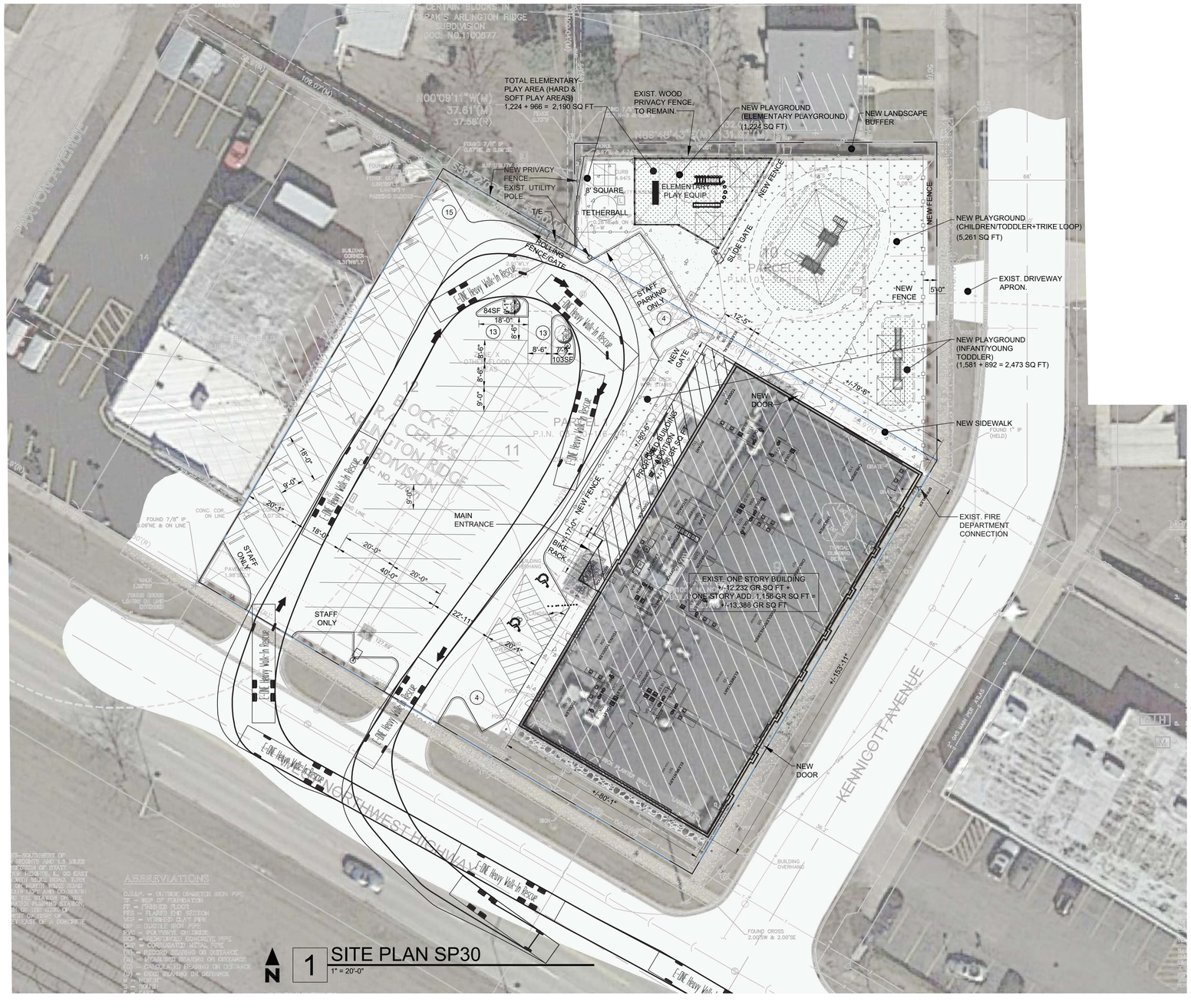

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Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

Client

LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
	VAH COMMISSION SUBMITTAL	2022-02-16
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

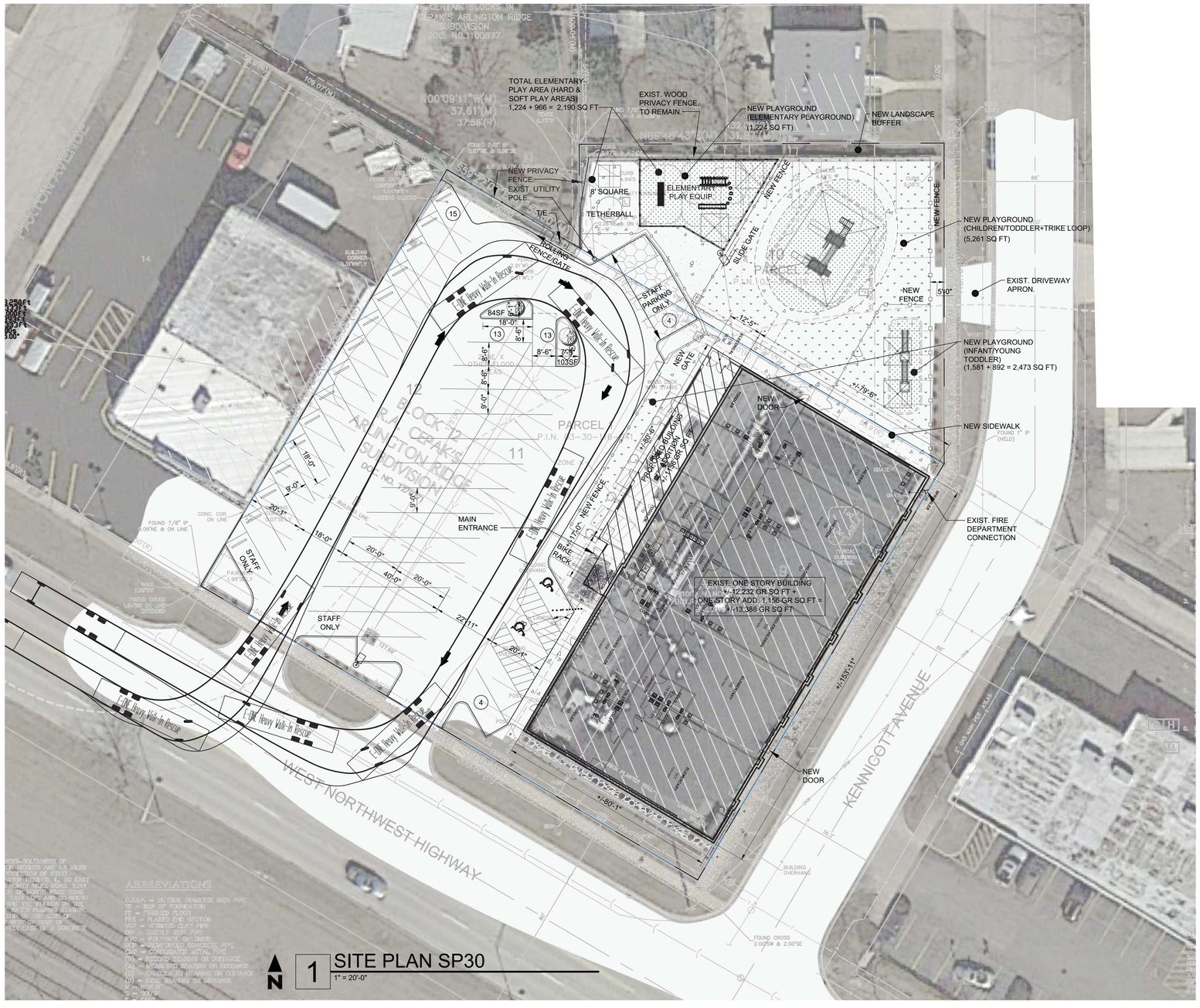
Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

TRUCK ACCESS PLAN

Sheet

A1.1



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BUILDING REMODEL

Project
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ARLINGTON HTS., IL 60004

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	CLIENT REVIEW	2021-04-09

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Checked	SOOS
Approved	SOOS

Title
TRUCK ACCESS PLAN

Sheet
A1.2

N

1 SITE PLAN SP30

1" = 20'-0"

SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:
- EXIST. BUILDING AREA: +/-12,232 SQ FT
- BUILDING ADDITION: +/- 1,156 SQ FT
TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
- PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:
DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:
DEVELOPMENT PARKING: 49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

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BUILDING REMODEL

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Seal

SCHEMATIC DESIGN

Date	February 20, 2021
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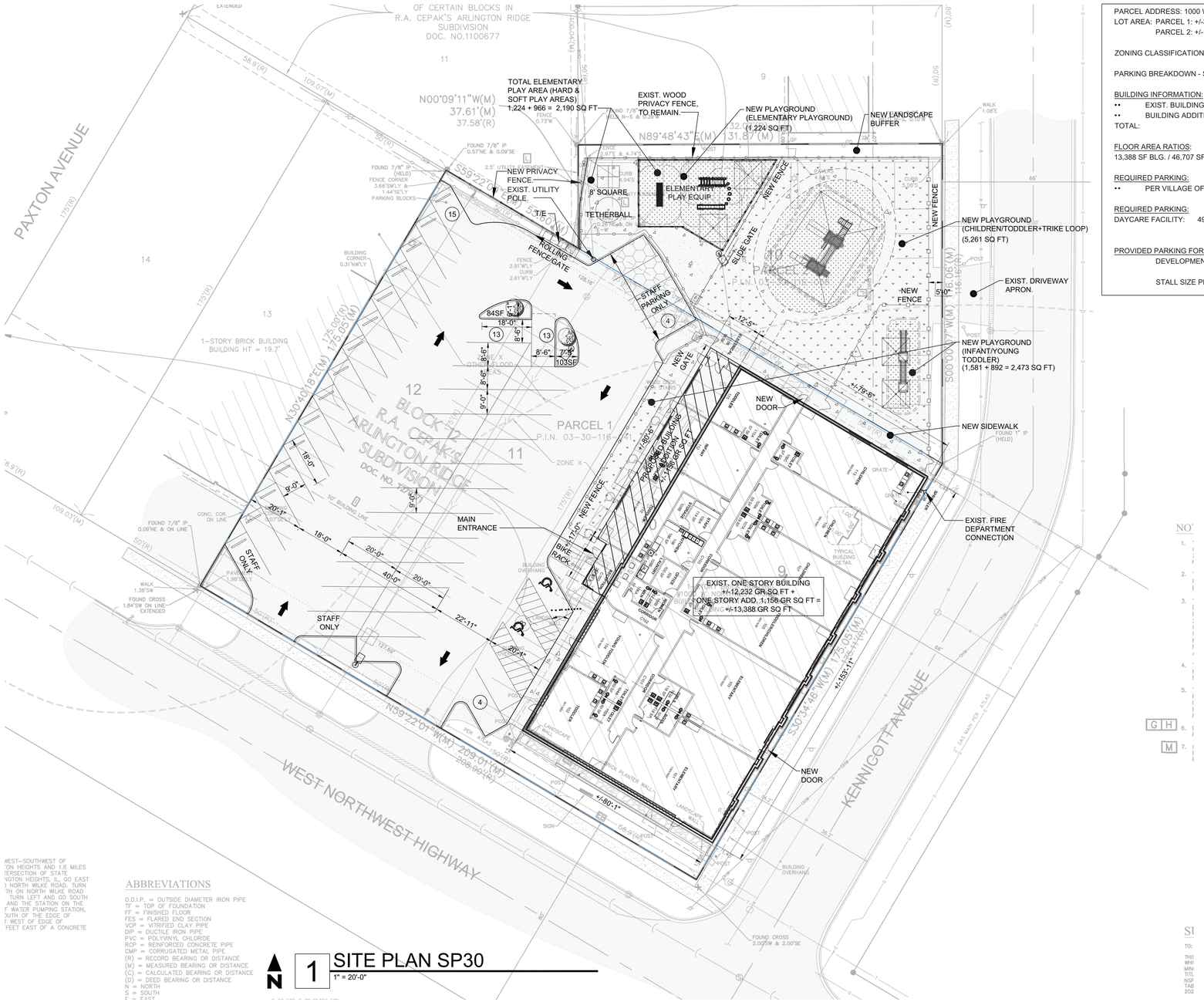
Checked	SOOS
Approved	SOOS

Title

SITE PLAN

Sheet

A1



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PROVIDED PARKING FOR OVERALL DEVELOPMENT:
DEVELOPMENT PARKING: 49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST

1 SITE PLAN SP30
1" = 20'-0"

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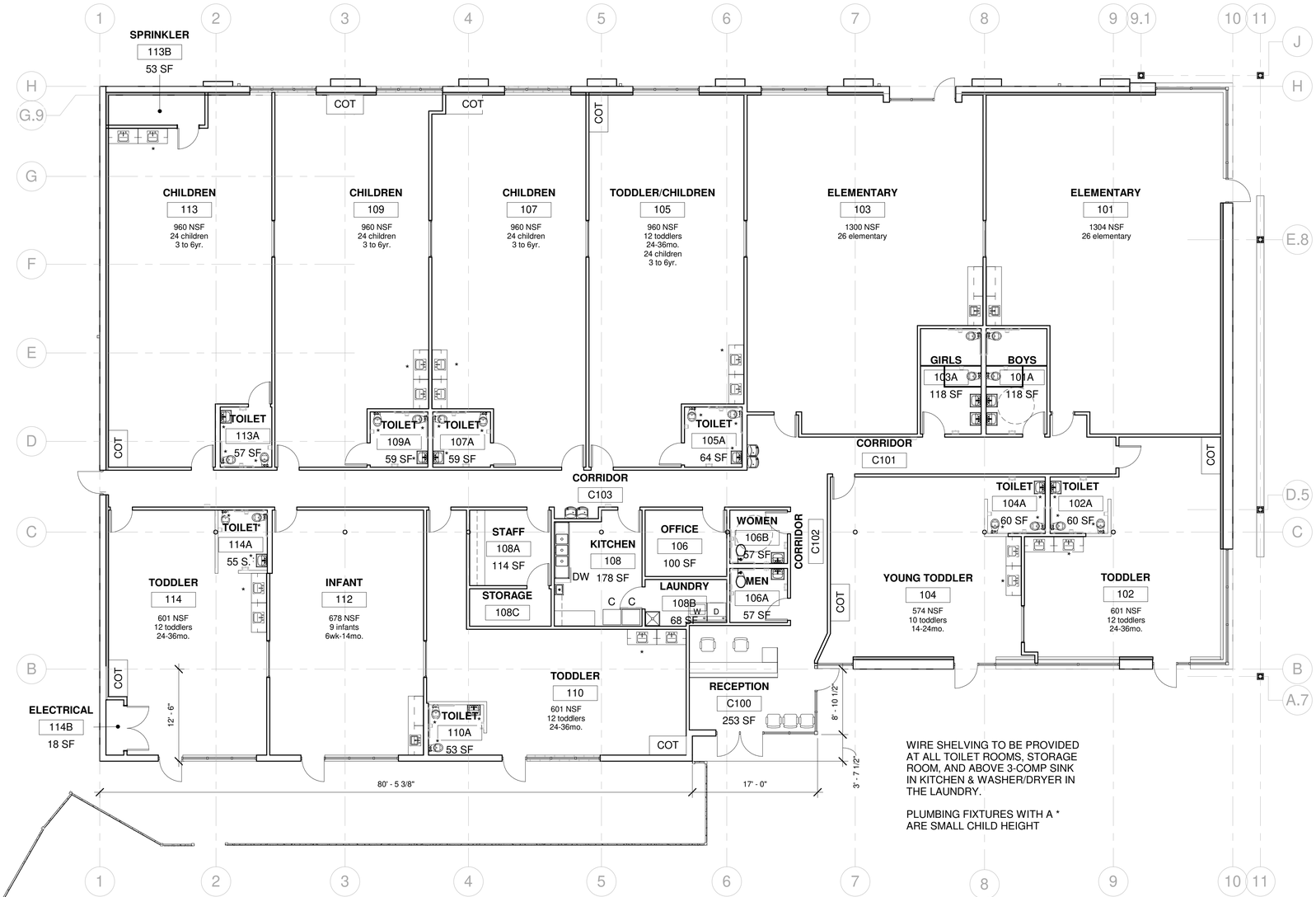
Approved	SOOS

Title
SITE PLAN

Sheet
A1



1 CONCEPTUAL FLOOR PLAN
1/8" = 1'-0"

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Architecture
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LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448
CLIENT

BUILDING RENOVATION

1000 W Northwest Hwy
Arlington Hts, IL
60004
PROJECT

CONSULTANT

NO.	ISSUE	DATE
	VAH COMMISSION SUBMITTAL	02/16/2022
⬭	DESIGN COMMISSION	02/08/2022
⬭	DESIGN COMMISSION	01/13/2022
	DESIGN COMMISSION	11/01/2021

SEAL

SCHEMATIC

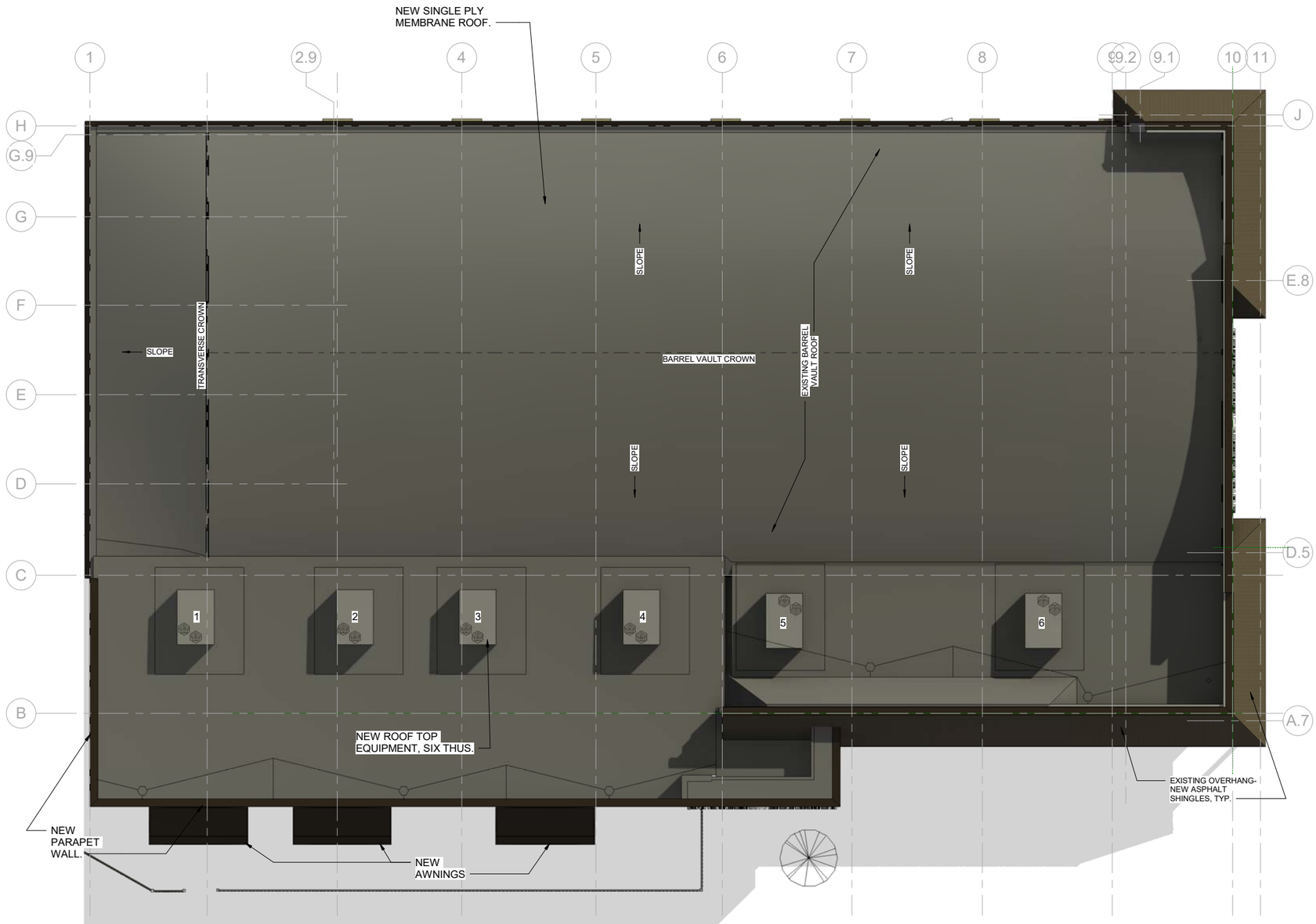
DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

CONCEPTUAL FLOOR PLAN

SHEET

A2



1 ZONING - ROOF PLAN
1/8" = 1'-0"

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BUILDING RENOVATION
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DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE
ROOF PLAN

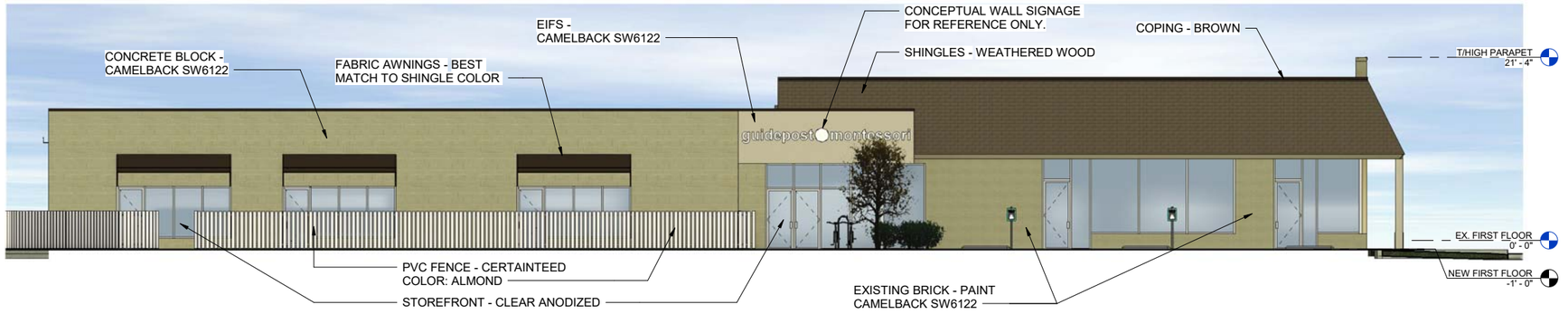
SHEET
A7

1 ZONING - EAST ELEVATION

1/8" = 1'-0"

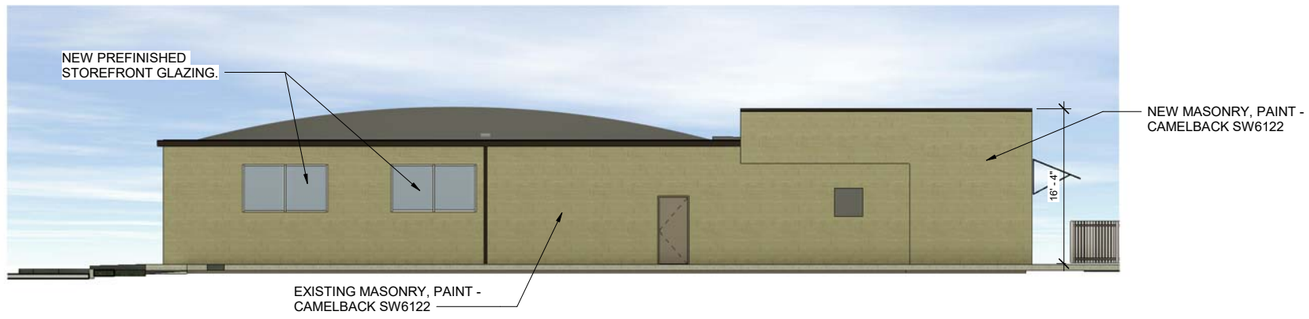
2 ZONING - SOUTH ELEVATION

1/8" = 1'-0"



3 ZONING - WEST ELEVATION

1/8" = 1'-0"



4 ZONING - NORTH ELEVATION

1/8" = 1'-0"

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CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR ELEVATIONS

SHEET

A3

1 VIEW FROM NW HIGHWAY

2 VIEW FROM KENNICOTT

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PERSPECTIVES

SHEET

A4

1 VIEW FROM PARKING FIELD

2 DETAIL VIEW FROM NORTHWEST HWY

3 DETAIL VIEW FROM KENNICOTT

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PERSPECTIVES

SHEET

A5

1 DETAIL VIEW - ENTRY

2 DETAIL VIEW - SE CORNER

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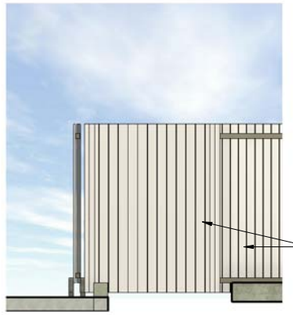
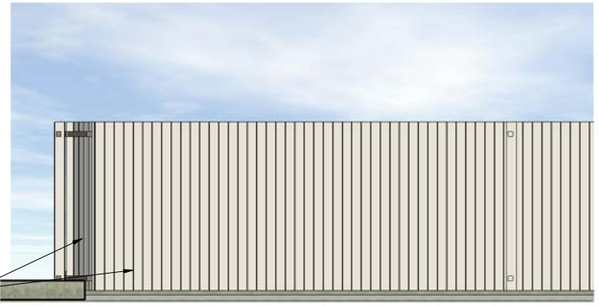
DETAIL VIEWS

SHEET

A6

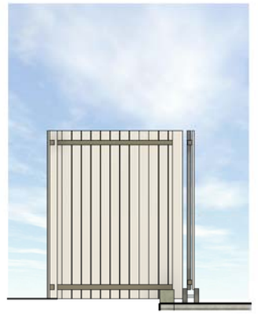


6'-0" TRASH ENCLOSURE & SITE PERIMETER FENCING W/BOARDS PLACED TIGHT TOGETHER

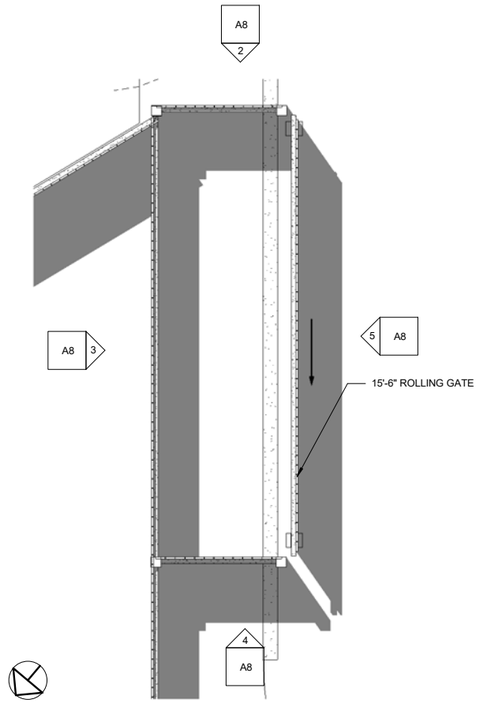


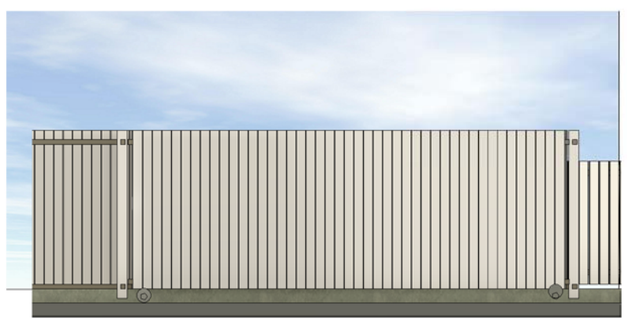
2 ZONING - TRASH ENCLOSURE ELEVATION - EAST (SIDE)
3/8" = 1'-0"

3 ZONING - TRASH ENCLOSURE ELEVATION - NORTH (REAR)
3/8" = 1'-0"



4 ZONING TRASH ENCLOSURE ELEVATION - WEST (SIDE)
3/8" = 1'-0"





5 ZONING - TRASH ENCLOSURE ELEVATION - SOUTH (FRONT)
3/8" = 1'-0"

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DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

TRASH ENCLOSURE DETAILS

SHEET

A8

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION - FROM SOUTHEAST

EAST ELEVATION - FROM NORTHEAST

WEST ELEVATION

A SOOSOCIATES
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105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448
CLIENT

BUILDING RENOVATION
1000 W Northwest Hwy
Arlington Hts, IL
60004
PROJECT

CONSULTANT

	DESIGN COMMISSION	01/13/2022

NO.	ISSUE	DATE

SEAL

SCHEMATIC

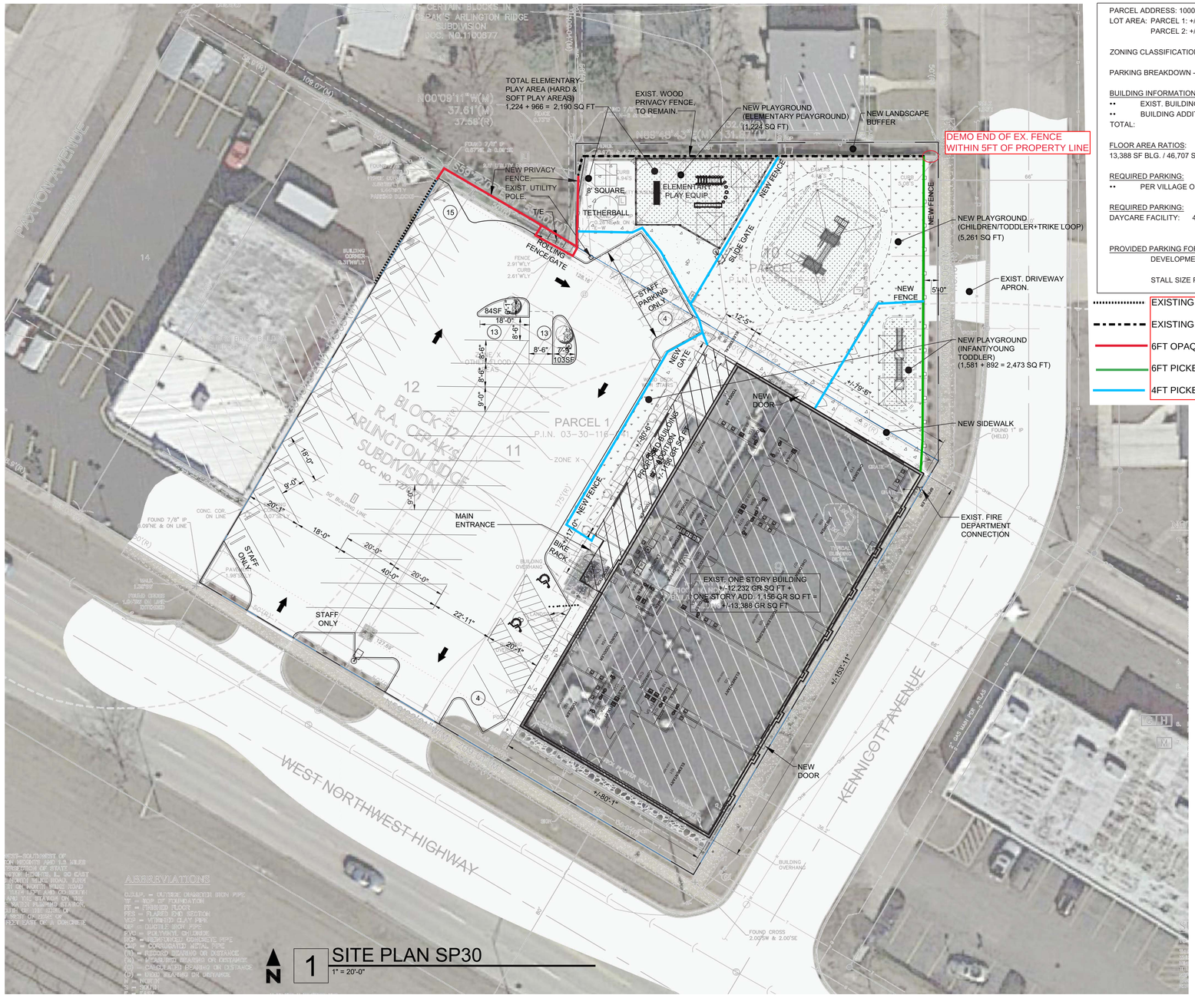
DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXISTING BUILDING PHOTOS

SHEET

A9



SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:
- EXIST. BUILDING AREA: +/-12,232 SQ FT
- BUILDING ADDITION: +/- 1,156 SQ FT
TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
- PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:
DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:
DEVELOPMENT PARKING: 49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

- EXISTING CHAIN LINK FENCE (BY ADJACENT OWNER) TO REMAIN
- EXISTING 6FT OPAQUE WOOD FENCE TO REMAIN
- 6FT OPAQUE WOOD FENCE TO MATCH EXISTING ADJACENT
- 6FT PICKET FENCE (ABOUT 50% OPEN)
- 4FT PICKET FENCE (ABOUT 50% OPEN)

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF SOOS & ASSOCIATES, INC. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF SOOS & ASSOCIATES, INC. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

ILLINOIS DESIGN FIRM # 184003287

Client
LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
	VAH COMMISSION SUBMITTAL	2022-02-16
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN

Sheet

A1

FINAL ENGINEERING PLANS

BUILDING REMODEL

1000 W. NORTHWEST HWY.
ARLINGTON HTS, IL 60004

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5250
CONTACT: MIKE PAGONES

SANITARY SEWER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5832
CONTACT: JIM ZAHAROPOULOS, SEWER FOREMAN

STORM SEWER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5832
CONTACT: JIM ZAHAROPOULOS, SEWER FOREMAN

WATER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5832
CONTACT: JIM ZAHAROPOULOS, SEWER FOREMAN

ROADWAY AUTHORITY
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5845
CONTACT: SCOTT BELLANGER

POWER COMPANY
COMMONWEALTH EDISON
ONE LINCOLN CENTER
OAKBROOK TERRACE, IL 60181
TEL: (708) 518-6209
CONTACT: PETER KRATZER

NATURAL GAS COMPANY
NICOR GAS
1011 WILEY RD.
SHAUMBURG, IL 60173
TEL: (847) 227-0805
CONTACT: PATRICK LOFTUS, JR.

TELEPHONE
AT&T
TEL: (847) 888-8399
CONTACT: DAVID KEEHLER

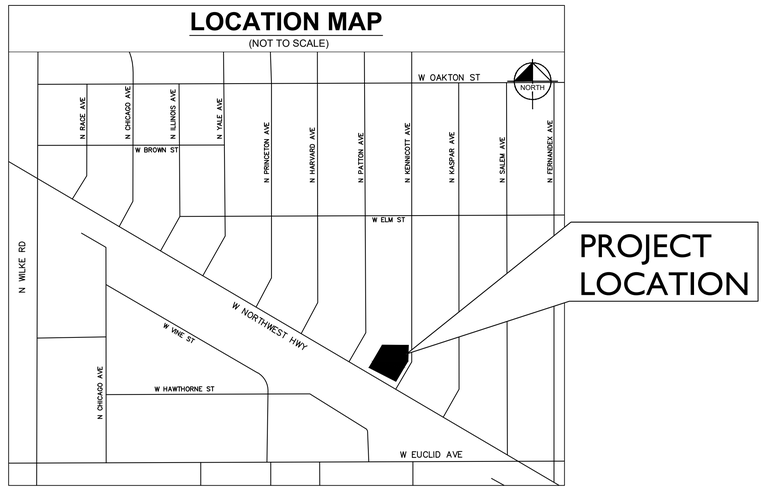
TELEPHONE CONT.
XFINITY BY COMCAST
TEL: (847) 489-7320
CONTACT: GLENN BURNS

TELEPHONE CONT.
WIDE OPEN WEST
TEL: (800) 343-2076

TELEVISION SERVICE.
DIRECTV
(888) 777-2454

TELEVISION SERVICE.
DISH NETWORK
(888) 432-3909

LOCATION MAP
(NOT TO SCALE)



Sheet List Table

Sheet Number	Sheet Title
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C1.0	GENERAL NOTES
V1.0	ALTA SURVEY
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
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C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING & DRAINAGE PLAN
C6.0	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

PROJECT TEAM

DEVELOPER
LFI REAL ESTATE
9440 ENTERPRISE DR.
MOKENA, IL 60448
EMAIL: DMENZA@LFIREALESTATE.COM
CONTACT: DIANE MENZA

GEOTECH
TESTING SERVICE CORPORTATION
457 E GUNDERSEN DR.
CAROL STREAM, IL 60188
TEL: (630) 784-4088
CONTACT: SAM PATRICK

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
EMAIL: JOHN.GROSS@KIMLEY-HORN.COM
CONTACT: JOHN GROSS, P.E, LEED AP BD+C
TEL: (331) 300-3298
EMAIL: ANDY.HEINEN@KIMLEY-HORN.COM
CONTACT: ANDREW HEINEN, P.E.
TEL: (630) 487-5553

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-3415
CONTACT: DANIEL GROVE, PLA

SURVEYOR
COMPASS SURVEYING LTD.
2631 GINGERWOODS PARKWAY, STE 100
AURORA, IL 60502
TEL: (630) 820-9100
CONTACT: SCOTT KREBS, PLS

BENCHMARKS

REFERENCE BENCHMARK:
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: LD020
PID: DM3897

THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD. TURN RIGHT AND GO SOUTH THEN WEST THEN SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE, TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION, 1720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.

DATUM: NAVD88
ELEVATION = 734.95

LEGAL DESCRIPTION

PARCEL 1:

LOTS 9, 10, 11 AND 12 IN BLOCK 12 IN R.A. CEPEK'S ARLINGTON RIDGE, A SUBDIVISION OF PART OF THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 10 IN BLOCK "F" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW N. HEINEN, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF LFI BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 10TH DAY OF NOVEMBER , A.D., 2021.

IL LICENSED PROFESSIONAL ENGINEER 062-056580
MY LICENSE EXPIRES ON NOVEMBER 30, 2021
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

ILLINOIS PROFESSIONAL ENGINEER
ANDREW N. HEINEN
062-056580
STATE OF ILLINOIS
Date of Expiration: 11-30-21

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-3500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

COVER SHEET

BUILDING REMODEL
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER C0.0

Drawing name: K:\CHS_IDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg COVER SHEET Feb 16, 2022 - 3:20pm by Jason.Grubaugh
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GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   COMPASS SURVEYING
   2631 GINGER WOODS PARKWAY, STE. 100
   AURORA, IL 60502
   TEL: (630) 820-9100

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR IMMEDIATELY SHALL REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE VILLAGE OF ARLINGTON HEIGHTS, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS TO BE REMOVED SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE OF ARLINGTON HEIGHTS. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE VILLAGE OF ARLINGTON HEIGHTS FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS IN FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING WITH EXCAVATION.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE VILLAGE OF ARLINGTON HEIGHTS, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

      TESTING SERVICE COMPANY
      457 E GUNDERSEN DR.
      CAROL STREAM, IL 60188
      TEL: (630) 784-4088

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" WITH THE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND ABOVE THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

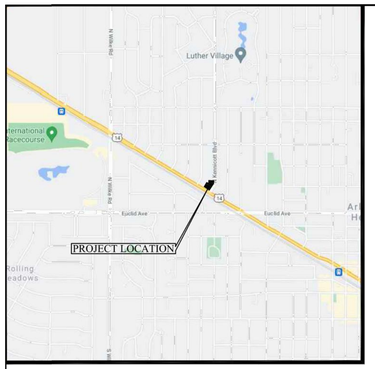
   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRAD

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PARCEL 1:

LOTS 9, 10, 11 AND 12 IN BLOCK 12 IN R.A. CEPEK'S ARLINGTON RIDGE, A SUBDIVISION OF PART OF THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 10 IN BLOCK "F" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

[G] COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO COST, CHARACTER AND LOCATION OF BUILDINGS TO BE ERECTED CONTAINED IN THE DEED RECORDED JANUARY 4, 1928 AS DOCUMENT NO. LR 386703, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 1)

[H] COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO COST, CHARACTER AND LOCATION OF BUILDINGS TO BE ERECTED ON LAND CONTAINED IN THE DEED RECORDED JANUARY 4, 1928 AS DOCUMENT NO. LR 386704, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 1)

[I] 50 FEET BUILDING LINE(S) AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION.

(AFFECTS PARCEL 1)

[J] 25 FEET BUILDING LINE(S) AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION AND AS SHOWN ON THE PLAT OF RESUBDIVISION FILED AS DOCUMENT LR 1100677.

(AFFECTS PARCEL 2)

[K] EASEMENT IN FAVOR OF PUBLIC UTILITIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION, AFFECTING THE REAR 5 FEET OF THE LAND.

(AFFECTS PARCEL 1)

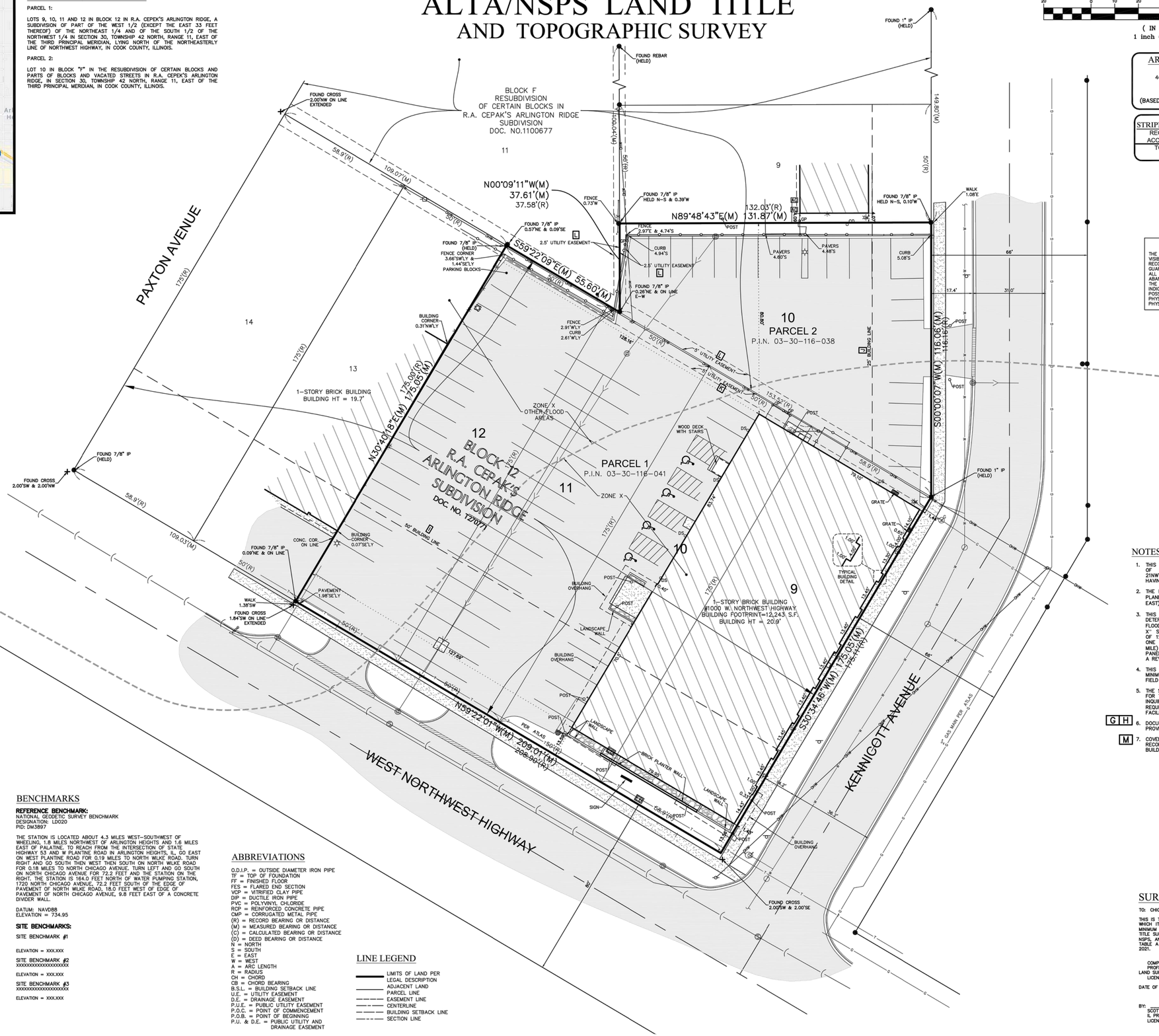
[L] EASEMENT IN FAVOR OF PUBLIC UTILITIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF RESUBDIVISION FILED AS DOCUMENT LR 1100677, AFFECTING THE REAR 2 1/2 FEET OF THE LAND.
(AFFECTS PARCEL 2)

[M] COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NO. LR 1100677, RELATING TO COST OF BUILDINGS TO BE ERECTED WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 2)

SCHEDULE B EXCEPTIONS A, B, C, D, E, S, T, U, F, N, O AND V ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN

SCHEDULE B EXCEPTIONS P, Q AND R ARE CIRCULAR IN NATURE IN THAT THEY REFERENCE MATTERS SHOWN ON THIS SURVEY



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRID NORTH

AREA SUMMARY
(TO HEAVY LINES)
46,689 SQUARE FEET
OR
1.072 ACRES
(BASED ON MEASURED VALUES)

STRIPED PARKING DATA

REGULAR SPACES = 50
ACCESSIBLE SPACES = 4
TOTAL SPACES = 54

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

UTILITY CONTACTS

Cable
Comcast – Martha Gleras
224-229-5862
Martha_gleras@comcast.com

Electric
ComEd
630-576-7094

Gas
Nicor Gas
gasmaps@nicor.com

Communications
AT&T
gl1629@att.com

AT&T Transmission – Ken Colwell
630-383-9249
KC1298@att.com

Water / Sanitary / Storm
Village of Arlington Heights – Steve Mullany
847-368-5800
smullany@vah.com

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 21NW7144192WC ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF APRIL 6, 2021.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
3. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "OTHER FLOOD AREAS ZONE X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17031C0056 J & MAP NUMBER 17031C0203 J HAVING A REVISED DATE OF AUGUST 19, 2008.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON MAY 11, 2021.
5. THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF X117 2000. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.

[G] [H] 6. DOCUMENTS NUMBERS LR 386703 AND LR 386704 WERE NOT PROVIDED TO THE SURVEYOR.

[M] 7. COVENANTS AND RESTRICTIONS CONTAINED IN PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NO. LR 1100677 RELATING TO COST OF BUILDINGS TO BE ERECTED ARE NOT PLOTTABLE.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

BENCHMARKS

REFERENCE BENCHMARK:
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: LD020
PID: DM3897

THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD. TURN RIGHT AND GO SOUTH THEN WEST THEN SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE. TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION, 1720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.

DATUM: NAVD88
ELEVATION = 734.95

SITE BENCHMARKS:

SITE BENCHMARK #1

ELEVATION = XXX.XXX

SITE BENCHMARK #2
XXXXXXXXXXXXXXXXXX

ELEVATION = XXX.XXX

SITE BENCHMARK #3
XXXXXXXXXXXXXXXXXX

ELEVATION = XXX.XXX

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9 AND 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 11, 2021.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

DATE OF PLAT OR MAP: MAY 24, 2021

BY: _____
SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/22

J:\PSDATA\2021 PROJECTS\21.0129\21.0129 LTS TOPO.DWG

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

NO.	DATE	BY
DATE: 5-20-21	PC AW	DRAWN BY BT
REVISIONS		CHECKED BY SK
		BOOK 588 PG 65-67

CLIENT: Kimley»Horn
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1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

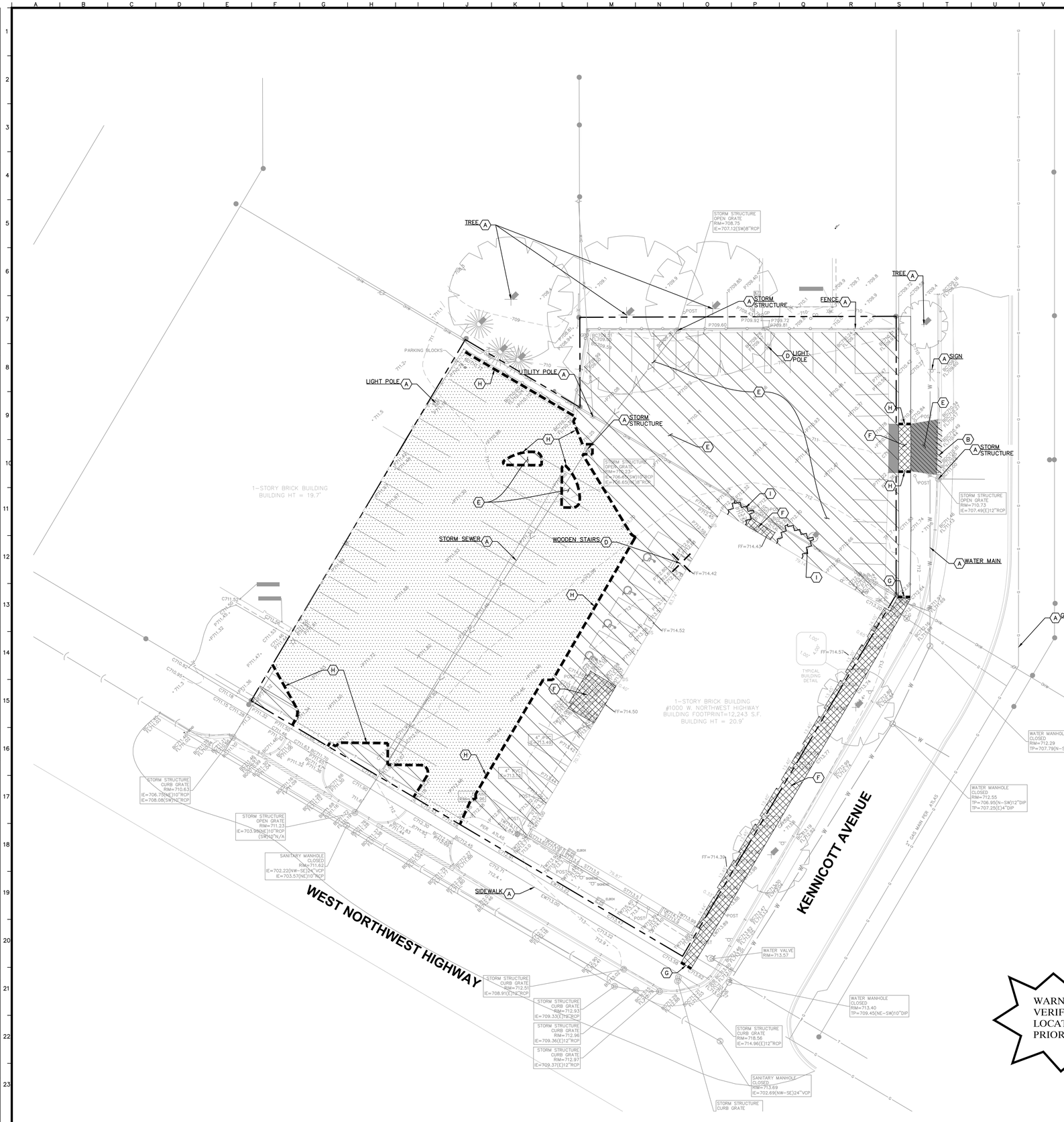
PROJECT
1000 W. NORTHWEST HWY
ARLINGTON HEIGHTS, IL

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60504
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

V1.0

PROJ. NO.: 21.0129



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DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X-X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) MILL & RESURFACE 1.5" ASHPHALT PAVEMENT
- (H) SAWCUT LINE
- (I) FENCE REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

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4201 WINFIELD ROAD, SUITE 600
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

EXISTING CONDITIONS & DEMOLITION PLAN

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 02/16/2022

KHA PROJECT NO. 168423005

SHEET NUMBER

C2.0

Drawing name: K:\CHS_LDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN Feb 16, 2022 - 3:40pm by JasonGrubaugh
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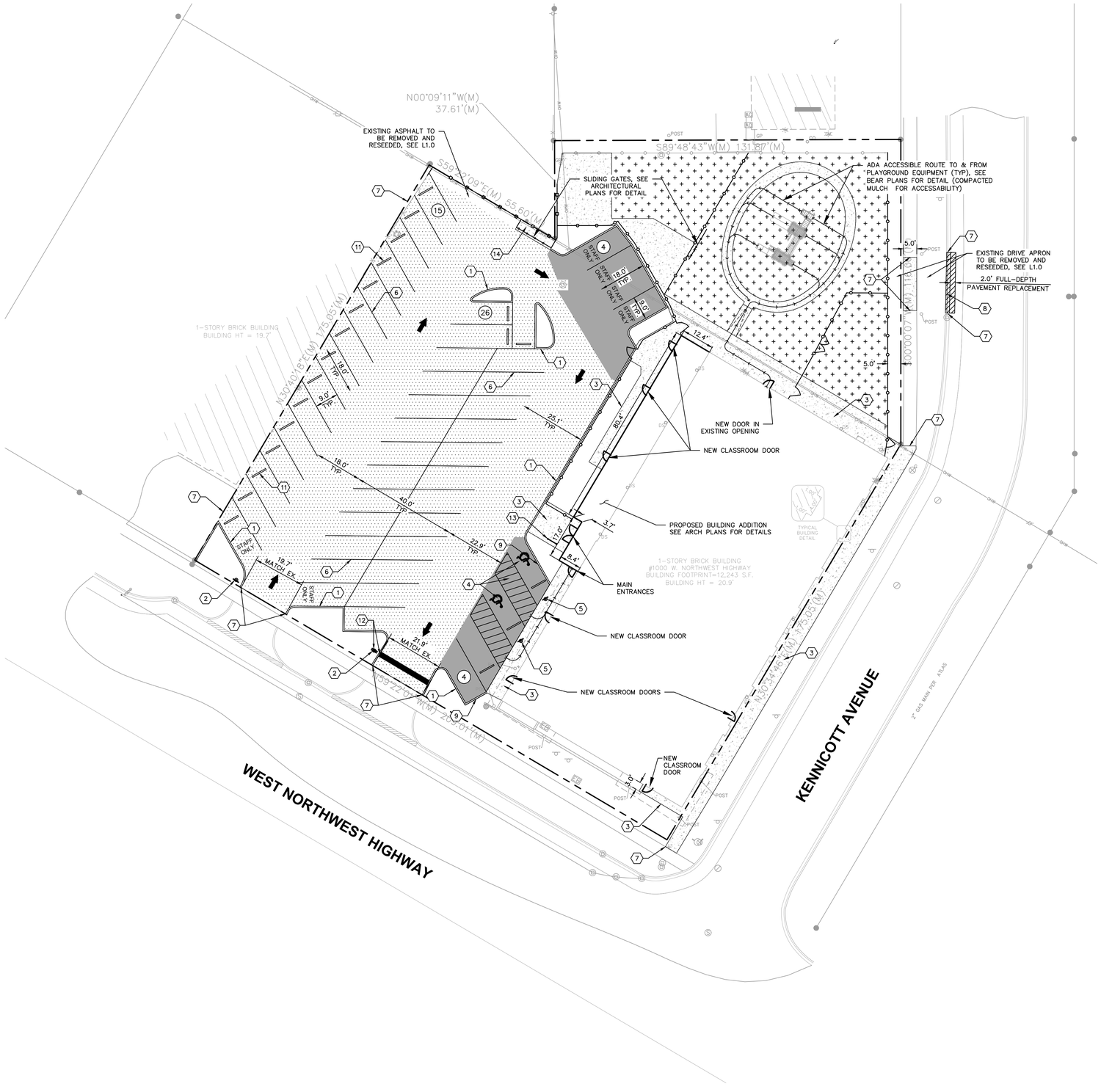

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6 BARRIER CONCRETE CURB, TYP. (SEE DETAILS)
2. ENTER/EXIT ONLY DIRECTIONAL SIGNAGE
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
9. TRANSITION CURB
10. ACCESSIBLE RAMP (SEE DETAILS)
11. CONCRETE WHEEL STOP, TYP. (SEE DETAILS)
12. PROPOSED STOP SIGN AND 24" WIDE STOP BAR
13. PROPOSED BICYCLE RACK
14. PROPOSED TRASH ENCLOSE

PAVING AND CURB LEGEND

- MILL AND RESURFACE 1.5" ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- FULL DEPTH ASPHALT PAVEMENT RESURFACING — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- FULL-DEPTH PAVEMENT RESTORATION — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- PROPOSED PLAY AREA WITH PLAYGROUND EQUIPMENT — SEE ARCHITECTURAL & BEAR PLAYGROUND PLANS FOR DETAILS
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- ADA COMPLIANT ACCESSIBLE ROUTE

PARKING SUMMARY

PARKING SPACES REQUIRED (PER VILLAGE REVIEW/COMMENTS) *INCLUDES 2 ADA ACCESSIBLE STALLS	=	49 SPACES*
PARKING SPACES PROVIDED	=	47 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	49 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C0203J, THE SITE IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

SITE PLAN

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
C3.0

Drawing name: K:\CHS_LDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 - SITE PLAN Feb 16, 2022 3:20pm by: JasonGrubaugh
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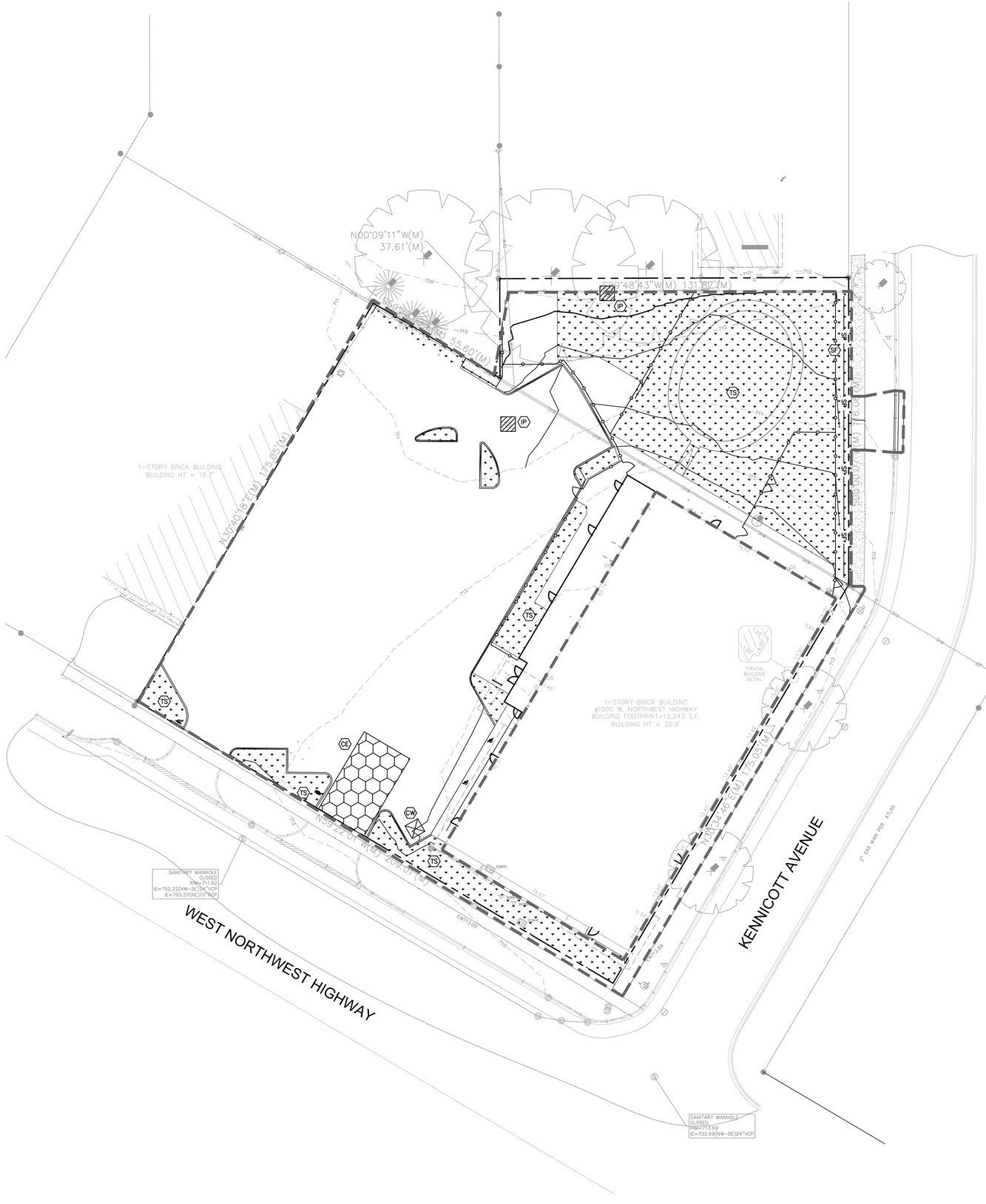

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EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- EB — TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- LD — LIMITS OF DISTURBANCE
- XXX — EXISTING CONTOURS
- XXX — PROPOSED CONTOURS

EROSION CONTROL SCHEDULE AND SEQUENCING:

I.	ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II.	UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III.	PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV.	FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

SITE DATA TABLE

TOTAL LOT AREA	1.07 AC
TOTAL AREA DISTURBED*	0.82 AC
EXISTING IMPERVIOUS AREA	1.04 AC
EXISTING LANDSCAPED AREA	0.03 AC
PROPOSED IMPERVIOUS AREA	0.80 AC
PROPOSED LANDSCAPED AREA	0.27 AC

* *DOES NOT INCLUDE ANY OFF-SITE DISPOSAL OR BORROW AREAS - CONTRACTOR TO UPDATE AS NECESSARY DURING CONSTRUCTION.*

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

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PHONE: 630-487-9650
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

EROSION CONTROL PLAN

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
C4.0

Drawing name: K:\CHS_LDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\C4D\PlanSheets\C4.0 - EROSION CONTROL & GRADING PLAN.dwg C4.0 - EROSION CONTROL & GRADING PLAN Feb 15, 2022 - 3:40pm by Jason.Grubaugh
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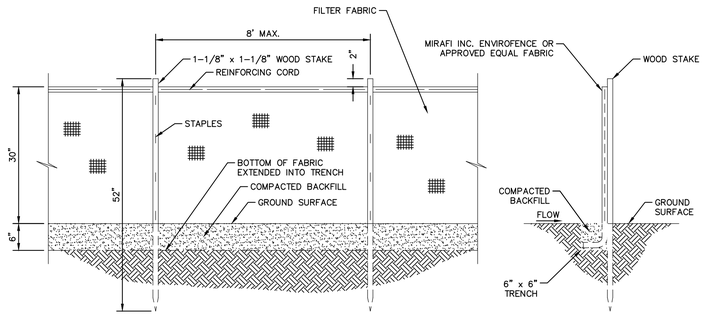
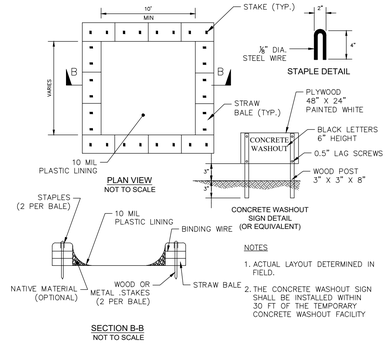


SEDIMENTATION/SILT FENCE (SF)

N.T.S.

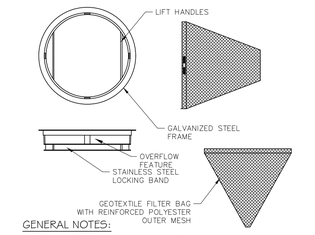


NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CONCRETE WASHOUT (CW)

N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

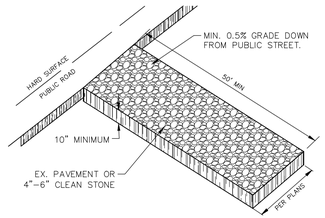
IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

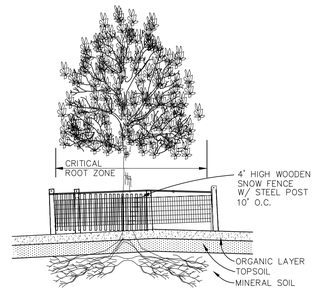
INLET PROTECTION (IP)

N.T.S.



CONSTRUCTION ENTRANCE (CE)

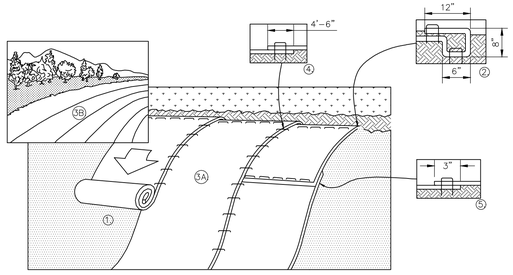
N.T.S.



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION

N.T.S.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)

N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

EROSION CONTROL DETAILS

ORIGINAL ISSUE: 02/16/2022

KHA PROJECT NO. 168423005

SHEET NUMBER

C4.1

Drawing name: K:\CHS_LDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\C4.0\PlanSheets\C4.0 - EROSION CONTROL & GRADING PLAN.dwg C4.0 - EROSION CONTROL & GRADING PLAN (2) Feb 16, 2022 3:20pm by: Jason.Grubaugh
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Drawing name: K:\CHS_LDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C5.0 - GRADING & DRAINAGE PLAN.dwg C5.0 - GRADING & DRAINAGE PLAN Feb 16, 2022 3:20pm by Jason.Grubaugh
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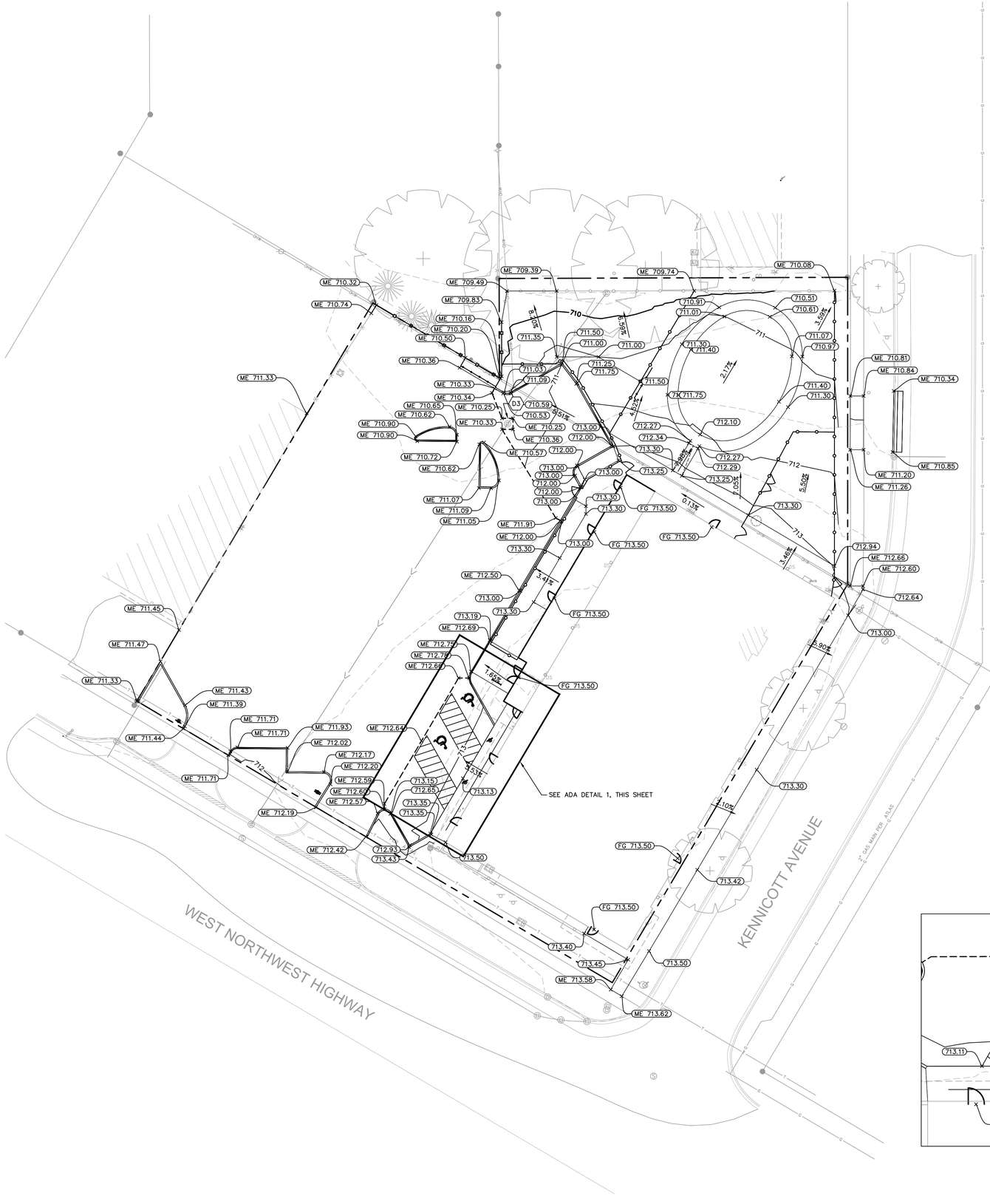


GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. SEWER LINES WILL BE SCOPED & VERIFIED CAPABLE OF SERVING THE EXPECTED LOADS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

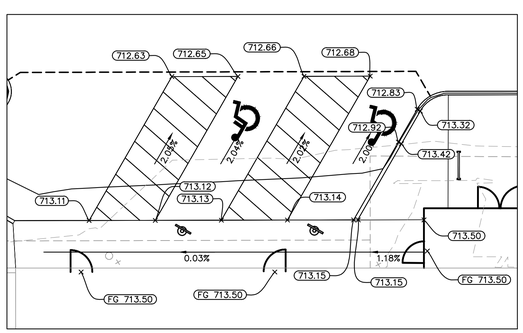
Call Before You Dig
JULIE
1-800-892-0123

GRADING LEGEND

- TP = TOP OF PAVEMENT
- EP = EDGE OF PAVEMENT
- FL = FLOW LINE
- TC = TOP OF CURB
- ME = MATCH ELEVATION
- TF = TOP OF FOUNDATION
- R = RIM ELEVATION
- TW = TOP OF WALL
- FG = FINISHED GRADE
- TS = TOP OF STAIRS
- BS = BOTTOM OF STAIRS
- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- SAWCUT LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- REVERSED PITCH CURB AND GUTTER
- AR — ACCESSIBLE ROUTE
- RIP RAP (SEE DETAILS)

UTILITY LEGEND

- W W — WATER LINE
- HYDRANT
- WATER VALVE
- WATER MANHOLE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- STORM DRAIN LINE
- STORM STRUCTURE/INLET
- G G — GAS LINE
- T T — UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W W — PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)



ADA DETAIL 1

SCALE: 1" = 10'

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D3	CONNECT TO EXISTING MANHOLE CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING MATERIALS RIM: 711.35 INV IN: 709.00 (W, 4") INV IN: 709.00 (S, 4") INV OUT: 706.65 (SW, 12")

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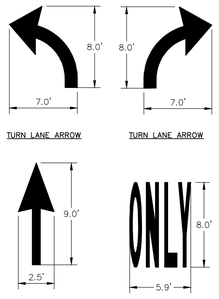
SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

GRADING & DRAINAGE PLAN

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
C5.0

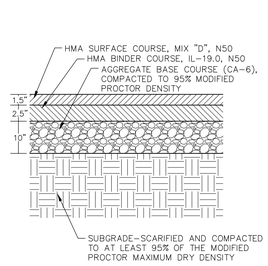


TURN LANE ARROW | TURN LANE ARROW

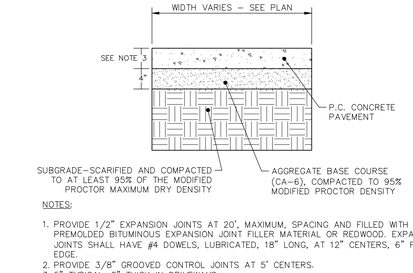
THROUGH LANE ARROW | ONLY SYMBOL

NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW
N.T.S.



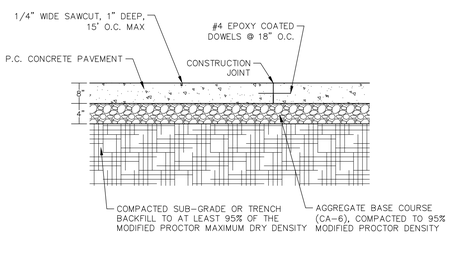
STANDARD DUTY ASPHALT PAVEMENT SECTION
N.T.S. 10/19/20



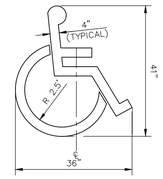
NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. 5" TYPICAL, 8" THICK IN DRIVEWAYS.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

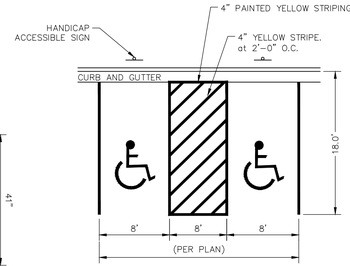
CONCRETE SIDEWALK
N.T.S.



HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.

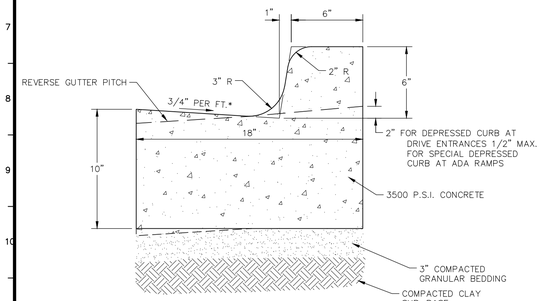


ACCESSIBLE PARKING SYMBOL
N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

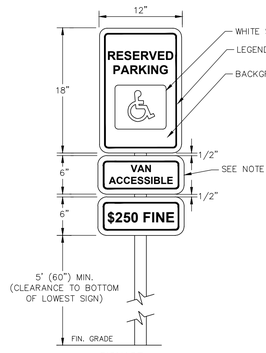
TYPICAL HANDICAP STRIPING
N.T.S.



NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

B6.12 CURB & GUTTER
N.T.S.

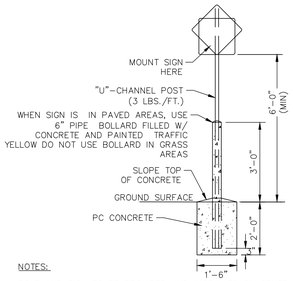


SIGNAGE

NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE
N.T.S.

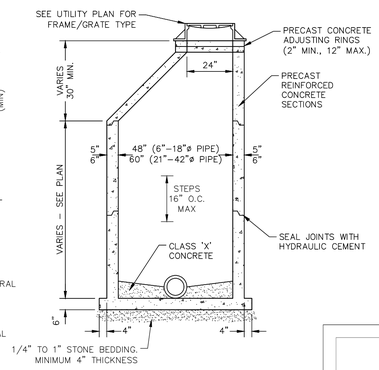


NOTES:

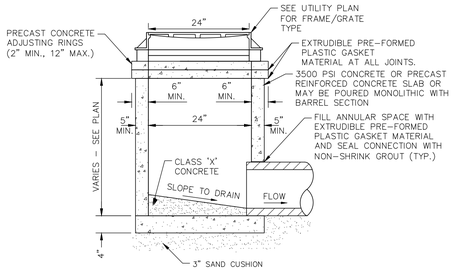
POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

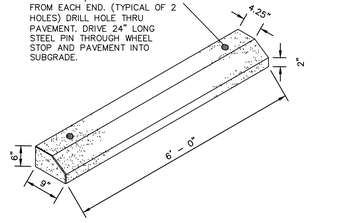
STANDARD SIGN BASE
N.T.S.



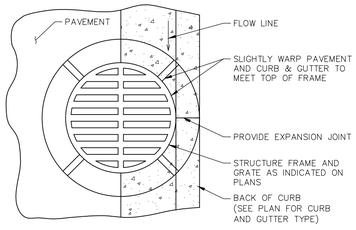
STORM MANHOLE TYPE A
N.T.S.



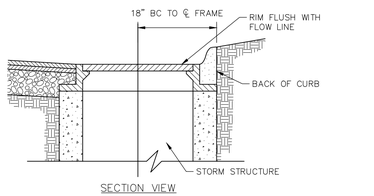
2' DIAMETER STORM INLET
N.T.S.



WHEEL STOP DETAIL
N.T.S.

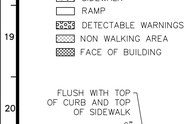


PLAN VIEW

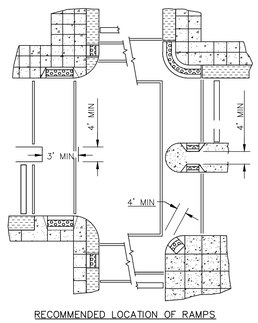


SECTION VIEW

INLET AT CURB FRAME LOCATION
N.T.S.



DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)

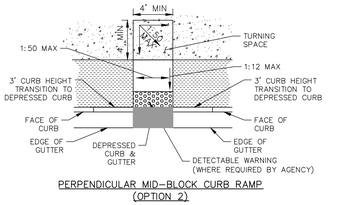


RECOMMENDED LOCATION OF RAMPS

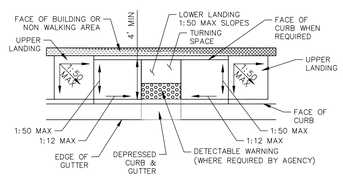
GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS TAN 1.2m (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

LEGEND
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



PERPENDICULAR MID-BLOCK CURB RAMP (OPTION 2)



PARALLEL MID-BLOCK CURB RAMP

SIDEWALK AND SIDEWALK RAMPS
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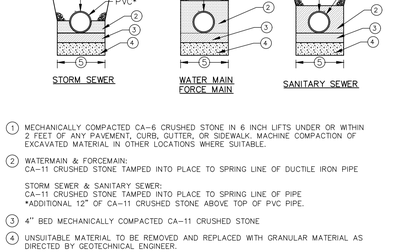
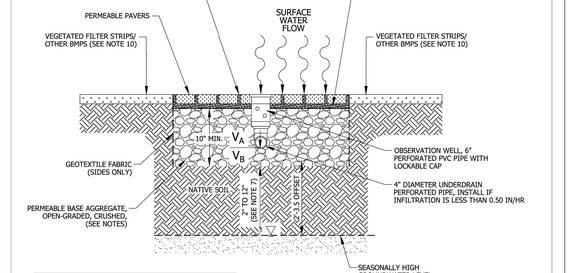


1. MECHANICALLY COMPACTED CA-6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
2. WATERMAIN & FORCEMAIN: CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE

   STORM SEWER & SANITARY SEWER: CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE *ADDITIONAL 12" OF CA-11 CRUSHED STONE ABOVE TOP OF PVC PIPE.
3. 4" BED MECHANICALLY COMPACTED CA-11 CRUSHED STONE
4. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.
5. TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

PIPE BEDDING DETAIL
N.T.S.



BOTTOM OF THE FACILITY:	ELEV.	708.00
SEASONALLY HIGH GROUNDWATER SEPARATION:	ELEV.	_____
	FEET	_____

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	1,442 SF	1.33'	0.36	0.50 X 0.36 X V_A	345.2 CU-FT
V_B : COARSE AGGREGATE (BELOW INVERT)	1,442 SF	1.00'	0.36	0.36 X V_B	519.1 CU-FT
				TOTAL	864.3 CU-FT
					0.020 AC-FT

NOTES:

1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 8/24/18
PERMEABLE PAVERS DETAIL — STD. DWG. NO.9 — PAGE NO. 10 – FC

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

CONSTRUCTION DETAILS

BUILDING REMODEL
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
C6.0

Drawing name: K:\CHS_LDEV\168423005_LP_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C6.0 – CONSTRUCTION DETAILS.dwg C6.0 – CONSTRUCTION DETAILS Feb 16, 2022, 3:20pm by Jason.Grubaugh
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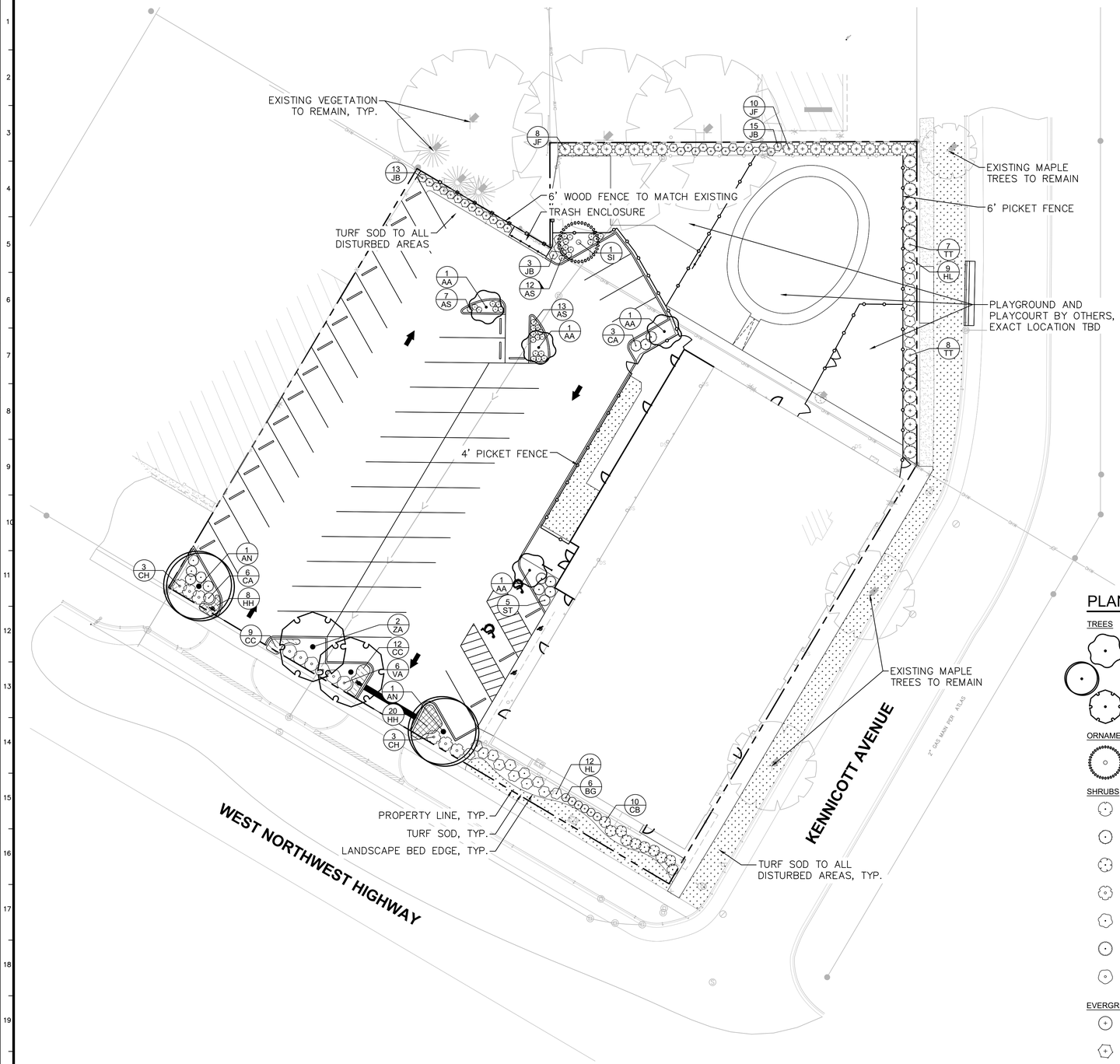

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ARLINGTON HEIGHTS, IL ZONING ORDINANCE		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
6.15-1.2 NEW LANDSCAPING REQUIREMENTS		
ALL PAVED SURFACE ABUTTING A RESIDENTIAL DISTRICT OR STREET OR OFF-STREET PARKING AREAS CONTAINING MORE THAN 4 PARKING SPACES, SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING OR FRONTING A RESIDENTIAL DISTRICT OR PUBLIC WAY.	**3' SCREENING REQUIRED ALONG THE SOUTH (ADJACENT TO STREET)**	SCREENING PROVIDED ALONG THE SOUTH
LANDSCAPED ISLANDS SHALL CONTAIN AT LEAST 1 LIVE SHADE TREE LOCATED AT THE END OF EVERY 20 PARKING SPACES OR BENEATH EVERY LIGHT POLE.	TOTAL NUMBER OF PARKING SPACES = 49 49 SPACES / 20 SPACES = 2.45 **3 PARKING LOT TREES REQUIRED**	1 TREE PROVIDED IN EACH PARKING LOT ISLAND (9 TREES TOTAL)
6.15-2.1 - LANDSCAPING REQUIREMENTS BETWEEN ZONING DISTRICTS		
IN ANY O-T, O-R, BUSINESS OR MANUFACTURING DISTRICT WHERE A REAR LOT LINE OR SIDE LINE COINCIDES WITH A SIDE OR REAR LOT LINE OF PROPERTY IN ADJACENT RESIDENTIAL DISTRICTS, SCREENING ALONG SUCH LOT LINE MUST BE PROVIDED.	**SCREENING REQUIRED ALONG NORTH**	6' BOARD ON BOARD FENCE TO REMAIN AND EVERGREEN SCREENING PROVIDED ALONG THE NORTH

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AA	4	ACER RUBRUM 'JFS-KW78' TM / ARMSTRONG GOLD RED MAPLE	B & B	4" CAL. MIN	
	AN	2	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	4" CAL. MIN	
	ZA	2	ZELKOVA SERRATA 'AUTUMN GLOW' / AUTUMN GLOW JAPANESE ZELKOVA	B & B	4" CAL. MIN	
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	SI	1	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	4" CAL. MIN	SINGLE STEM
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	AS	32	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND CHOKEBERRY	-	SEE PLAN	12" HT MIN
	CA	9	CEANOTHUS AMERICANUS / NEW JERSEY TEA	-	SEE PLAN	18" HT MIN
	CB	10	CORNUS SERICEA 'BAILADELINE' TM / FIREDANCE RED TWIG DOGWOOD	-	SEE PLAN	18" HT MIN
	CH	6	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD	-	SEE PLAN	30" HT MIN
	HL	21	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA	-	SEE PLAN	18" HT MIN
	ST	5	SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA	-	SEE PLAN	18" HT MIN
	VA	6	VIBURNUM DENTATUM 'CHRISTOM' TM / BLUE MUFFIN ARROWWOOD VIBURNUM	-	SEE PLAN	30" HT MIN
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	BG	6	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	-	SEE PLAN	18" HT MIN
	JB	31	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	B & B	SEE PLAN	6` HT MIN.
	JF	18	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT MIN.
	TT	15	TAXUS X MEDIA 'TAUNTONII' / TAUNTON YEW	-	SEE PLAN	18" HT MIN
GRASSES AND PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPACING**		
	CC	21	COREOPSIS X 'CREME BRULEE' / CREME BRULEE TICKSEED	24" o.c.		
	HH	28	HEMEROCALLIS X `HAPPY RETURNS` / HAPPY RETURNS DAYLILY	24" o.c.		
GROUND COVERS			**BOTANICAL / COMMON NAME**			
			TURF SOD			

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

LANDSCAPE PLAN

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
L1.0

Drawing name: \\Kimley-horn.com\UW_CHS\CHS_LDEV\168423005_IL_arlingtonheights_a1\2 Design\CAD\plansheets\L1.0 LANDSCAPE PLAN.dwg L1.0 LANDSCAPE PLAN Feb 16, 2022 - 12:50pm by: ChristineMorelli
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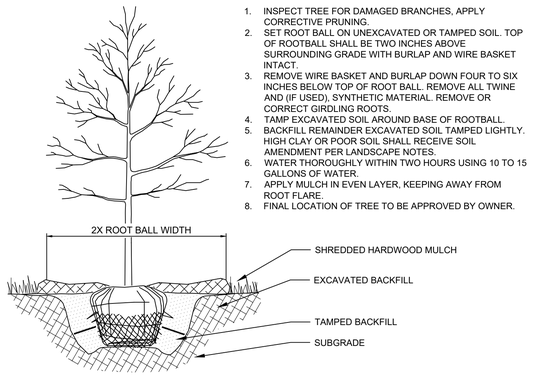
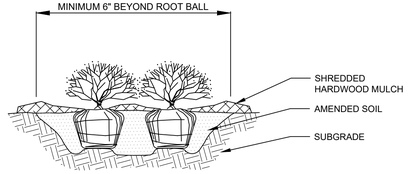


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

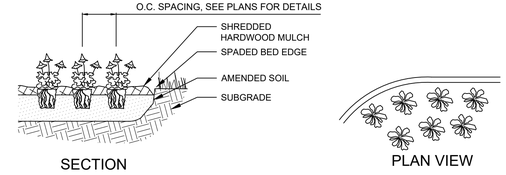
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

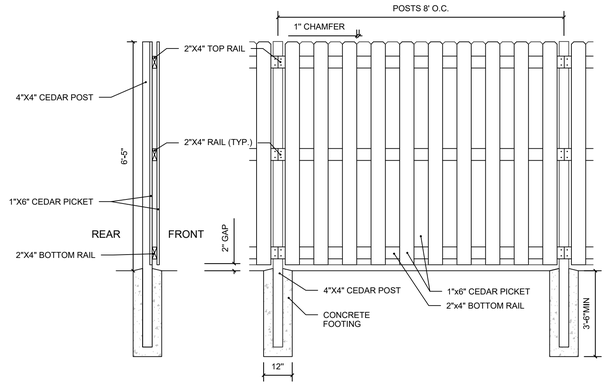
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



3 PERENNIAL PLANTING

NTS



4 6' BOARD-ON-BOARD SCREEN FENCE

1/2" = 1'-0"

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

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DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

LANDSCAPE NOTES AND DETAILS

ORIGINAL ISSUE: 02/16/2022

KHA PROJECT NO. 168423005

SHEET NUMBER

L2.0

Drawing name: \\Vimley-horn.com\WM_CHS\CHS_LDEV\168423005_IL_arlingtonheights_a\2 Design\CAD\planesets\L2.0 LANDSCAPE PLAN.dwg L2.0 LANDSCAPE NOTES AND DETAILS Feb 16, 2022 12:50pm by: Christina.Morelli
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Higher Ground Market Study

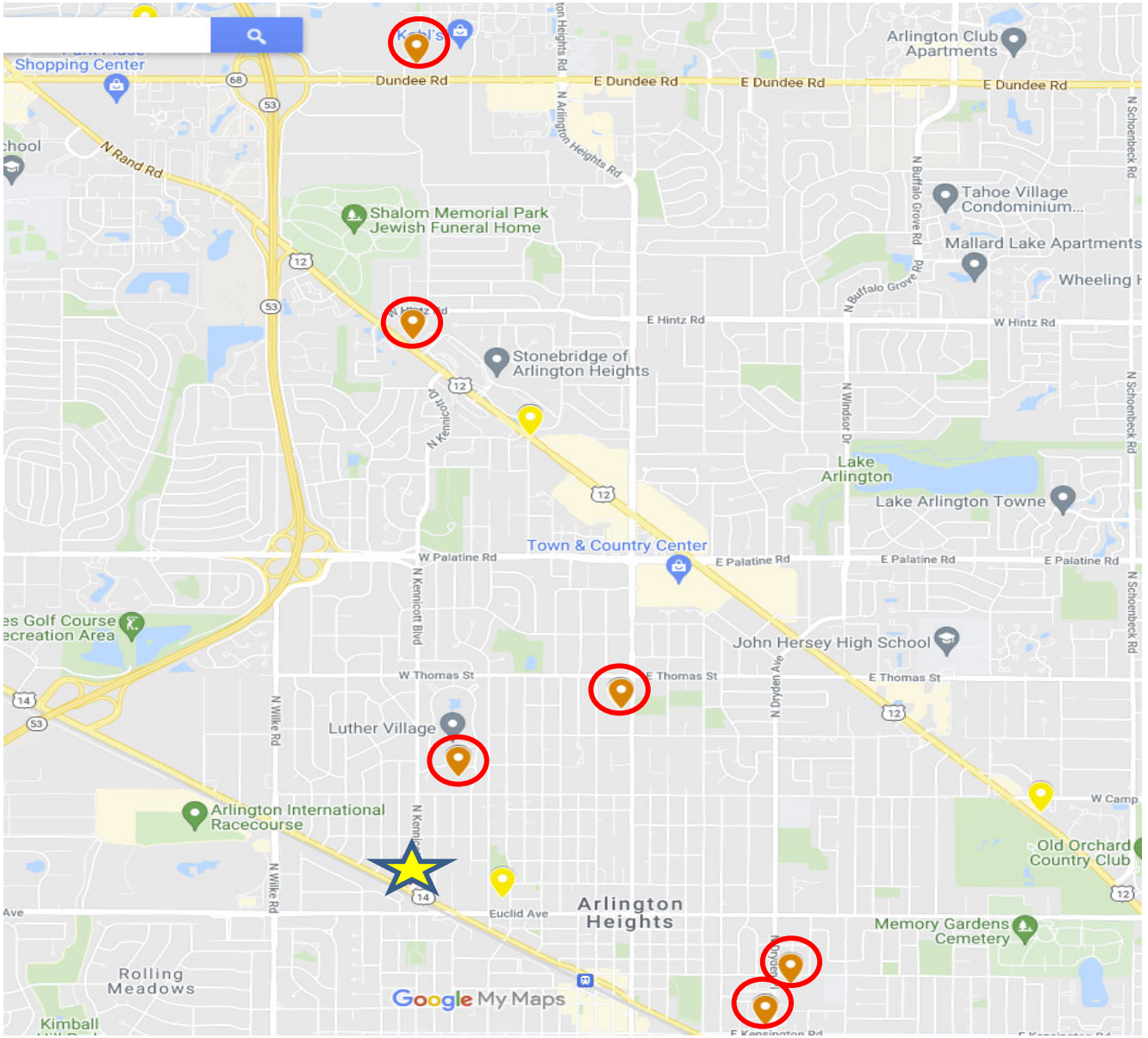
Higher Ground market study is analyzed geographically - based on their current and future locations to prevent overlap of their facilities. A chart of the other daycares analyzed and an area map have been included. Also attached is Higher Ground Education's (Guidepost Montessori) company overview, which details how Higher Ground's services and features differentiate it from the other daycares that were analyzed.

Market Map

Subject site

Preschools

Preschool w/waitlist



Market Study Data

School Name	Little Learners Educational	Buffalo Grove Montessori School	Kensington School of Arlington Heights	The Goddard School	A Mother's Touch	Shepherd's Flock Child Care & Preschool	Kiddie Academy of Arlington Heights	Quentin Road Kindercare
Address (incl. zip code)	1060 W Rand Rd, Arlington Heights, IL 60004	950 Ellen Dr, Buffalo Grove, IL 60089	840 E Kensington Rd, Arlington Heights, IL 60004	1316 N Arlington Heights Rd, Arlington Heights, IL 60004	125 N Dryden Pl, Arlington Heights, IL 60004	800 W Oakton St, Arlington Heights, IL 60004	880 W Dundee Rd, Arlington Heights, IL 60004	838 N Quentin Rd, Palatine, IL 60067
Distance from school of interest (in order)	8 min., 2.5 miles	11 min., 5.2 miles	4 min., 1.4 miles	4 min., 1.7 miles	4 min., 1.6 miles	2 min., 0.6 mile	9 min., 5.2 miles	10 min., 4.9 miles
Waitlist? Yes/No?	No	No	Yes, IN, TO	Yes	Yes	Yes,TO	Yes	No
Location	n/a	n/a	Arlington Heights	Arlington Heights	Creative Learning Center	n/a	Arlington Heights	Quentin Road

School Name	Little Learners Educational	Buffalo Grove Montessori School	Bright Horizons at Deer Park	The Grove Montessori School	Schoenbeck KinderCare	Arlington Montessori School	Palatine KinderCare
Address (incl. zip code)	1060 W Rand Rd, Arlington Heights, IL 60004	950 Ellen Dr, Buffalo Grove, IL 60089	21955 W Field Pkwy, Deer Park, IL 60010	1660 Checker Rd, Long Grove, IL 60047	780 Schoenbeck Rd, Wheeling, IL 60090	2025 S Goebbert Rd, Arlington Heights, IL 60005	929 E Palatine Rd, Palatine, IL 60074
Distance from school of interest (in order)	8 min., 2.5 miles	11 min., 5.2 miles	12 min., 8.4 miles	13 min., 5.9 miles	12 mins., 5.1 miles	10 mins., 3.8 miles	6 mins., 2.6 miles
Waitlist? Yes/No?	No	No			Yes, IN		Yes
Location	n/a	n/a	Deer Park	The Grove	North Shore	n/a	Palatine

Higher Ground

Higher Ground Education

Company Overview

March 2021

CONFIDENTIAL

Investor Overview

Higher Ground is supported by a world-class shareholder base

- Investors include family offices, high net worth and ultra high net worth individuals and top-tier institutions
- Overview of select institutional investors below:

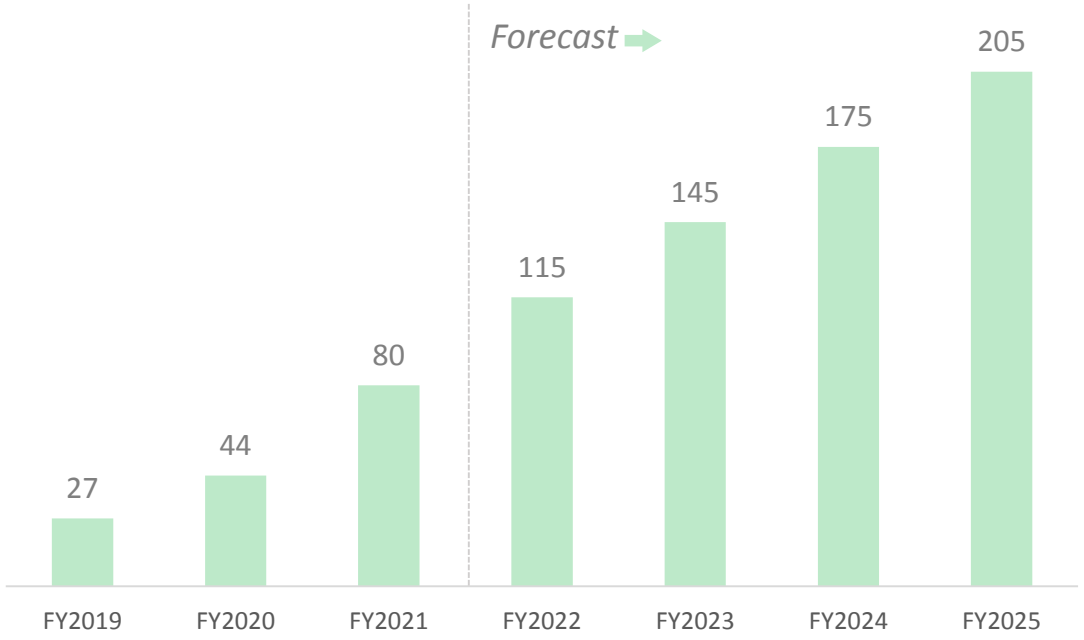
	LearnCapital	venn growth partners	HEAL Partners
Overview	• Learn Capital focuses on investments in scalable companies that operate within the education sector • Currently investing their 4th fund, with $500MM AUM • Founded in 2009 by Rob Hutter and Greg Mauro	• venn growth partners is a growth equity fund investing in consumer, health care and education companies in North America • venn targets investments between $10-$50MM per opportunity • Founding team is comprised of leading investment and industry professionals, with deep experience in multi-unit growth	• HEAL Partners invests in growing healthcare, education and lifestyle companies with potential for global scale and industry disruption • HEAL Partners has created over $3 billion in shareholder value over last 10 years • Team is comprised of founders, investors, portfolio managers and operators with proven track record
Select Investments	coursera, Varsity Tutors, Udemy, BRAINLY	CALIBER COLLISION, FOREFRONT DERMATOLOGY, Accelerated rehabilitation centers Physical Therapy • Sports Medicine	Removery Tattoo Removal & Fading, The Fertility Partners, EDGE EARLY LEARNING

Brick & Mortar Growth

In 2021, HGE will enter three (3) new states and counting

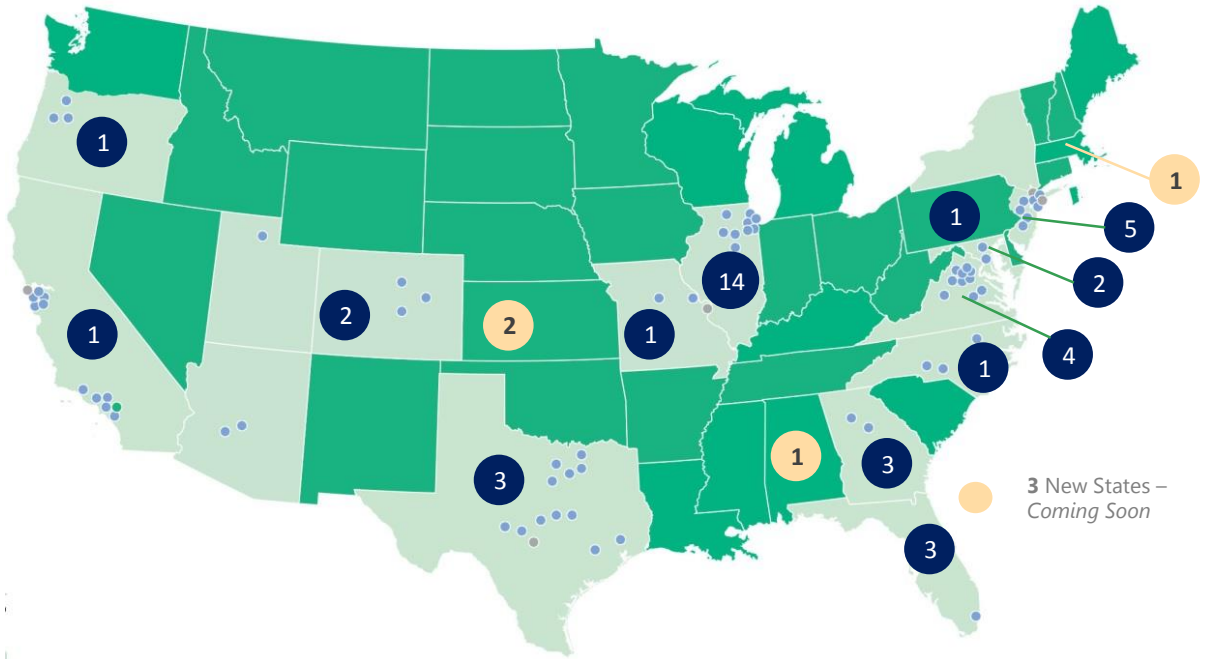
Forecasted Growth in Brick-and-Mortar Locations

Location count, fiscal year *(excludes school acquisitions)*



2021 Growth Pipeline (45+ locations)

14	21	5	6
Under construction	Executed partner term sheet	In escrow/ under contract	Under negotiation/ LOI pending



* In addition to the Pipeline projects, there are four (4) existing school expansion and relocation projects: GM Columbus Square, ATI Austin, GM Hollywood + ATI Hollywood, and GM Foothill Ranch *elementary*

What is Guidepost Montessori?
Guidepost Montessori is a private preschool and elementary school serving children from toddler through elementary. We are currently the largest provider of private Montessori education in the country.

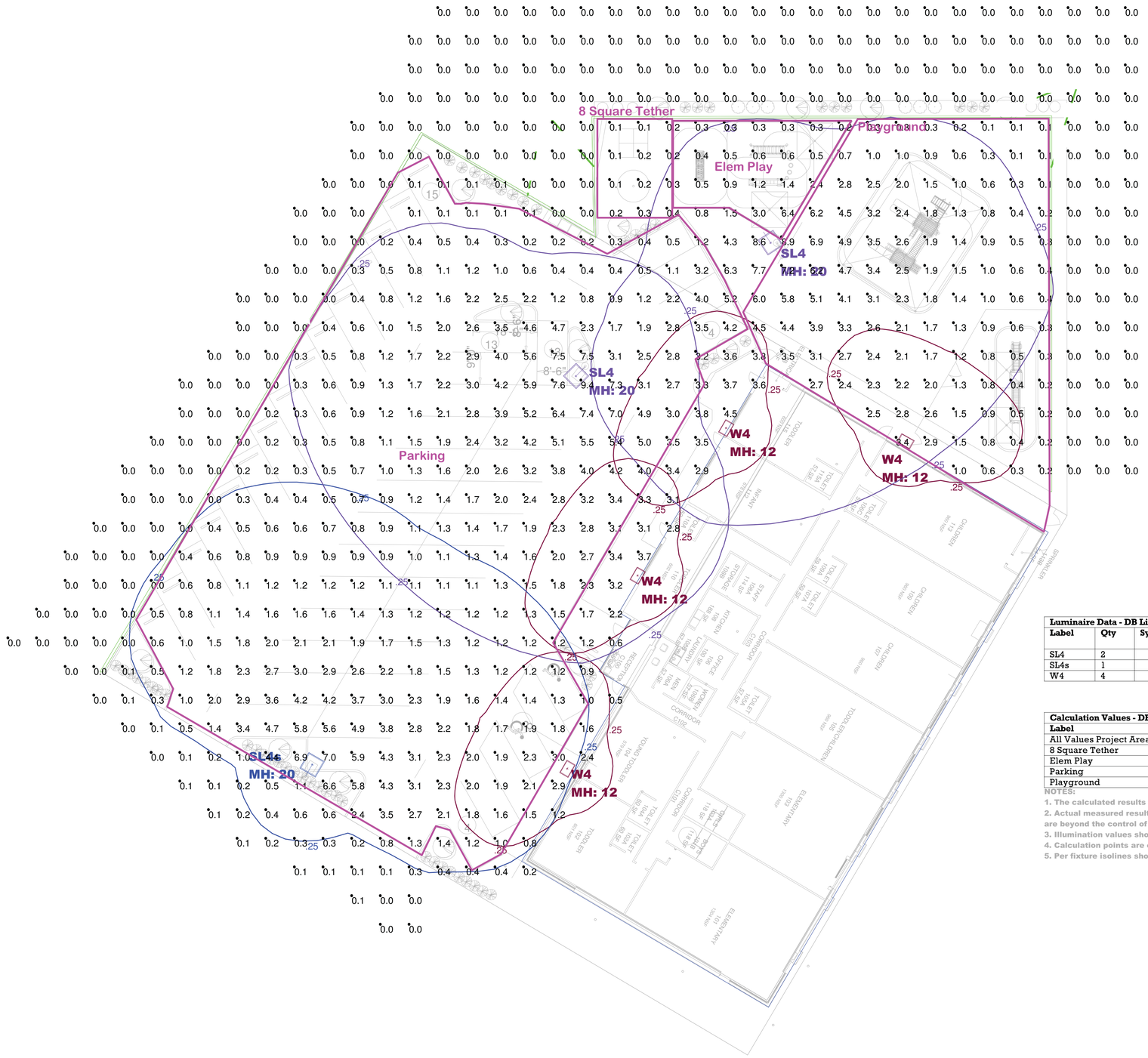
What we've done is really quite interesting!
We've taken a 100-year-old, proven educational approach founded by Dr. Maria Montessori, and we've modernized it and made it much more relatable and accessible to communities like yours. We focus on the whole child….conceptualize it we are like the "Whole Foods" of preschools.

What you'll notice that is different about our schools

- We invest in high-quality furniture and materials for your children – you won't see a lot of plastic – we use natural materials that are natural to the environment so that children can learn to enjoy and respect the natural elements early on.
- We have some of the most beautiful classrooms you'll ever see.
- Big windows, lots of natural light, plants and fresh flowers.
- Our classrooms are often twice as big as traditional rooms – lots of room for your child to explore.
- We blend the best of an academic preschool but with the convenience that you'd find at the best day cares – we offer extended day care at no additional charge. It's part of your tuition.
- Materials are set so they go from easy to difficult and helps your child stay challenged – materials are actually fun (but they are learning).
- We hire the best talent we can find, and we train them to ensure they are carrying forward the high standards – we want caring individuals with your children.
- We have a network of 70 locations and on target to be at around 120 by next year – we are opening in thriving communities in the US Vienna, Spain, UK and China – this means that we now have the best of teachers, vendors, communities, and partners eager to work with us and in turn allows us to do more for our teachers, schools and your children.

What a beautiful school it’s going to be!

A sampling of Guidepost classrooms



Luminaire Data - DB Lighting Consultation								
Label	**Qty**	**Symbol**	**[MANUFAC]**	**Description**	**LLF**	**Arr. Watts**	**Arr. Lum. Lumens**	**Mounting Height**
SL4	2		PHILIPS GARDCO	ECF-S-64L-1A-NW-G2-4	0.850	205.9	25042	20
SL4s	1		Gardco	ECF-S-64L-1A-NW-G2-4-HIS	0.850	205.9	19637	20
W4	4		STONCO / KEENE	LPW16-20-WW-G3-4-UNV	0.850	22.3	2065	12

Calculation Values - DB Lighting Consultation							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
All Values Project Area	Illuminance	Fc	1.29	9.4	0.0	N.A.	N.A.
8 Square Tether	Illuminance	Fc	0.20	0.4	0.1	2.00	4.00
Elem Play	Illuminance	Fc	1.53	8.9	0.2	7.65	44.50
Parking	Illuminance	Fc	2.09	9.4	0.1	20.90	94.00
Playground	Illuminance	Fc	1.83	7.2	0.1	18.30	72.00

NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height Marked "MH"
4. Calculation points are on an 8' x 8' spacing
5. Per fixture isolines shown represent 0.25 fc and is for reference only

Not to Scale

DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations.
Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions.
The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Prepared For:
Brittany Willer

Prepared by:
DB Lighting Consultation
407-924-4113

Chicago Lightworks
505 Warrenville Rd.
Suite 101
Lisle, IL 60532

Revisions			
Rev	Date	Comments
R1	10/19/21	Design Changes
R2	11/23/21	Moved Pole
R3	01/05/22	Plan Changes
R4	02/10/22	Plan Changes Added Privacy Fence
.	.....	.....

Project Name:
LFT Arlington Heights

Project ID Number: **2021-406**

Date: **10/14/2021**

24" x 36"

GARDCO by signify

Site & Area

EcoForm

ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S						
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365 mA **530** 530 mA **700** 700 mA **1A** 1050 mA **1.2A** 1200 mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR**[2] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[3] Slip Fitter Mount (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[2] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[19] LEED Corner Optic Left **RCL**[19] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	48L 48 LEDs (3 modules)	**900** 900 mA **1A** 1050 mA **1.2A**[19] 1200 mA				
	64L 64 LEDs (4 modules)	**900** 900 mA **1A**[19] 1050 mA				

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD[4,18] 0-10V External dimming (for controls by others) **DCC**[4,5,6,18] Dual Circuit Control **FAWS**[4,5,18] Field Adjustable Wattage Selector **LLC**[4,6,7,8,18] Integral wireless module **BL**[1,4,7,18] Bi-level functionality **SRDR**[4,5,6,8,17] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,8] Safety 50% Dimming, 7 hours **CM50**[4,8] Median 50% Dimming, 8 hours **CS30**[4,8] Safety 30% Dimming, 7 hours **CM30**[4,8] Median 30% Dimming, 8 hours	**IMRI3**[15] Integral with #3 lens **IMRI7**[16] Integral with #7 lens	**PCB**[8,9] Photocontrol Button **TLRD5**[10,17] Twist Lock Receptacle 5 Pin **TLRD7**[10,17] Twist Lock Receptacle 7 Pin **TLRPC**[9,10,11,17] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[9] Single (120, 277, 347VAC) **F2**[9] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[9] Single (120, 277, 347VAC) **FP2**[9] Double (208, 240, 480VAC) **FP3**[9] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB**[12] Terminal Block **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

ECF-S EcoForm small

Area luminaire

EcoForm Accessories[21] (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:
HIS-32-H [20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H [20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H [20] Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:
HIS-32-V [20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V [20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V [20] Internal House Side Shield for 64 LEDs (4 modules)

Luminaire Accessories

ECF-BD-G2 Bird deterrent
ECF-RAM-G2-(F) Retrofit Arm mount kit
ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

EcoForm PTF2
(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4
(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

Footnotes

20. Not available with Type 5 or 5W optics
21. Consult Signify to confirm whether specific accessories are BAA-compliant.

Ready to Go configurations (when ordered with the "RS-" catalog code, the following configurations will ship in 2 weeks):

Catalog Number	12NC
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BZ	912401466002
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-MGY	912401466003
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BK	912401534554
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BZ	912401466004
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-MGY	912401466005
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BK	912401534555
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BZ	912401466006
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-MGY	912401466007
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BK	912401534556
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BZ	912401466008
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-MGY	912401466009
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BK	912401534557
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BZ	912401466010
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-MGY	912401466011
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401534558
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BZ	912401466012
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-MGY	912401466013
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BK	912401534559
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BZ	912401466014
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-MGY	912401466015

Catalog Number	12NC
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401534560
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ	912401466016
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-MGY	912401466017
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BK	912401534561
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BZ	912401466018
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-MGY	912401466019
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BK	912401534562
RS-ECF-RAM-G2-DGY	912401466487
RS-ECF-RAM-G2-MGY	912401466488
RS-ECF-RAM-G2-WH	912401466485
RS-HIS-32-H	912401466489
RS-HIS-48-H	912401466491
RS-HIS-64-H	912401466493

ECF-S EcoForm small

Area luminaire

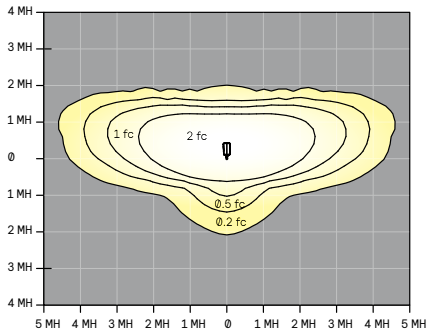
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>120,000 hours	>99%

Optical Distributions

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



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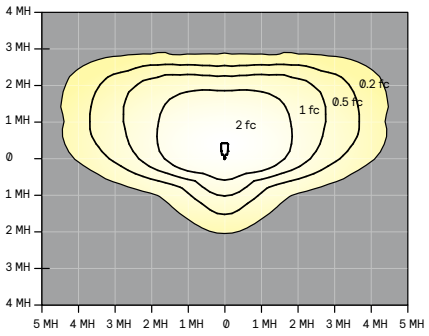

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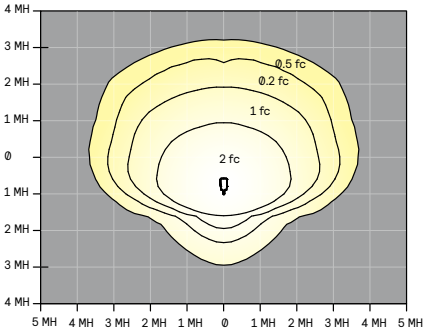

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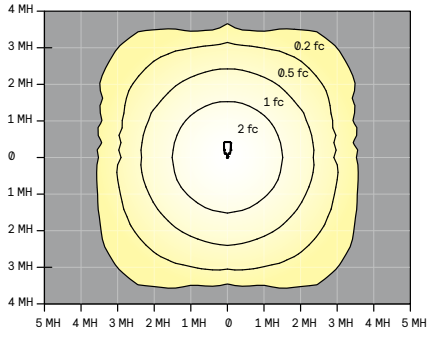

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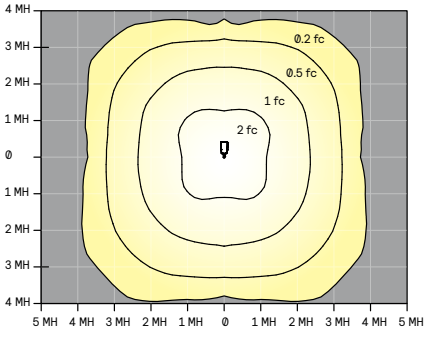
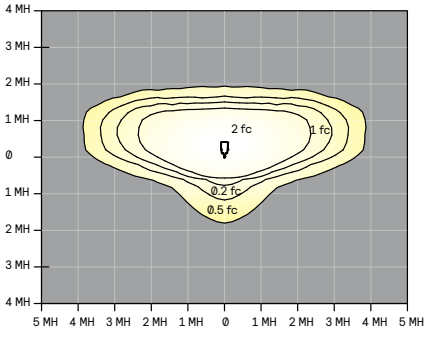
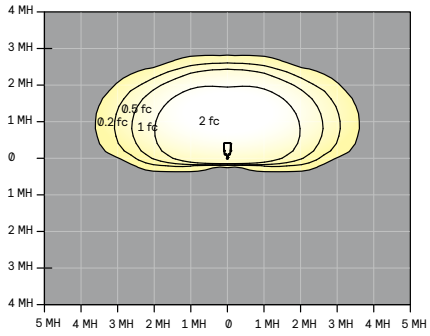


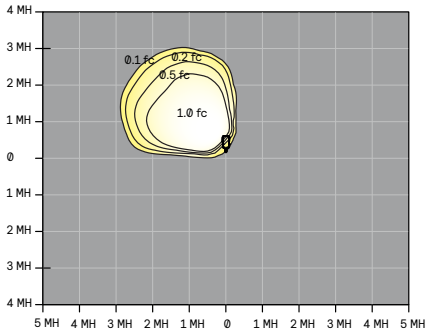
Type 5W



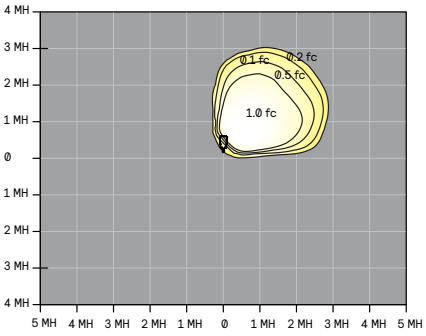
AFR



BLC



LCL



RCL

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,508	B1-U0-G1	138	5,428	B1-U0-G2	136	5,637	B1-U0-G2	141	5,790	B3-U0-G1	145	5,604	B3-U0-G1	140
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,159	B2-U0-G2	129	7,055	B1-U0-G2	127	7,327	B1-U0-G2	132	7,526	B3-U0-G2	135	7,284	B3-U0-G2	131
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,234	B2-U0-G2	127	9,034	B2-U0-G2	124	9,452	B2-U0-G2	130	9,707	B4-U0-G2	133	9,395	B4-U0-G2	129
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,001	B3-U0-G2	123	12,719	B2-U0-G2	120	13,306	B2-U0-G3	126	13,665	B4-U0-G2	129	13,227	B4-U0-G2	125
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,421	B3-U0-G3	119	14,108	B2-U0-G3	116	14,760	B2-U0-G3	121	15,158	B4-U0-G2	125	14,671	B4-U0-G2	121
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,115	B3-U0-G3	127	16,744	B3-U0-G3	124	17,518	B2-U0-G3	130	17,990	B4-U0-G2	133	17,413	B5-U0-G3	129
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	19,381	B3-U0-G3	122	18,960	B3-U0-G3	119	19,836	B3-U0-G4	125	20,372	B5-U0-G3	128	19,717	B5-U0-G3	124
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	21,515	B3-U0-G3	118	21,048	B3-U0-G4	115	22,020	B3-U0-G4	121	22,616	B5-U0-G3	124	21,888	B5-U0-G3	120
ECF-S-64L-900-WW-G2-x	64	900	3000	178	22,652	B3-U0-G3	127	22,161	B3-U0-G4	125	23,185	B3-U0-G4	130	23,810	B5-U0-G3	134	23,045	B5-U0-G3	130
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	25,520	B3-U0-G3	124	24,966	B3-U0-G4	121	26,120	B3-U0-G4	127	26,150	B5-U0-G3	127	25,964	B5-U0-G4	126

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,706	B2-U0-G1	143	3,691	B0-U0-G1	94	2,449	B0-U0-G1	62
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,417	B2-U0-G1	133	5,005	B0-U0-G2	91	3,183	B0-U0-G1	58
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,567	B2-U0-G2	131	6,409	B0-U0-G2	89	4,106	B0-U0-G1	57
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,467	B3-U0-G2	128	9,024	B1-U0-G2	87	5,793	B0-U0-G2	56
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,939	B3-U0-G2	123	10,010	B1-U0-G2	84	6,426	B0-U0-G2	54
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,731	B3-U0-G2	131	11,880	B1-U0-G2	89	7,626	B0-U0-G2	57
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	20,076	B3-U0-G2	127	13,453	B1-U0-G2	86	8,636	B0-U0-G2	55
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	22,288	B3-U0-G2	122	14,934	B1-U0-G3	83			
ECF-S-64L-900-WW-G2-x	64	900	3000	178	23,465	B3-U0-G2	132	15,723	B1-U0-G3	90	10,093	B0-U0-G2	58
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	26,437	B4-U0-G3	128	17,714	B1-U0-G3	87			

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25,063	B5-U0-G3	141	24,258	B5-U0-G4	136
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27,526	B5-U0-G3	134	27,330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-NW-G2-x	32	700	4000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18664,	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-NW-G2-x	64	900	4000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-CW-G2-x	32	700	5000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-CW-G2-x	64	900	5000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25063	B5-U0-G3	141	24258	B5-U0-G4	136
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27526	B5-U0-G3	134	27330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-CW-G2-x	32	700	5000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,664	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-CW-G2-x	64	900	5000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

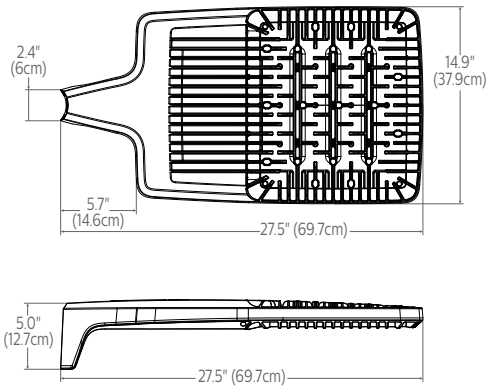
ECF-S EcoForm small

Area luminaire

Dimensions

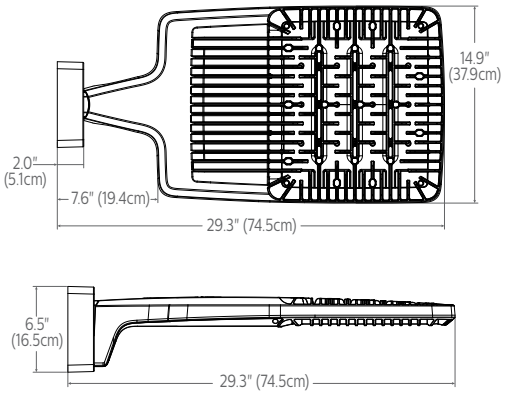
Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



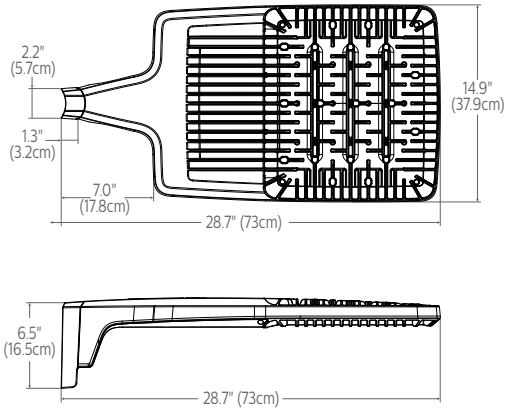
Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



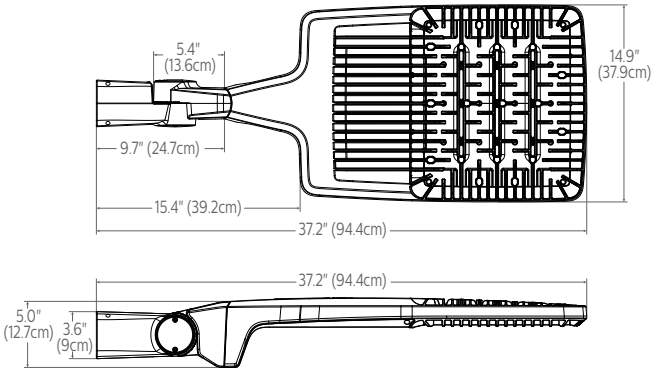
Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

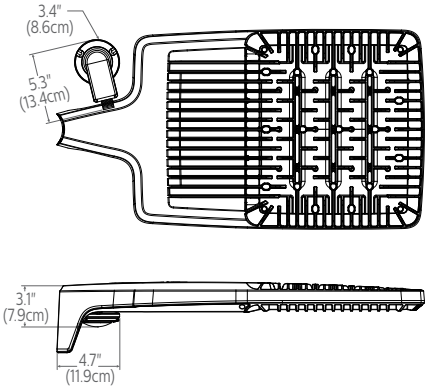


Slip fitter (**SF**)

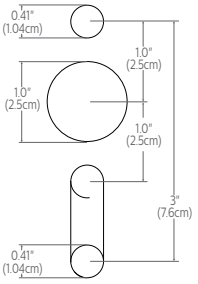
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



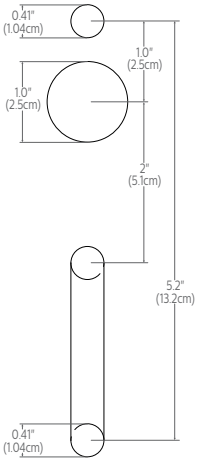
Outboard **IMR-HVU** sensor



Standard Arm (**AR**) drill pattern



Retrofit Arm (**RAM**) drill pattern



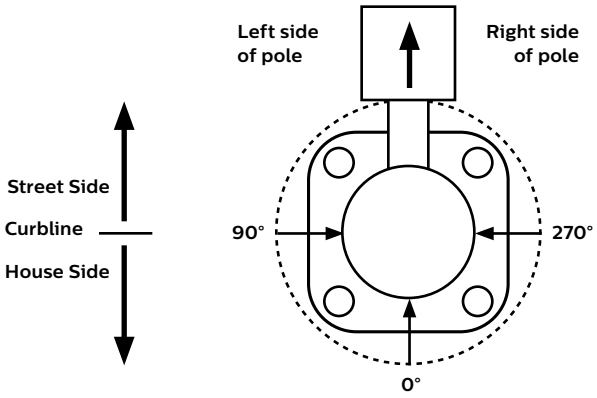
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

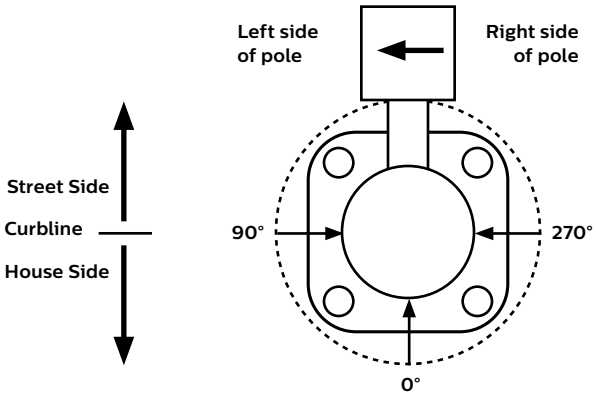
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

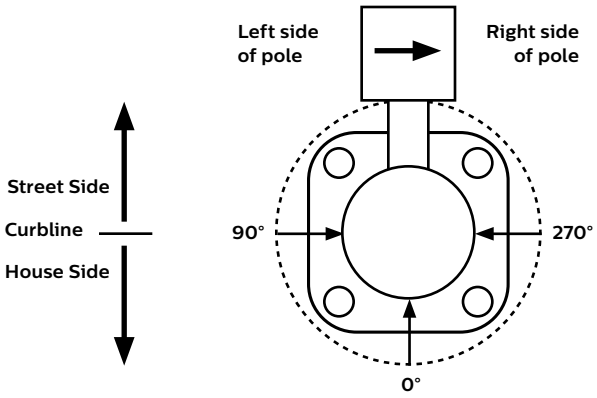
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

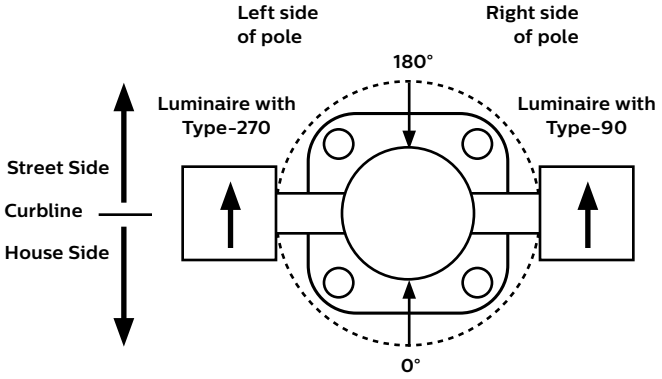
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2018. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 152 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions, including a dedicated BLC, LCL, and RCL optics to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Sensor Ready Zhaga Socket Connector (SRDR): Product equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

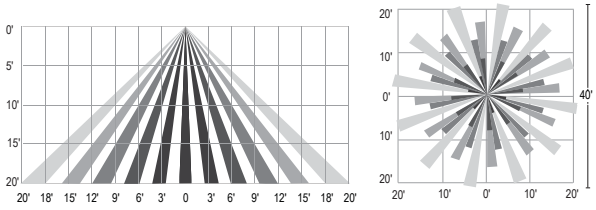
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

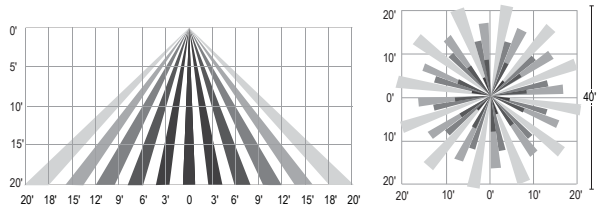
ECF-S EcoForm small

Area luminaire

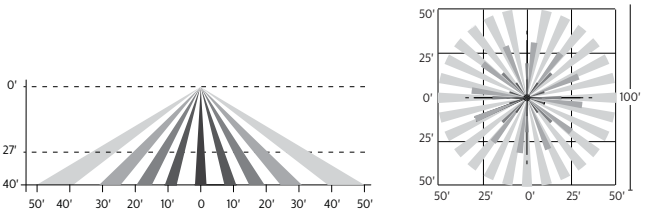
Specifications

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TLRD7), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLRPC), the receptacle used is a 5-pin receptacle, so pins 6 and 7 are not available (no SR driver). 0-10V dimming leads (pins 4 and 5) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

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QUOTE	10152021-RP-1
DATE	10/15/2021
JOB NAME	LFI
LOCATION	ARLINGTON HEIGHTS
BID DATE	
CUSTOMER	ARCH DEVEL CORP
CONTACT	ROBERT SOOS

SALES PERSON	CONTRACT	SHIPPING	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Rob Power		TBD	TBD	30 Days	

robert@pdcompanies.org

MANUFACTURER/BRAND	TYPE	QTY	CATALOG/DESCRIPTION	UNIT PRICE	EXTENDED
GARDCO	SL3S	1	ECF-S-64L-1A-NW-G2-AR-3-UNV-HIS-BZ (FIXTURE)	$ 630.88	$ 630.88
GARDCO	SL3S	1	SSS-CB-4-11-20-D1-DT5-BZ (POLE)	$ 669.82	$ 669.82
GARDCO	SL3S	1	AB 3/4 X 24 X 3-G DEC W/8.5 BC ABT (BOLTS)	$ 60.18	$ 60.18
GARDCO	SL4-90	1	ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ (FIXTURE)	$ 613.53	$ 613.53
GARDCO	SL4-90	1	ECF-S-64L-1A-NW-G2-AR-4-90-UNV-BZ (FIXTURE) ONE FIXTURE MOUNTED AT 90 DEGREE	$ 613.53	$ 613.53
GARDCO	SL4-90	1	SSS-CB-4-11-20-D2@90-DT5-BZ (POLE)	$ 669.82	$ 669.82
GARDCO	SL4-90	1	AB 3/4 X 24 X 3 -G DEC W/8.5 BC ABT (BOLTS)	$ 60.18	$ 60.18
GARDCO	SL4S	1	ECF-S-64L-1A-NW-G2-AR-4-UNV-HIS-BZ (FIXTURE)	$ 630.88	$ 630.88

GARDCO	SL4S	1 SSS-CB-4-11-20-D1-DT5-BZ (POLE)	$	669.82	$	669.82
GARDCO	SL4S	1 AB 3/4 X 24 X 3-G DEC W/8.5 BC ABT (BOLTS)	$	60.18	$	60.18
STONCO	W4	3 LPW16-20-NW-G3-4-UNV-BZ (WALL PACK)	$	260.71	$	782.13
					$	5,460.95

Stonco

by signify

Wall mount

LytePro

LPW16 medium wall sconce

Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

					Options		
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Location**	**Finish**
LPW16							
LPW16 LytePro 16 LED medium wall sconce	**20** 20W **30** 30W **50** 50W	**NW-G3** Neutral White 4000K 70 CRI Generation 3 **WW-G3** Warm White 3000K 70 CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**---** None **PCB** Photocontrol Button[1]	**BAC**[3] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)[4]

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

[1] Must specify voltage. Not available in 347V or 480V.

[2] Other colors available upon request as made-to-order

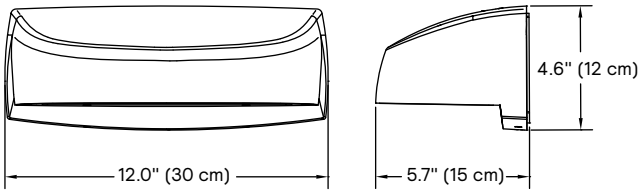
[3] Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

[4] Consult Signify to confirm whether specific accessories are BAA-compliant.

LPW16 LytePro

LED medium wall sconce

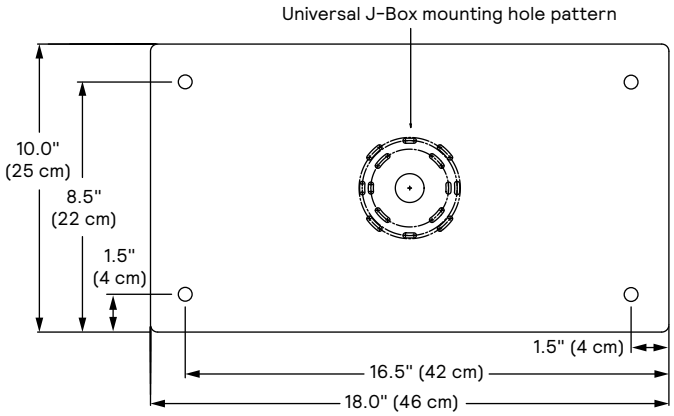
Dimensions



Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
LPW-16-20-NW-G3	16	400	4000	22	2,725	B1-U0-G1	122	2,668	B1-U0-G1	120	2,632	B1-U0-G1	118
LPW-16-30-NW-G3	16	650	4000	34	4,089	B1-U0-G1	119	4,003	B1-U0-G1	117	3,950	B1-U0-G1	115
LPW-16-50-NW-G3	16	900	4000	48	5,448	B1-U0-G1	114	5,334	B1-U0-G1	111	5,263	B1-U0-G1	110
LPW-16-20-WW-G3	16	400	3000	22	2,510	B1-U0-G0	113	2,457	B1-U0-G1	110	2,425	B1-U0-G1	109
LPW-16-30-WW-G3	16	650	3000	34	3,766	B1-U0-G1	110	3,687	B1-U0-G1	107	3,638	B1-U0-G1	106
LPW-16-50-WW-G3	16	900	3000	48	5,017	B1-U0-G1	106	4,912	B1-U0-G1	103	4,846	B1-U0-G1	102

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

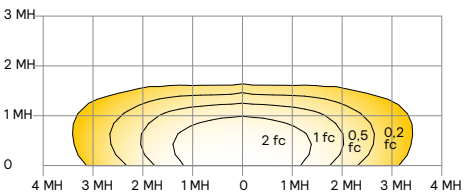
Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

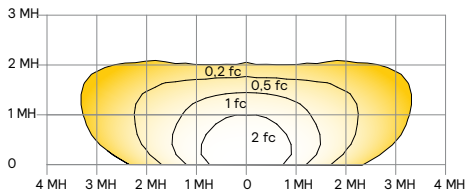
Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height



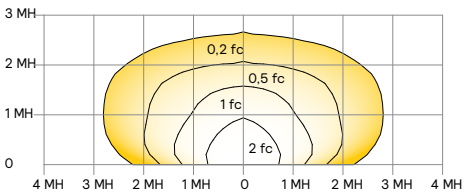
Type 2

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.29	1.14	1.00



Type 3

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.57	1.34	1.00



Type 4

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.46	1.27	0.87

LPW16 LytePro

LED medium wall sconce

General Description

LytePro LED medium wall sconce LPW16 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW16 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Two SKU's are available as in-stock configurations only (2-day quick ship).

Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

Mounting

Easy interlocking hook and mount housing/ backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

IP Rating

Optical compartment is IP65 rated sealed with tempered glass, gasket and frame.

LED Board and Array

Provides up to 104 lm/W at the system level. Standard color temp is 4000K or 3000K +/- 250K, minimum 70 CRI.

Electrical

Driver efficiency (>90% standard). 120-277V and 347-480V available. All drivers are dimmable. Temp range: -40°C (-40°F) to 40°C (104°F). Open/short circuit protection. Inherent surge protection up to (6KVA). RoHS compliant.

Surge protection (SP1): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -40°C to 40°C (-40°F to 104°F). DesignLights Consortium® qualified.

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

Warranty

LPW16 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See www.signify.com/warranties for details.

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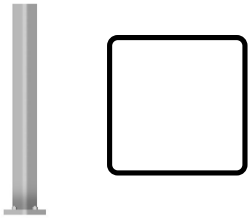
Poles & Brackets

Site and Area Poles

Straight Square Steel



Project:

Location:

Cat.No:

Type:

Notes:

The **Gardco SSS Straight Square Steel** pole consists of a one-piece high tensile carbon steel tube welded and secured to the carbon steel base plate providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured polyester powdercoat. All poles include base cover, hand hole, ground lug and top cap. Anchor bolts and templates are ordered as a separate accessory.

Ordering Guide

example: SSS-CB-4-11-12-D1-DT1-BK-FES

Family	Base	Pole Shaft Size (in.)	Pole Gauge/ Wall Thickness	Height (ft.)[5]	Drilling/Tenon Configuration[1]	Drilling Template[2]	Finish	Options[3]
SSS	CB Carbon Steel Base w/ Base Cover	4	11 11 ga. / 0.120"	10, 12, 14, 15, 16, 18, 20, 25	**Drilling**		BK Black	FES[8] Festoon Outlet
			7 7 ga. / 0.180"	20, 25, 30	D1 1 Way	DT1 Drill Template 1	BZ Bronze	VDA Vibration Dampener
		5	11 11 ga. / 0.120"	20, 25, 30	D1@180 1 Way @ 180	DT2 Drill Template 2	WH White	AHH[8] Additional Hand Hole
			7 7 ga. / 0.180"	20, 25, 30, 35	D2 2 Way @ 180	DT3 Drill Template 3	DG Dark Grey	DR[8] Duplex Receptacle
		6	7 7 ga. / 0.180"	30, 35, 40	D2@90 2 Way @ 90	DT4 Drill Template 4	MG Medium Grey	VPA Vandalproof Screws
					D3 3 Way @ 90	DT5 Drill Template 5	GY3 Light Grey, Smooth	GFI[8] DR with GFI (120V only)
					D4 4 Way @ 90	DT6 Drill Template 6	SSDGY SolarForm Dark Grey (RAL 7011)	BAC[6] Buy American Compliant
						[DTX-xxx][8] Custom Template	GV Galvanized (No Paint)	CL1/2[8] Coupling 1/2"
						See drill template chart for details.	FP/GV Finished Textured Paint over Galvanized (Specify, ex: MG/GV)	CL3/4[8] Coupling 3/4"
					Tenons		OC Optional Color Paint (ex: RAL7024)	CL1[8] Coupling 1"
					T2D4L 2-3/8" OD x 4" length	N No Drilling Template (for Tenon and Plain Top Options)	SC[8] Special/ Custom Color (Specify, must supply color chip)	CL1-1/4[8] Coupling 1-1/4"
					T2D6L 2-3/8" OD x 6" length			CL1-1/2[8] Coupling 1-1/2"
					T3D4L 3" OD x 4" length			NL1/2[8] Nipple 1/2"
					T4D6L 4" OD x 6" length			NL3/4[8] Nipple 3/4"
					No Drilling/No Tenon			NL1[8] Nipple 1"
					P Plain Top			NL1-1/4[8] Nipple 1-1/4"
								NL1-1/2[8] Nipple 1-1/2"

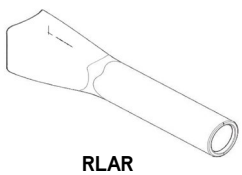
For FES, AHH, DR, GFI, CL*, and NL* options, indicate height in inches above base and orientation to hand hole (ex. GFI-36@180). See page 2 and 3 for details.

1. See Drilling Configurations on Page 3.
2. See Luminaire Drilling Templates on Page 3
3. Not all options available with all configurations. Consult factory for more details
4. Options listed with white text will be shipped with the Legacy SSS design.
5. Pole heights can be cut to length. Specify as a whole number in ft. (ex. 11, 13) or to the inch as a decimal (ex. 15.33 = 15' 4") or as "15FT 4IN" for Legacy designs.
6. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
7. Consult Signify to confirm whether specific accessories are BAA-compliant.
8. Option must be specified by the customer before order release. Custom drill templates (DTX) require factory quote.

Accessories[7]

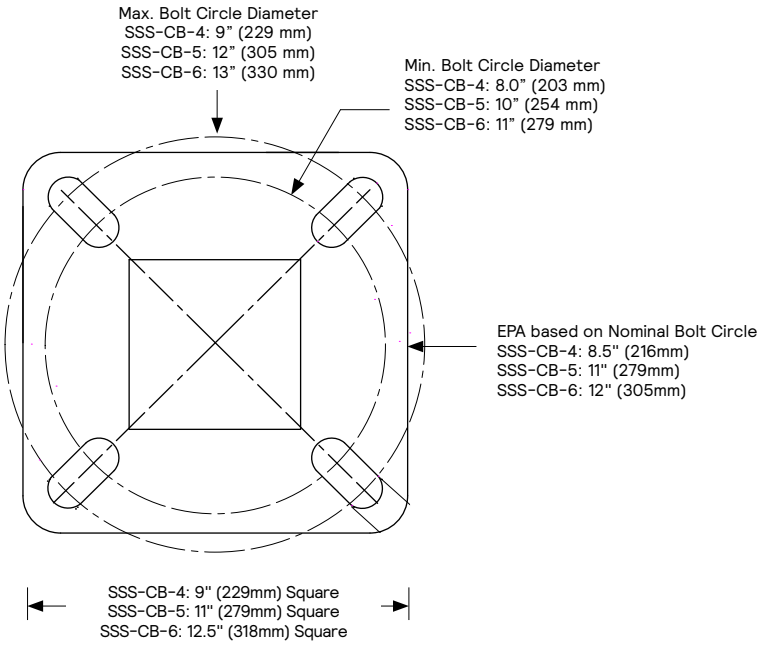
Service	Pole Size	12NC	Description (Diameter x Length x Hook)
Anchor Bolts + Templates			
For shipment with the pole (order 1 per pole)	4" Poles	912401597397	AB 3/4x24x3-G DEC w/ 8.5 BC ABT
	5" Poles	912401613107	AB 1x33x3-G DEC w/ 11 BC ABT
	6" Poles	912401597401	AB 1x33x3-G DEC w/ 12 BC ABT
For Pre-Ship service (order 1 per pole)	4" Poles	912401597405	AB 3/4x24x3-G DEC w/ 8.5 BC ABT-RS
	5" Poles	912401613106	AB 1x33x3-G DEC w/ 11 BC ABT-RS
	6" Poles	912401597408	AB 1x33x3-G DEC w/ 12 BC ABT-RS

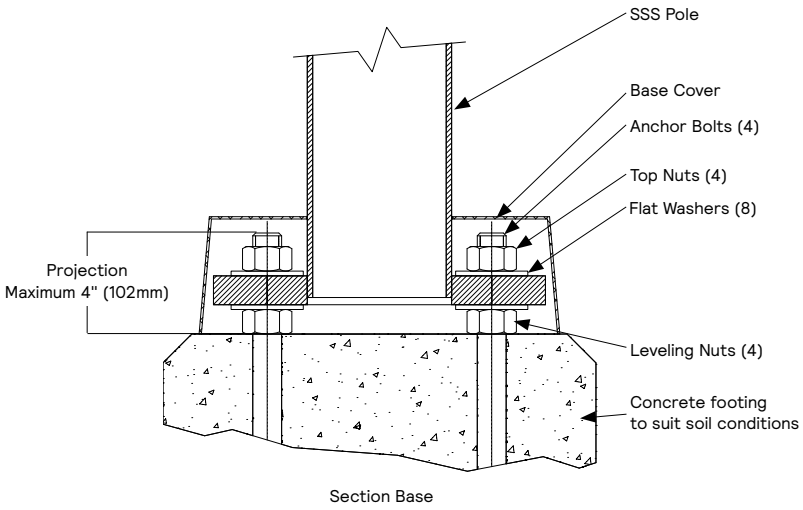
Part No.	Description
RLAR-1A-SQ4+ -(finish)	Cast Aluminum mounting arm, 15" long with DT6 drill pattern. (order 1 per luminaire). For use with Lumec Roadway luminaires. Specify finish to match pole.



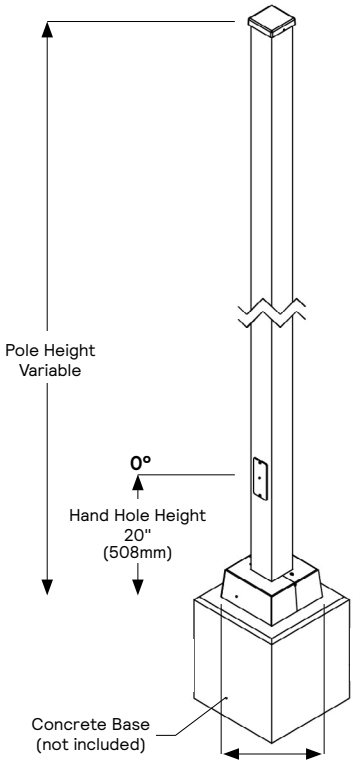
RLAR

Dimensions





Section Base



Base Cover Dimensions (L x W x H)
SSS-CB-4: 9.80" x 9.80" x 4.58" (245mm x 245mm x 116mm)
SSS-CB-5: 11.80" x 11.80" x 4.58" (300mm x 300mm x 116mm)
SSS-CB-6: 13.30" x 13.30" x 4.58" (338mm x 338mm x 116mm)

SSS Legacy Design not shown.
Base Cover: Square
Hand Hole: 12" Above Base

* Anchor Bolt Lock Washers are not normally required and are not included in standard anchor bolt sets. They are available upon request at additional cost.

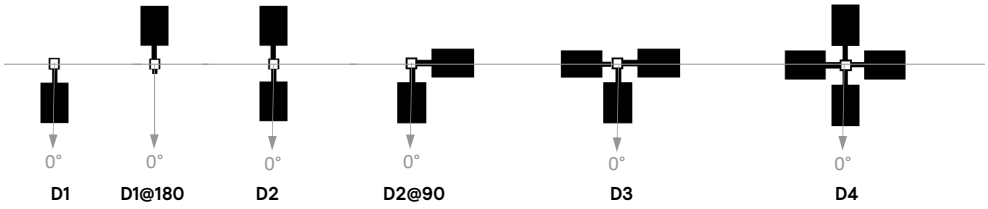
** Grouting should include a drainage slot or tube (by others) to permit water to drain from the base of the pole. Failure to provide drainage may weaken the pole base structure over time and may result in pole base failure, for which Gardco is not responsible.

NOTE: Factory supplied template must be used when setting anchor bolts. Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

Poles Straight Square Steel

Drilling Configuration

Code	Description
D1	Single Luminaire
D1@180	Single Luminaire @ 180
D2	Two Luminaires @ 180
D2@90	Two Luminaires @ 90
D3	Three Luminaires @ 90
D4	Four Luminaires @ 90

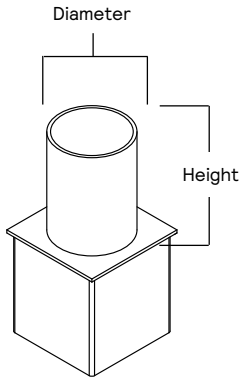


Ref. access door at 0° for all

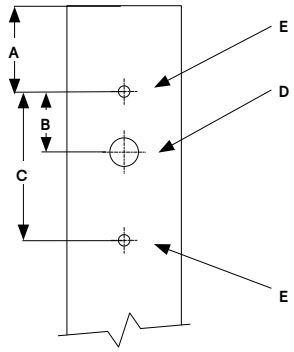
Legacy design places access door at 180°

Tenon Dimensions

Tenon	Diameter	Height
T2D4L	2.375" (60mm)	4" (102mm)
T2D6L	2.375" (60mm)	6" (152mm)
T3D4L	3" (76mm)	4" (102mm)
T4D6L	4" (102mm)	6" (152mm)



Pole Top Drilling



Luminaire Drill Pattern

Code	Description	Luminaires	Pole Drilling				
			A To Pole Top	B	C Full Extent	D Wireway Hole	E Bolt Hole
DT1	Drill Template 1	Gardco SlenderForm Round SFRA	2.25" (57mm)	1.5" (38.1mm)	3" (76mm)	0.875" (22.2mm)	0.40" (10.2mm)
DT2	Drill Template 2	Gardco SlenderForm Square - SFA Gardco Gullwing - GL13, GL18 Gardco Form Ten - EH14L, EH19L, CAL17, CAL22, MAL17, MAL22	2.25" (57mm)	2.17" (55mm)	3.84" (98mm)	0.875" (22.2mm)	0.39" (9.9mm)
DT3	Drill Template 3	Gardco PowerForm PFAS	2.25" (57mm)	1.75" (44mm)	3.84" (98mm)	0.875" (22.2mm)	0.41" (10.4mm)
DT4	Drill Template 4	**Gen1** Stonco/Keene AL150-G1, AL200-G1	2.5" (64mm)	1.7" (43mm)	3.5" (89mm)	0.875" (22.2mm)	0.41" (10.4mm)
DT5	Drill Template 5	Gardco EcoForm Gen2 - ECF-S, ECF-L Gardco PureForm Gen2 - P15, P20, P26, P34	3" (76mm)	1" (25mm)	3" (76mm)	1" (25mm)	0.41" (10.4mm)
DT6	Drill Template 6	Hole pattern drilled for the following: **Gen2** Stonco/Keene AL70-G2 and AL150-G2, or to attach RLAR bracket accessory, suitable for use with: Lumec Capella CPLM, CPLS Lumec RoadStar GPLM, GPLS Lumec RoadFocus RFS, RFM, RFL Lumec RoadView RVM, RVS Lumec MiniView SVS Lumec StreetView SVM	2.5" (64mm)	1" (25mm)	2" (50mm)	0.875" (22mm)	0.5" (12.7mm)

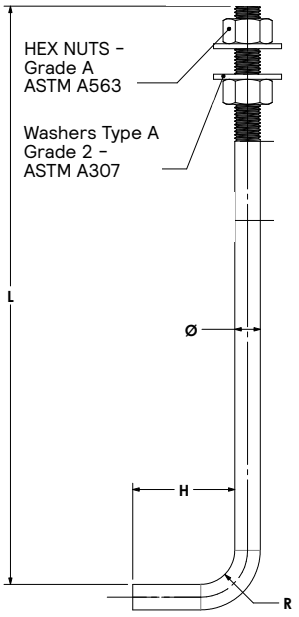
Poles Straight Square Steel

Pole Data

Product Catalog Number	Pole Specs				Anchor Bolt Data		
	Height (ft.)	Pole Diameter (in.)	Wall Thickness (in.)	Pole Weight (lbs)	Bolt Circle (in.)	Anchor Bolt Spec (in.)	Anchor Bolt Max Proj. (in.)
SSS-CB-4-11-10	10	4	0.12	63	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-12	12	4	0.12	76	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-14	14	4	0.12	88	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-15	15	4	0.12	94	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-16	16	4	0.12	101	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-18	18	4	0.12	113	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-20	20	4	0.12	126	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-25	25	4	0.12	157	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-7-20	20	4	0.18	185	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-7-25	25	4	0.18	232	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-7-30	30	4	0.18	278	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-5-11-20	20	5	0.12	158	11 (+/- 1)	1 x 33 x 3	4
SSS-CB-5-11-25	25	5	0.12	197	11 (+/- 1)	1 x 33 x 3	4
SSS-CB-5-11-30	30	5	0.12	237	11 (+/- 1)	3/4 x 24 x 3	4
SSS-CB-5-7-20	20	5	0.18	234	11 (+/- 1)	1 x 33 x 3	4
SSS-CB-5-7-25	25	5	0.18	292	11 (+/- 1)	1 x 33 x 3	4
SSS-CB-5-7-30	30	5	0.18	350	11 (+/- 1)	3/4 x 24 x 3	4
SSS-CB-5-7-35	35	5	0.18	409	11 (+/- 1)	3/4 x 24 x 3	4
SSS-CB-6-7-30	30	6	0.18	423	12 (+/- 1)	1 x 33 x 3	4
SSS-CB-6-7-35	35	6	0.18	493	12 (+/- 1)	1 x 33 x 3	4
SSS-CB-6-7-40	40	6	0.18	564	12 (+/- 1)	1 x 33 x 3	4

SSS Legacy Design

Standard Anchor Bolt



Pole Data (cont.)

Product Catalog Number	AASHTO 2001 – EPA ft²							
	80 MPH	90 MPH	100 MPH	110 MPH	120 MPH	130 MPH	140 MPH	150 MPH
SSS-CB-4-11-10	30.00	26.82	21.25	17.13	13.99	11.55	9.62	8.07
SSS-CB-4-11-12	28.31	21.72	17.04	13.55	10.88	8.83	7.19	5.88
SSS-CB-4-11-14	23.54	17.83	13.77	10.77	8.48	6.69	5.26	4.15
SSS-CB-4-11-15	21.53	16.22	12.41	9.57	7.43	5.76	4.44	3.36
SSS-CB-4-11-16	19.70	14.69	11.12	8.48	6.47	4.91	3.65	2.66
SSS-CB-4-11-18	16.19	11.82	8.72	6.43	4.67	3.30	2.21	1.33
SSS-CB-4-11-20	13.29	9.46	6.72	4.67	3.13	1.92	N/A	N/A
SSS-CB-4-11-25	7.78	4.86	2.78	1.22	N/A	N/A	N/A	N/A
SSS-CB-4-7-20	22.23	16.63	12.62	9.65	7.40	5.65	4.26	3.15
SSS-CB-4-7-25	14.87	10.59	7.54	5.28	3.56	2.23	1.16	N/A
SSS-CB-4-7-30	6.70	4.40	2.60	1.20	N/A	N/A	N/A	N/A
SSS-CB-5-11-20	22.64	16.51	12.13	8.89	6.43	4.51	2.99	1.76
SSS-CB-5-11-25	14.32	9.62	6.25	3.79	1.90	N/A	N/A	N/A
SSS-CB-5-11-30	4.70	2.00	N/A	N/A	N/A	N/A	N/A	N/A
SSS-CB-5-7-20	30.00	27.78	21.37	16.63	13.01	10.21	7.97	6.17
SSS-CB-5-7-25	25.42	18.54	13.62	9.97	7.19	5.05	3.34	1.98
SSS-CB-5-7-30	10.70	6.70	3.90	2.00	N/A	N/A	N/A	N/A
SSS-CB-5-7-35	5.90	2.50	N/A	N/A	N/A	N/A	N/A	N/A
SSS-CB-6-7-30	19.00	13.20	9.00	5.60	3.30	N/A	N/A	N/A
SSS-CB-6-7-35	12.40	7.60	4.20	N/A	N/A	N/A	N/A	N/A
SSS-CB-6-7-40	7.20	3.00	N/A	N/A	N/A	N/A	N/A	N/A

1. **Warning:** Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability. Specifying BAA or BAC compliant poles may result in different EPA ratings.
2. Factory supplied template must be used when setting anchor bolts. Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates. Exact length of anchor bolts may vary.
3. EPA ratings are based on the listed, optimal midpoint of the bolt circle. The bolt circle has limited variability but the EPA rating will change.

NOTE: Above EPA (Effective Projected Area) rating is in accordance with AASHTO 2001, with a 50 pound load (22.7 kg) placed at 1 foot (305mm) above its center.

Specifications

Pole shaft

The pole shaft is fabricated from a single piece of 11 ga (0.1196") or 7 ga (0.180") high tensile carbon steel. The formed steel plate is longitudinally welded providing minimum yield strength of 50 ksi. Shaft includes factory installed copper ground lug, 10-7 copper wire, and ground lug screw.

Anchor Base

The pole anchor base is fabricated from 44W structural quality carbon steel with a minimum yield strength of 44 ksi. The base plate is circumferentially welded on both top and bottom.

Anchor Bolts

Anchor bolts are fabricated from a commercial quality hot rolled carbon steel bar that meets or exceeds a minimum guaranteed yield strength of 55 ksi. Bolts have an “L” bend on one end and threaded on the opposite end. Anchor bolts are galvanized in accordance with ASTM A-153.6 C1.C. Four (4) properly sized bolts, each furnished with two (2) regular hex nuts and two (2) flat washers, are provided per pole (priced and ordered separately), unless otherwise specified. Conforms to AASHTO M 314 90 and ASTM F1554.

Customer Specified Options

The options, DTX, FES, DR, GFI, AHH, CL*, and NL* require factory quotation. Poles with custom drilling templates (DTX) are provided as a service, however Signify holds no liability for improper installation and safety when using non-Signify luminaires or attachments on Gardco poles via drilling, tenon mounting, or coupling and nipple mounting. It is the responsibility of the customer to ensure the pole is loaded and installed in a safe manner to the limitations of the pole structure. See "Warning" paragraph for more details.

Base Cover

A two-piece painted square aluminum base cover that completely conceals the entire base plate and anchorage. Base cover is provided standard. Legacy design is provided with a composite base cover.

Hand hole

The hand hole has a nominal rectangular 2”x4.5" inside opening in the pole shaft. Included is an aluminum cover plate, EPDM gasket, and captive attachment screws. The hand hole is located 20” above the base and 0° clockwise with respect to the luminaire arm when viewed from the top of the pole for one arm. For two arms the hand hole is located directly under one arm. Legacy design includes an easy to install, self-contained Swing Latch hand hole cover assembly. U.S. Patent Swing Latch cover is fabricated from durable polycarbonate/ABS blend plastic. All pole assemblies are provided with a 2.50" x 5.00" rectangular hand hole.

Pole Top Cap

Each pole assembly is provided with a removable aluminum pole top cap painted to match the specified pole and attached with two pressure screws. Legacy design is provided with a removable plastic top push cap. Finish is Black.

Finish

Poles are available with Gardco's standard textured color finishes - Black, White, Bronze, Dark Grey, Medium Grey, and Lumec GY3 for a match with roadway luminaire finishes. Optional Galvanized finish and custom colors also available. Legacy design is provided with gloss paint on standard finishes.

General Pole Information

Design

EPA specs conform to AASHTO 2001 standard. The poles as charted are designed to withstand dead loads and predicted dynamic loads developed by variable wind pressure with an additional 2.5 gust factor under the following conditions: The charted weights include luminaire(s) and/or mounting bracket(s). Poles installed in areas of known abnormal conditions may require special consideration. For example: coastal areas, airports and areas of special winds. Poles are designed for ground mounted applications. Poles mounted on structures (such as buildings and bridges) may also necessitate special consideration requiring Gardco’s recommendation. Height correction factors and drag coefficients are applied to the entire structure. An appropriate safety factor is maintained based on the minimum yield strength of the material incorporated in the pole.

Warning

This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessory and foundation under the given site conditions and intended usage. The addition of any items to the pole, in addition to the luminaire, will dramatically impact the EPA load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user’s specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Gardco assumes no responsibility for such proper analysis or product selections. Failure to ensure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.

Warranty

Gardco Steel poles are covered by a 3-year structural and finish warranty. Legacy designs are covered by a 1-year warranty. For more information visit **signify.com/warranties**

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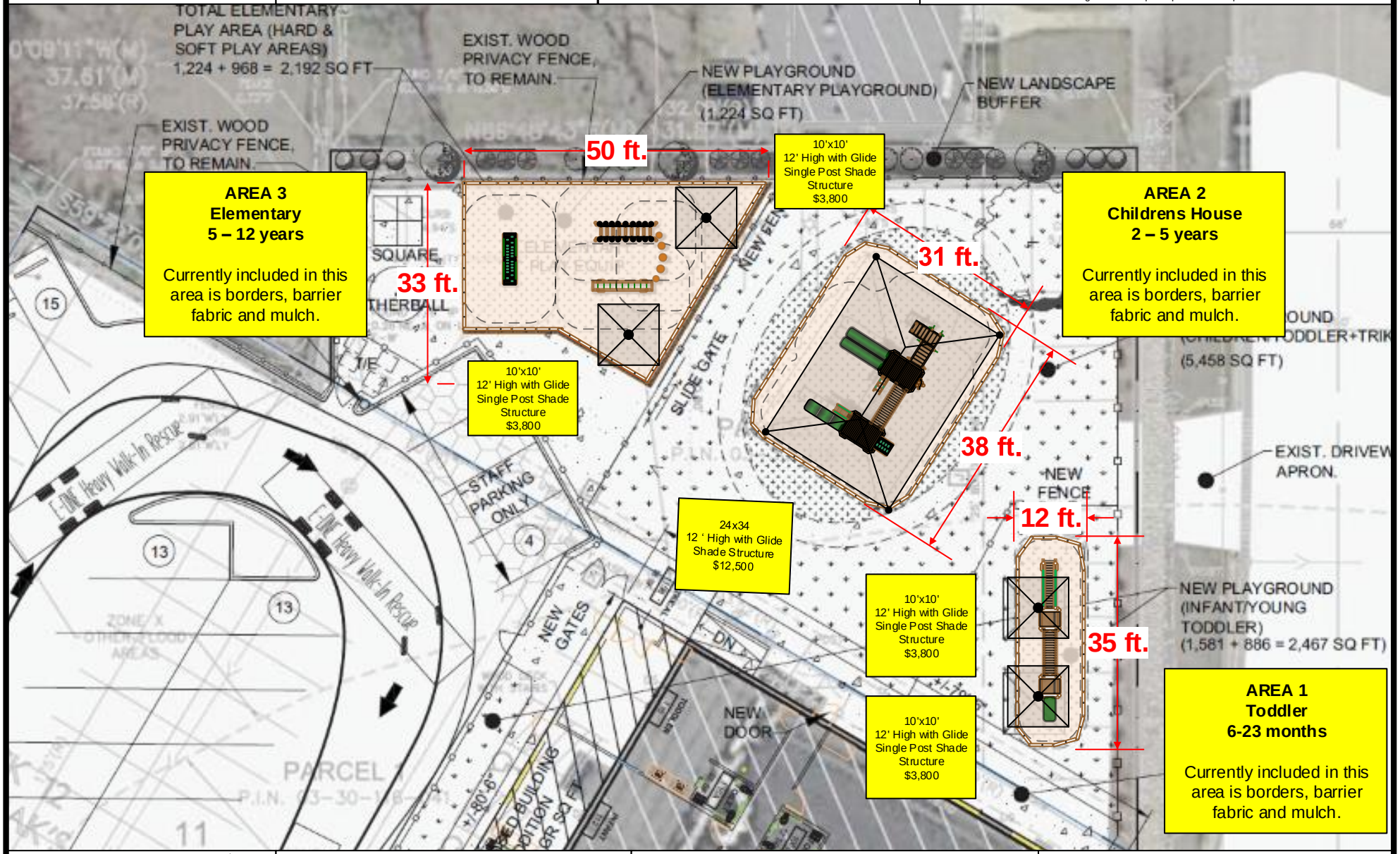
CPSC now recommends a minimum of 9" of loose fill safety surfacing material be installed and maintained in the use zone for safety. Safety surfacing package is to be "by others" unless specially included for an optional extra charge at the time of order. Acceptance of this proposal means that you accept Bears Playgrounds terms and conditions as described on the web site www.bearsplaygrounds.com
The Americans with Disabilities Act (ADA) may require that you make your park and / or playground accessible when viewed in it's entirety. Please consult your legal counsel to determine if the ADA applies to you. For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas. Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
Not all equipment may be appropriate for all children, even when designed for a target age group. To avoid injury you should closely supervise and participate in the child's use of this equipment, especially while learning to use it. Proper supervision is required.



Designed by: Trey Socash
Certified Playground Safety Inspector

1-7-2022 Drawing 6

Independent Play
Proudest Monkey Village
Little Lumberjack Village

BEST AGES 5-12 years
BEST AGES 2-5 years
BEST AGES 6-23 months

BEARS
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Attn: Andrew Everett | 806-418-3857
aeverett@tohigherground.com

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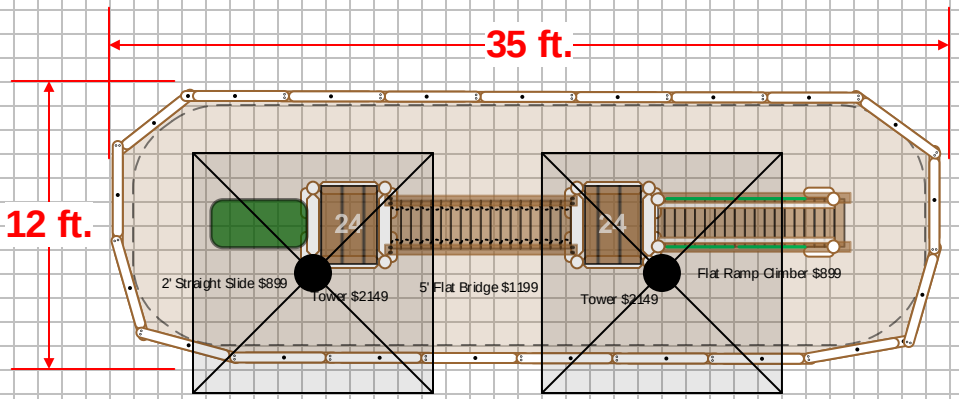
AREA 1
Toddler
6-23 months

Currently included in this area is borders, barrier fabric and mulch.

WE REQUIRE A 6' WIDE OPENING INTO BOTH AREAS THAT ALLOW US TO DRIVE A BOBCAT INTO THE AREAS. IF WE ARE NOT PROVIDED WITH A 6' WIDE OPENING, THERE WILL BE ADDITIONAL CHARGES.

NO ACCESSIBLE ROUTES OR GROUND LEVEL PLAYGROUND EQUIPMENT IN THIS AREA



10'x10'
12' High with Glide
Single Post Shade
Structure
$3,800

10'x10'
12' High with Glide
Single Post Shade
Structure
$3,800

DESIGN NOT EXACTLY AS PICTURED

Designed by: Trey Socash
Certified Playground Safety Inspector

1-7-2022 Drawing 6

Little Lumberjack Village

BEST AGES 6-23 months

BEARS
bearsplaygrounds.com
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info@bearsplaygrounds.com

Guidepost Montessori
at Arlington Heights
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Arlington Heights, IL 60004

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AREA 2
Childrens House
2 – 5 years

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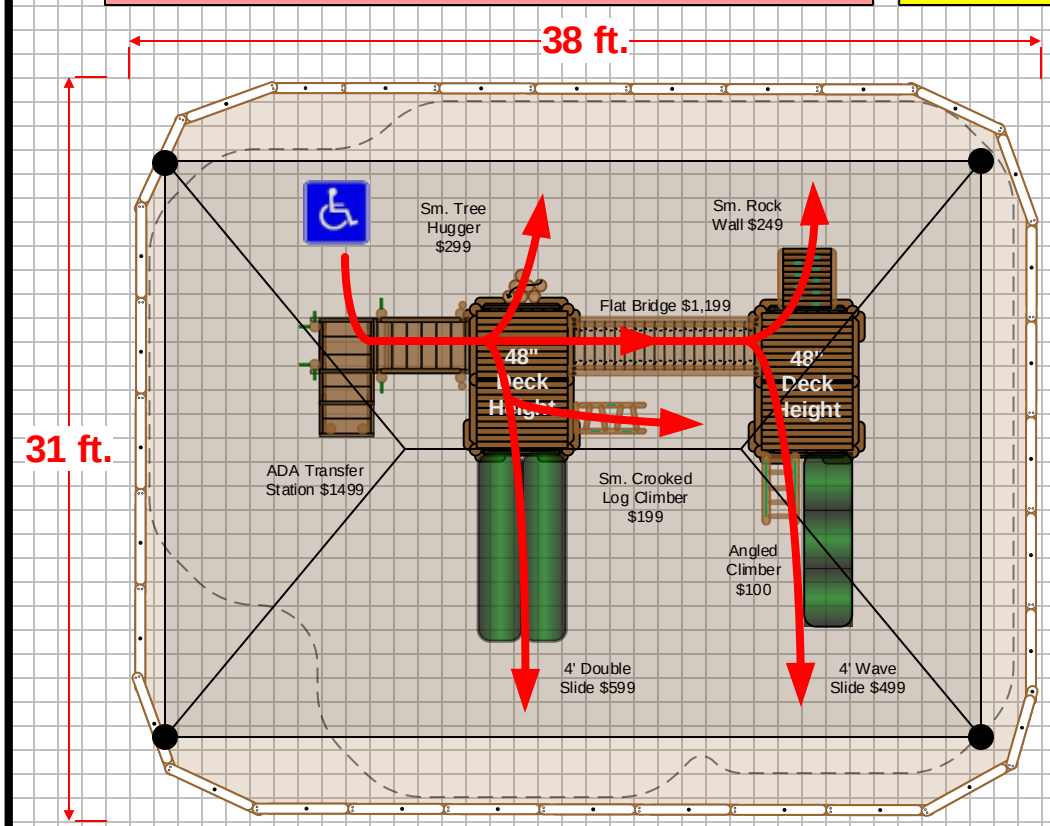
ACCESSIBLE ROUTES SHOWN IN RED ARROWS BELOW

NO GROUND LEVEL PLAYGROUND EQUIPMENT IN THIS AREA

24x34
12 ' High with Glide
Shade Structure
$12,500

DESIGN NOT EXACTLY AS PICTURED



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1-7-2022 Drawing 6

Proudest Monkey Village

BEST AGES 2-5 years

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AREA 3
Elementary
5 – 12 years

Currently included in this area is borders, barrier fabric and mulch.

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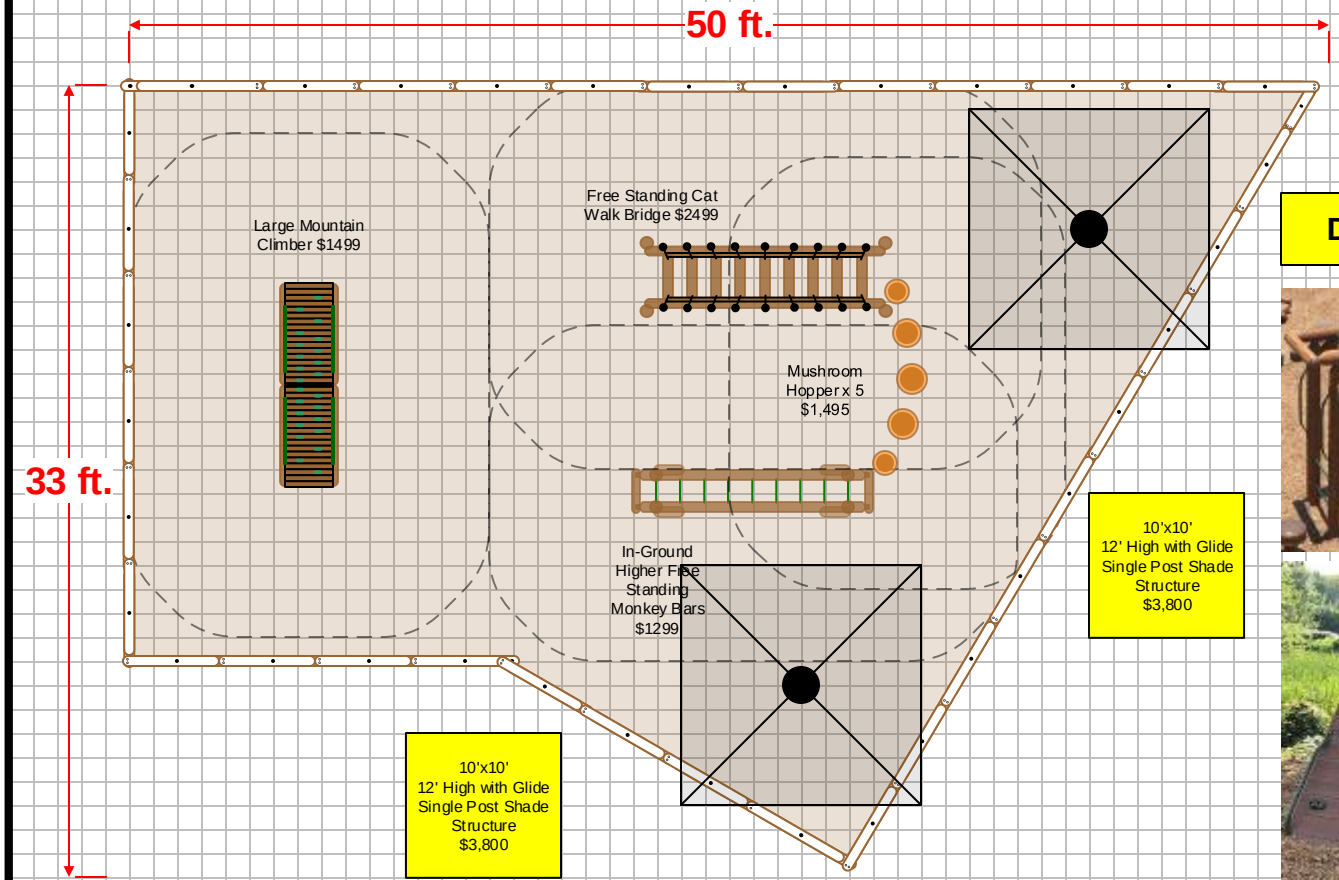
ALL ELEMENTS ARE GROUND LEVEL AND ON ACCESSIBLE ROUTES IN THIS AREA



DESIGN NOT EXACTLY AS PICTURED

Designed by: Trey Socash
Certified Playground Safety Inspector

1-7-2022 Drawing 6

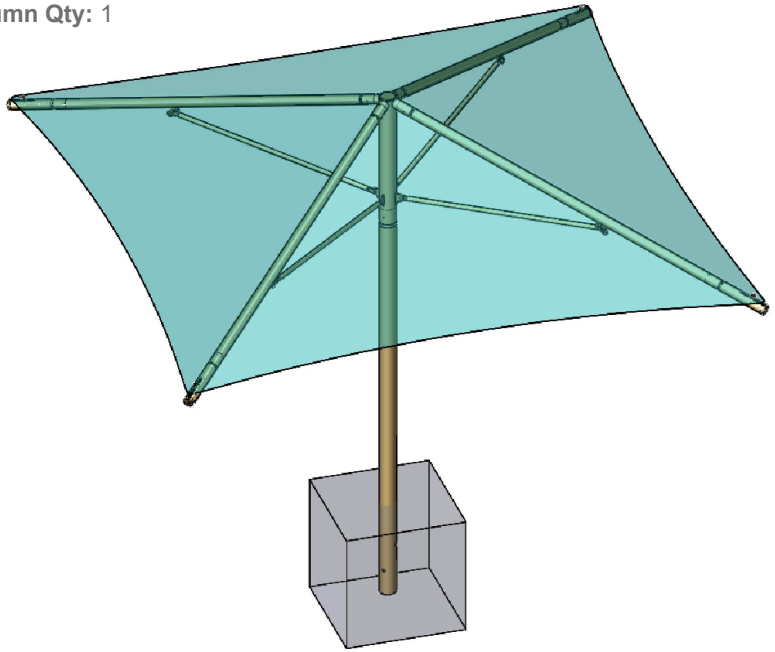
Independent Play

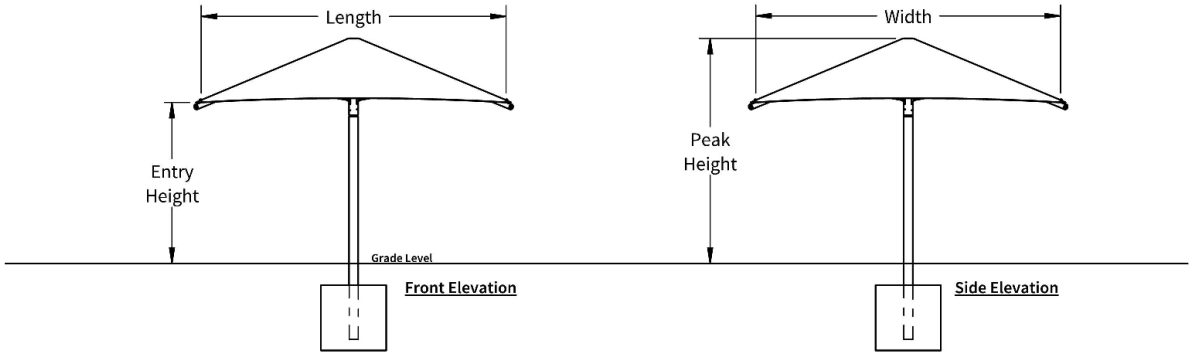
BEST AGES 5-12 years

Square Umbrella Shade

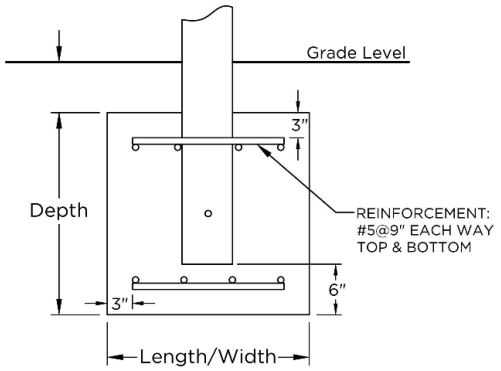
Length	10	**Width**	10	**Entry Height**	12
Peak Height	14.02	**Elbow**	Glide	**Column Mount**	Embedded
Column Size	5011	**Rafter Size**	2.5011	**Ridge Size**	2.5011
Column Length	17.08	**Rafter Length**	7.36569564	**Ridge Length**	0

Dome Qty: 1 **Column Qty:** 1

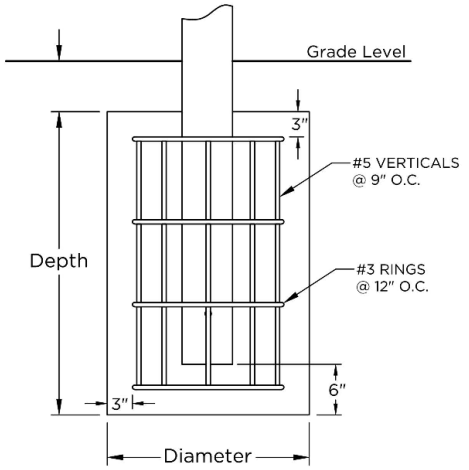




Square Footing		
Column	Length & Width	Depth
Single Cap	2.71	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	3.58	N/A
3'-0"	Out of range	N/A



SHADE
BY SUPERIOR RECREATIONAL PRODUCTS

QUOTE

SHADE SIZE
10 X 10

SHADE STYLE
Square Umbrella Shade

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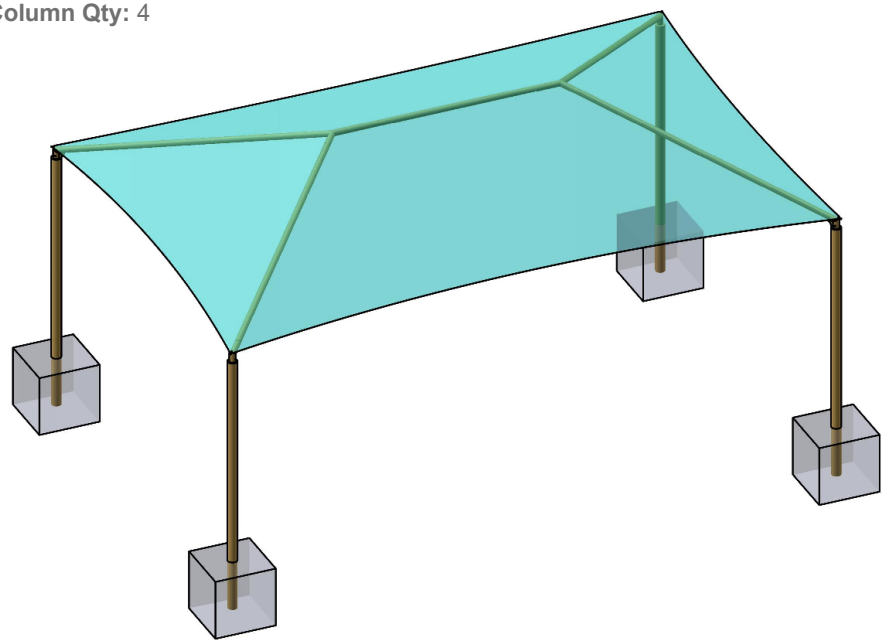
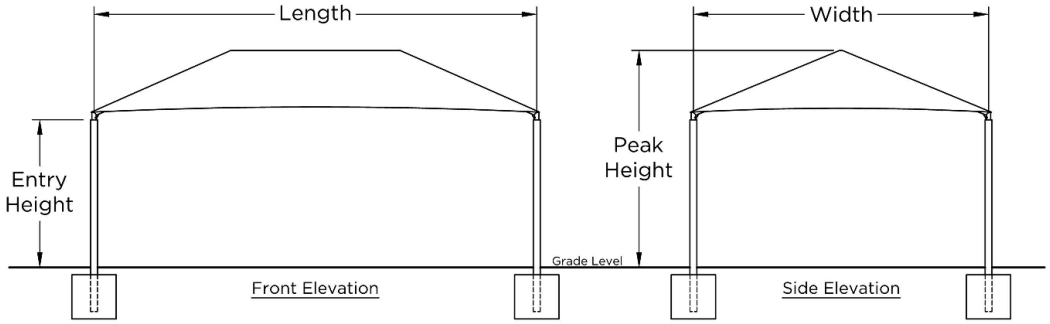
Hip Shade

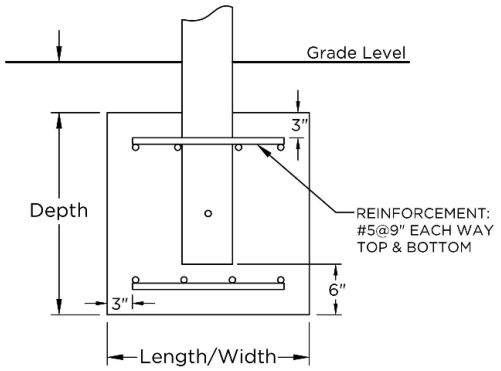
Length	34	**Width**	24	**Entry Height**	12
Peak Height	16.85	**Elbow**	Glide	**Column Mount**	Embedded
Column Size	6040	**Rafter Size**	3.511	**Ridge Size**	3.511
Column Length	15	**Rafter Length**	17.062031	**Ridge Length**	11.7621619

Dome Qty: 1 **Column Qty:** 4

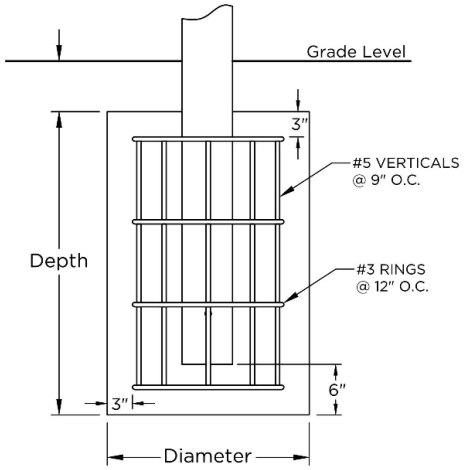




Square Footing		
Column	Length & Width	Depth
Single Cap	3.87	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	5.08	N/A



SHADE
BY SUPERIOR RECREATIONAL PRODUCTS

QUOTE

SHADE SIZE
34 X 24

SHADE STYLE
Hip Shade

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custom. nature inspired. cedar log playgrounds.

BEARS
bearsplaygrounds.com

Bears Playgrounds' nature-inspired products and natural materials help stimulate a child's imagination and enthusiasm for outdoor play. Their products facilitate learning, help build social skills, create opportunities for exercise, and by virtue of unique designs and materials, provide children with a connection to nature.

Bears Playgrounds' products are strong and durable, however, **there are natural aesthetics of real log products of which you should be aware**. Cedar logs have a fat end and a skinny end like a tree (instead of a manufactured dowel), **they have gorgeous wood grain, checking, knots, crooks, grooves, curves, even the occasional stubborn piece of bark, etc**. Those who are familiar with log construction know that it is subject to the natural process of "checking".

Checking, or cracks, occur across or through the growth rings as they release moisture. This is a natural process and is common to all wood species. Checking is not a defect in the wood; it does not diminish the quality, durability, safety, or the structural integrity. Instead, it is considered a part of the log's rustic natural look and adds to the uniqueness of each piece.

Your products will have checking!

We want to ensure your satisfaction with these nature-inspired products. Please call us with any questions, suggestions, or concerns.

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AREA 3
Elementary
5 – 12 years

ADA	ELEVATED (NOT ACCESSIBLE)	ELEVATED (ACCESSIBLE ROUTE)	GROUND LEVEL
			LG MOUNTAIN CLIMBER
			CAT WALK CLIMBER
			MUSHROOMS
			MONKEY BARS
TOTALS	-	-	4
TOTAL ELEVATED	-		
TOTAL GL REQUIRED	-	WE HAVE 4	GOOD
MIN GL TYPES RQRD	-	WE HAVE 4	GOOD
RQRD ON AN ACC ROUTE	50.00%	WE HAVE 100%	GOOD

ELEVATED = Tot. # Ground Level Required vs # Dif. Types

1 = NA:NA	2-4 = 1:1	5-7 = 2:2	8-10 = 3:3
11-13 = 4:3	14-16 = 5: 3	17-19 = 6: 3	20-22 = 7:4
23-25 = 8:4	>25, 8 + 1 FOR EACH		

At least 50% of elevated components must be on an accessible route. Play areas with 20 or more elevated components must use ramps to connect 25%.

Ground level accessible route >60" clear width, 1:16 slope, route may narrow to 36" for up to 60". Smaller areas < 1000sf can be 44" clear, turning space when route >

ramps = 36", 12" rise per run so 1:12, handrail 20" - 28"

Play Tables > 24" min high, 30" min wide, 17" min deep, 731" max h, wheel chair reach range 3-4 = 20-36", 5-8 = 18-40", 9-12 = 16-44".

AREA 2
Childrens House
2 – 5 years

ADA	ELEVATED (NOT ACCESSIBLE)	ELEVATED (ACCESSIBLE ROUTE)	GROUND LEVEL
		DOUBLE SLIDE	
		TREE HUGGER	
		CROOKED LOG CLIMBER	
		BRIDGE ANGLED CLIMBER	
		SINGLE SLIDE	
		ROCK WALL	
TOTALS	-	7	-
TOTAL ELEVATED	7		
TOTAL GL REQUIRED	2	WE HAVE 0	BAD
MIN GL TYPES RQRD	2	WE HAVE 0	BAD
RQRD ON AN ACC ROUTE	50.00%	WE HAVE 100%	GOOD

ELEVATED = Tot. # Ground Level Required vs # Dif. Types

1 = NA:NA	2-4 = 1:1	5-7 = 2:2	8-10 = 3:3
11-13 = 4:3	14-16 = 5: 3	17-19 = 6: 3	20-22 = 7:4
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AREA 1
Toddler
6-23 months

ADA	ELEVATED (NOT ACCESSIBLE)	ELEVATED (ACCESSIBLE ROUTE)	GROUND LEVEL
	RAMP		
	BRIDGE		
	SLIDE		
TOTALS	3	-	-
TOTAL ELEVATED	3		
TOTAL GL REQUIRED	1	WE HAVE 0	BAD
MIN GL TYPES RQRD	1	WE HAVE 0	BAD
RQRD ON AN ACC ROUTE	50.00%	WE HAVE 00.00%	BAD

ELEVATED = Tot. # Ground Level Required vs # Dif. Types

1 = NA:NA	2-4 = 1:1	5-7 = 2:2	8-10 = 3:3
11-13 = 4:3	14-16 = 5: 3	17-19 = 6: 3	20-22 = 7:4
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Certified Playground Safety Inspector

1-7-2022 Drawing 6

Independent Play
Proudest Monkey Village
Little Lumberjack Village

BEST AGES 5-12 years
BEST AGES 2-5 years
BEST AGES 6-23 months

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PROJECT BOOKING SHEET

IMPORTANT TERMS AND CONDITIONS: Bears is not a contractor per se. By definition Bears is a "specialty vender" providing equipment and sometimes services. Our services sometimes include installation. If Bears is installing, a clear path accessible by installation equipment into your desired location is essential. Bears Playgrounds cannot be held responsible for damage to the grounds while trying to access the installation area. The installation price quoted includes one trip (mobilization) to the job site. Because of the distances involved, it is extremely important all work be completed prior to the crew departing the job site at the completion of the job. An opportunity for a final inspection of the project will be provided and all work must be performed prior to the crew departing the site. All punch list items, job deficiencies, adjustments or other requests for service must be done or corrected at this time. All requests for service after this time are subject to an additional mobilization charge of $4.00 per mile each way (job site to Lima, NY 14485). Other charges may also apply.

Regardless of who installs the product, the owner agrees to be responsible for determining placement and for providing adequate, safe, "use zones" around the structure and safety surfacing. If in-ground footers are required for this project the owner is responsible to check with the utilities to ensure the playground will not interfere. Owner agrees to and is responsible for Suggested General Maintenance Checklist and Operating Instructions found in the Product Brochure. Inspect this unit before each use, tighten hardware and correct any safety issues. The Owner / Contracting Agency are responsible for any and all permits required. Owner agrees to defend and hold harmless Bears Playgrounds against any claim or liability with respect to the use of these products or services. In the event of any loss or injury to any person or property, you agree to look exclusively to your insurer to recover damages. You agree that we and our agents, owners, employees, subsidiaries, affiliates, officers and directors are exempt from liability for loss, damage, injury or other consequence arising directly or indirectly from the services we perform or equipment we provide under this contract. If it is determined that we are directly responsible for loss, damage, injury or other consequence, you agree that damages shall be limited to the lessor of $1,000 or the price you paid us under this contract. These agreed upon damages are not a penalty. They are your sole remedy no matter how the loss is caused or fault. In the event any lawsuit or other claim is filed by any party against us or our agents, owners, employees, subsidiaries, affiliates, officers and directors arising out of the services we perform or equipment we provide under this contract, you agree to be solely responsible for, and indemnify and hold us completely harmless from such lawsuit or other claim including your payment of all damages, expenses, costs and attorney's fees. These obligations survive the expiration or termination of this contract. The Limited Warranty is included in the Product Catalog and on our web site www.bearsplaygrounds.com. We make no other guarantee or warranty of any kind, including implied warranty of merchantability or fitness for a particular purpose, with respect to the services we perform or the equipment we provide under this contract. We are not liable to you or any other person or party for direct, indirect, special, incidental or consequential damages. This transaction may be cancelled without penalty within 3 days of agreement. After 3 days but before a product is shipped the transaction may be cancelled subject to a 25% restocking fee. Once delivered and or installed this product may not be returned. If payment is not made when due, interest will accrue at a rate of 1.7% per month from the due date. In the advent of legal action in the process of collections, you agree to pay all costs and expenses of collection, including reasonable attorney's fees, whether or not litigation is commenced. The undersigned agrees to pay applicable sales tax for this purchase, as well as any other purchases moving forward. Otherwise, provide Bears Playgrounds with your tax emempt certificate. If sales tax is not paid to Bears Playgrounds, purchaser will pay directly to their state. This contract constitutes our entire agreement.

FULL CONTRACT AMOUNT	DEPOSIT AMOUNT (TO BOOK PROJECT)	FINAL BALANCE (DUE PRIOR TO SHIPPING FROM BEARS FACILITY or DURING FINAL INSPECTION IF INSTALLED BY BEARS CREW)
$ 99,000.00	$ -	$ 99,000.00

CHECK #	CASH	CARD NUMBER - VISA | MASTERCARD | AM-X (This can also be called into our office at 585-624-5694)	
NAME ON THE CARD	BILLING STREET ADDRESS AND ZIP	CVC CODE	EXP DATE

PROJECT ACCEPTANCE, ALL CUSTOMERS SIGN:	PRINT:	TITLE:	DATE
POST INSTALL INSPECTION, ALL CUSTOMERS SIGN (If installed by Bears Crew):	PRINT:	TITLE:	DATE

Designed by: Trey Socash
Certified Playground Safety Inspector

1-7-2022 Drawing 6

Independent Play
Proudest Monkey Village
Little Lumberjack Village

BEST AGES 5-12 years
BEST AGES 2-5 years
BEST AGES 6-23 months

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1-7-2022 Drawing 6

Independent Play
Proudest Monkey Village
Little Lumberjack Village

BEST AGES 5-12 years
BEST AGES 2-5 years
BEST AGES 6-23 months

WE REQUIRE A 6' WIDE OPENING INTO BOTH AREAS THAT ALLOW US TO DRIVE A BOBCAT INTO THE AREAS. IF WE ARE NOT PROVIDED WITH A 6' WIDE OPENING, THERE WILL BE ADDITIONAL CHARGES.

AREA 1			SUBTOTAL
LITTLE LUMBERJACK VILLAGE			
TOWER		2149	
TOWER		2149	
FLAT BRIDGE		999	
2' STRAIGHT SLIDE		599	
GENTLE FLAT CLIMBER		899	$ 6,795.00
SHADE STRUCTURE			SUB TOTAL
10X10 SHADE STRUCTURE		3800	
10X10 SHADE STRUCTURE		3800	
INBOUND SHIPPING		399	
LIFT FOR INSTALL		1999	$ 9,998.00
SAFETY SURFACING PACKAGE			
CERT. WOODEN MULCH- 20 YDS^3	$	2,630.00	
BARRIER FABRIC- 500 FT^2	$	100.00	
DOUBLE HIGH LOG BORDERS X 22	$	1,100.00	
SURFACING PACKAGE INSTALL	$	2,999.00	$ 6,829.00
AREA 2			SUBTOTAL
PROUDEST MONKEY VILLAGE			
PROUDEST MONKEY STRUCTURE 1		2999	
PROUDEST MONKEY STRUCTURE 2		2999	
6' FLAT BRIDGE w / RAILS		999	
WOODEN RAIL OPTION X 4		200	
WOODEN ROOF OPTION X 2		798	
SAFETY SIGN X 1			
ON STRUCTURE 1			
SM CROOKED LOG CLIMBER		199	
4' DOUBLE SLIDE		599	
ADA TRANSFER STATION		1499	
SM TREE HUGGER		299	
ON STRUCTURE 2			
SM ROCK WALL		249	
ANGLED CLIMBER		100	
4' WAVE SLIDE		499	$ 11,439.00
SHADE STRUCTURE			SUB TOTAL
24X34 SHADE STRUCTURE		12500	
INBOUND SHIPPING		399	
LIFT FOR INSTALL		1999	$ 14,898.00
SAFETY SURFACING PACKAGE			
CERT. WOODEN MULCH- 50 YDS^3	$	3,485.00	
BARRIER FABRIC- 1178 FT^2	$	235.00	
DOUBLE HIGH LOG BORDERS X 32	$	1,600.00	
SURFACING PACKAGE INSTALL	$	2,999.00	$ 8,319.00
AREA 3			SUBTOTAL
INDEPENDENT PLAY			
FS CAT WALK BRIDGE		2499	
LG MOUNTAIN CLIMBER		1499	
MUSHROOM HOPPERS X 5		1495	
IG HIGHER MONKEY BARS		1299	$ 6,792.00
SHADE STRUCTURE			SUB TOTAL
10X10 SHADE STRUCTURE		3800	
10X10 SHADE STRUCTURE		3800	
INBOUND SHIPPING		399	
LIFT FOR INSTALL		1999	$ 9,998.00
SAFETY SURFACING PACKAGE			
CERT. WOODEN MULCH- 50 YDS^3	$	3,512.00	
BARRIER FABRIC- 1200 FT^2	$	240.00	
DOUBLE HIGH LOG BORDERS X 36	$	1,800.00	
SURFACING PACKAGE INSTALL	$	2,999.00	$ 8,551.00
SUB TOTAL	$	83,619.00	
SHIPPING ESTIMATE / MOBILIZATION		NONE	
INSTALL BY BEARS	$	15,381.00	
NEW TOTAL	$	99,000.00	
SALES TAX			

Installation for Engineered Wood Fiber (EWF) to meet ADA Requirements

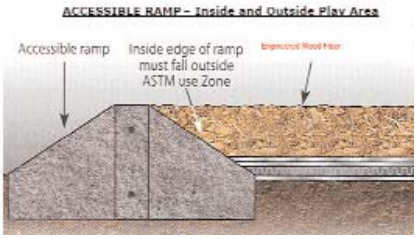
IPEMA believes that following the installation and maintenance recommendations below will result in greater accessibility and compliance with ADA requirements for EWF accessible surfacing under and around playground equipment. EWF accessible surfacing should meet the ASTM F1951 surface accessibility standard. Request a copy of the manufacturer's ASTM F1951 surface testing report to confirm that the product meets the maneuverability performance requirements of the accessibility standard.

Installation:

1. Please visit the IPEMA website (www.ipema.org) to print a certificate showing the engineered wood fiber is IPEMA certified for ASTM F1292-impact attenuation within the use zone of the playground equipment, F2075- sieve analysis, tramp metals and hazardous metals.

2. Prepare the site in accordance with the project engineer's directions and project specifications.

3. Install drainage as recommended by the manufacturer of the engineered wood fiber (EWF). Drainage installation is recommended to increase the life of EWF, reduce mold and fungus issues and help retain resiliency during cold temperatures. Different drainage systems are available. Pictured to the right is a typical gravel drainage model.



4. Installing one or more compliant ADA ramps into the play area is recommended to allow an accessible entrance to and from the play area.

5. Once drainage is installed, proceed to install the EWF at the recommended thickness per the equipment manufacturer's recommendations. Be sure the surface is level & compacted. Optional: To speed up the natural compaction process, once drainage is installed, install the EWF in layers, 6-8" at a time. Rake, level and wet the surface before compacting with a mechanical compactor after each layer is installed. Change direction 90 degrees between each layer. Repeat these steps until the desired surface thickness is achieved.

6. In kick-out areas, such as swings and slides, install wear mats on top of the EWF to prevent holes and to maintain a level surface. Be sure these mats are installed in such a way as they do not have an edge above the surface that will create an accessibility issue. Tapered edges are recommended.

Typical wear mats installed in kick-out areas.

Note: This is a technical document and in no way is an endorsement for any particular surfacing. It is intended to assist the playground owner in making their playground a well-maintained and accessible area. It does not imply that an injury cannot occur. For more information about the IPEMA certification program, go to www.ipema.org.

Maintenance for Engineered Wood Fiber (EWF) to meet ADA Requirements

Maintenance:

Maintaining your EWF surface is critical to keeping your surfacing ADA compliant. The frequency of the maintenance information below should be conducted in accordance with the manufacturers' recommendations.

1. Visually inspect the entire playground area. Remove all foreign material (i.e. trash, tree branches, etc.).

2. Rake the EWF to keep the surface level and the thickness to the original recommended depth. A level surface is necessary for wheelchair access and compliance with ADA requirements. Wear mats can reduce or eliminate the need to rake the EWF in high traffic areas such as swings and slide exits. Be sure the transition between the wear mats and the EWF is level.

3. At accessible entrances onto the playground surface, ensure that the surface material, accessible route or the top of the access ramp is within ¼" of the top of the play area border. An ADA compliant access ramp into the play area will help reduce maintenance in this area.

4. In the highest use areas and around equipment footers, dig down to the subsurface or drain system and measure the depth of the EWF. Ensure that the depth is sufficient for the fall height of the structure or at the manufacturer's original recommended depth, whichever one is greater. Add EWF as necessary, level, wet and compact. The use of markings on the play structure supports or on the containment barriers is also recommended as a means to ensure depth of surface is kept to original thickness.

5. Visually inspect all wear mats for tears, cracks and general wear. Add EWF around the wear mat to ensure a smooth transition from wear mat to surface. Turn wear mats over periodically and add EWF beneath them to bring wear mats up to original grade.

6. Check the performance of the drain system by ensuring that water is flowing from a drain system outflow pipe immediately after rain. Also, make sure there is no standing water on the playground surface. It is important to have a functioning drainage system to improve EWF life expectancy and the resilience of the surfacing.

Note: This is a technical document and in no way is an endorsement for any particular surfacing. It is intended to assist the playground owner in making their playground a well-maintained and accessible area. It does not imply that an injury cannot occur. For more information about the IPEMA certification program, go to www.ipema.org.

Traffic Impact Study
Proposed Day Care Center

Arlington Heights, Illinois

Prepared For:

LFI
REAL ESTATE

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

February 16, 2022

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed day care center to be located at 1000 W. Northwest Highway in Arlington Heights, Illinois. The site is located in the northwest corner of the intersection of Northwest Highway with Kennicott Avenue and currently contains a vacant building and its surface parking lot. As proposed, the building will be redeveloped into a day care center serving children ranging in age from 0-6+ years of age. As part of the proposed day care, the northerly portion of the parking lot (including the elimination of the existing access drive on Kennicott Avenue) will be converted into a playground, with the remainder of the surface parking lot providing approximately 49 parking spaces.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed day care will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

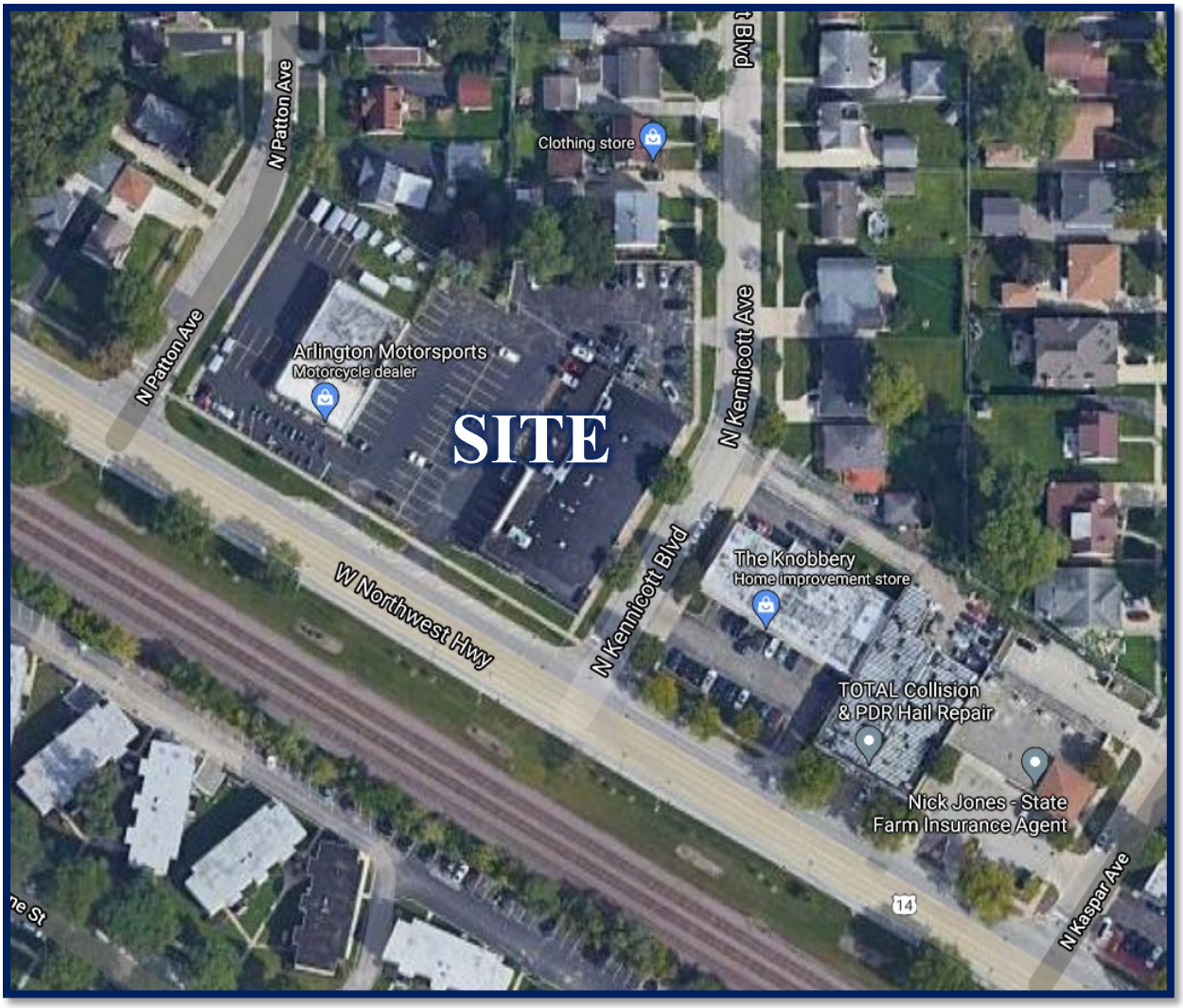
- Existing roadway conditions
- A description of the proposed day care
- Directional distribution of the day care traffic
- Vehicle trip generation for the day care
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the adequacy of the parking supply

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Projected Conditions – Analyzes the capacity of the future roadway system using the traffic volumes that include the background traffic volumes and the traffic estimated to be generated by the proposed development.

Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site is located at 1000 W. Northwest Highway in Arlington Heights, Illinois in the northwest corner of the intersection of Northwest Highway with Kennicott Avenue. Running parallel to and across Northwest Highway from the site are Union Pacific railroad tracks. The site contains a currently vacant building totaling approximately 12,232 square feet. Access to the site is currently provided via two access drives on Arlington Heights Road and one access drive on Kennicott Avenue. The site provides 67 standard parking spaces and four accessible parking spaces, totaling 71 parking spaces. Land uses in the vicinity of the site are primarily commercial to the northwest and southeast and primarily residential to the north.

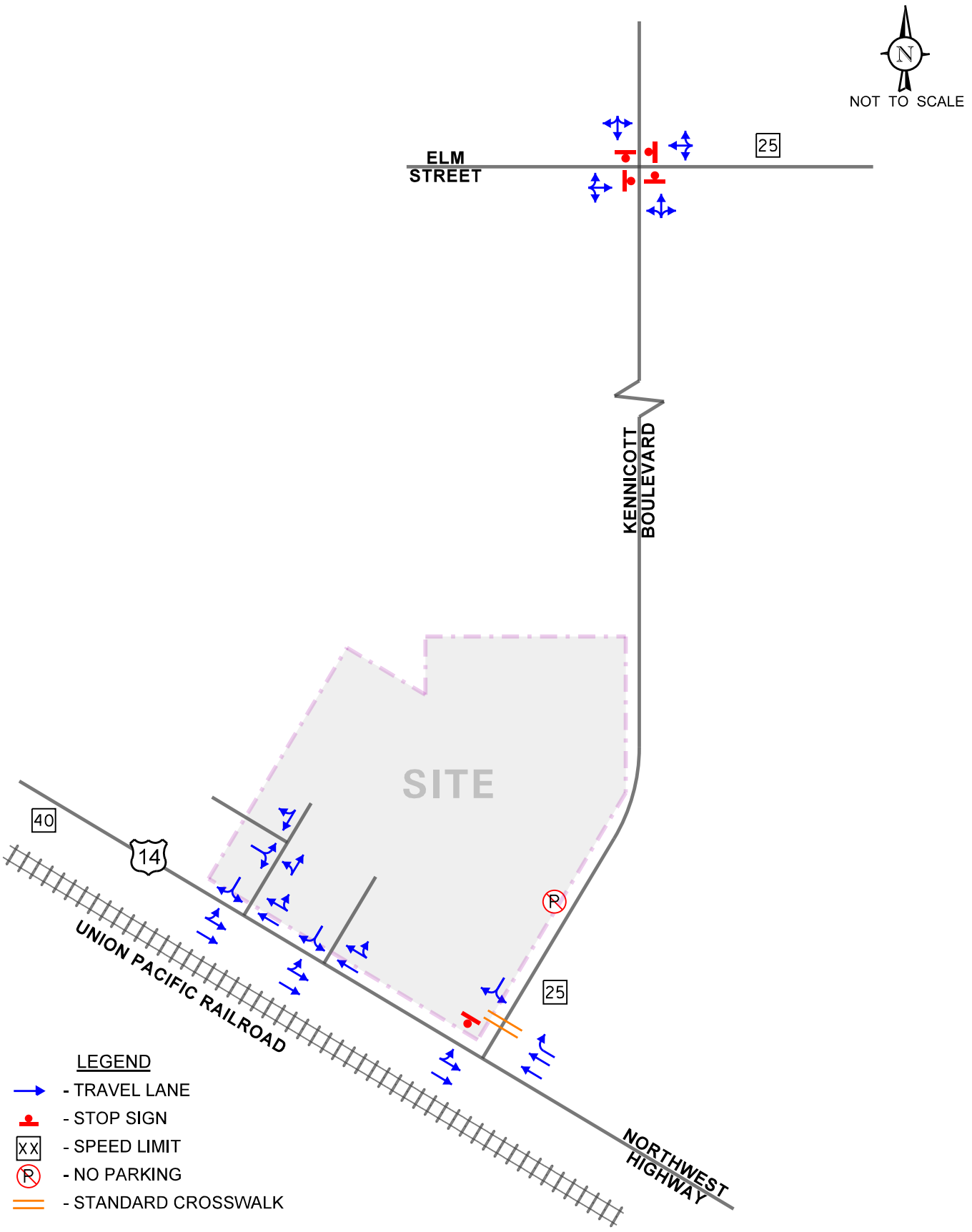
Existing Roadway System Characteristics

The characteristics of the existing roadways that surround the proposed location of the day care are illustrated in **Figure 3** and described below.

Northwest Highway is an east-west roadway, classified as a minor arterial, that provides two lanes in each direction. At its unsignalized intersection with Kennicott Avenue, Northwest Highway provides a shared left-turn/though-lane and a through lane on the eastbound approach. The westbound approach provides two through lanes and an exclusive right-turn lane. At its unsignalized intersections with the site's two access drives fronting the highway, Northwest Highway provides two lanes in each direction with no exclusive turn lanes. Northwest Highway is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an annual average daily traffic (AADT) volume of 15,800 vehicles (IDOT AADT 2017), and has a posted speed limit of 40 miles per hour. It should be noted that Northwest Highway is not classified as a Strategic Regional Arterial (SRA).

Kennicott Avenue is a north-south roadway, classified as a minor collector, that provides one lane in each direction. At its unsignalized intersection with Northwest Highway, Kennicott Avenue provides a shared left-turn/right-turn lane and a standard crosswalk on the southbound approach. At its unsignalized intersection with Elm Street, Kennicott Avenue provides a shared left-turn/through/right-turn lane on both the northbound and southbound approaches. Kennicott Avenue is under the jurisdiction of the Village of Arlington Heights, carries an AADT volume of 1,400 vehicles (IDOT AADT 2018), and has a posted speed limit of 25 miles per hour.

Elm Street is an east-west roadway, classified as a local road, that provides one lane in each direction. At its unsignalized intersection with Kennicott Avenue, Elm Street provides a shared left-turn/through/right-turn lane on both the eastbound and westbound approaches. Elm Street is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.



Day Care
Arlington Heights,
Illinois

Existing Roadway Characteristics

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Job No: 21-168 Figure: 3

Existing Traffic Volumes

Turning movement traffic counts using Miovision Scout Collection Units were conducted on Thursday, June 13, 2021, during the morning (7:00 to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods at the intersections of Northwest Highway with Kennicott Avenue and Kennicott Avenue with Elm Street. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 8:00 A.M. to 9:00 A.M. and the evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M.

Due to the COVID-19 pandemic, it is anticipated that traffic volumes in the study area do not reflect normal or typical conditions. As such, the 2021 traffic counts were compared to count data available on the IDOT Traffic Count Data System website. The results of the comparison showed that the Year 2021 traffic volumes along Northwest Highway were approximately 50 percent less than the Year 2019 IDOT counts and, as such, the traffic counts along Northwest Highway and the turning movements to/from Kennicott Avenue were increased by 50 percent during the peak hours.

The Year 2021 base traffic volumes are illustrated in **Figure 4**. Copies of the traffic count summary sheets are included in the Appendix.

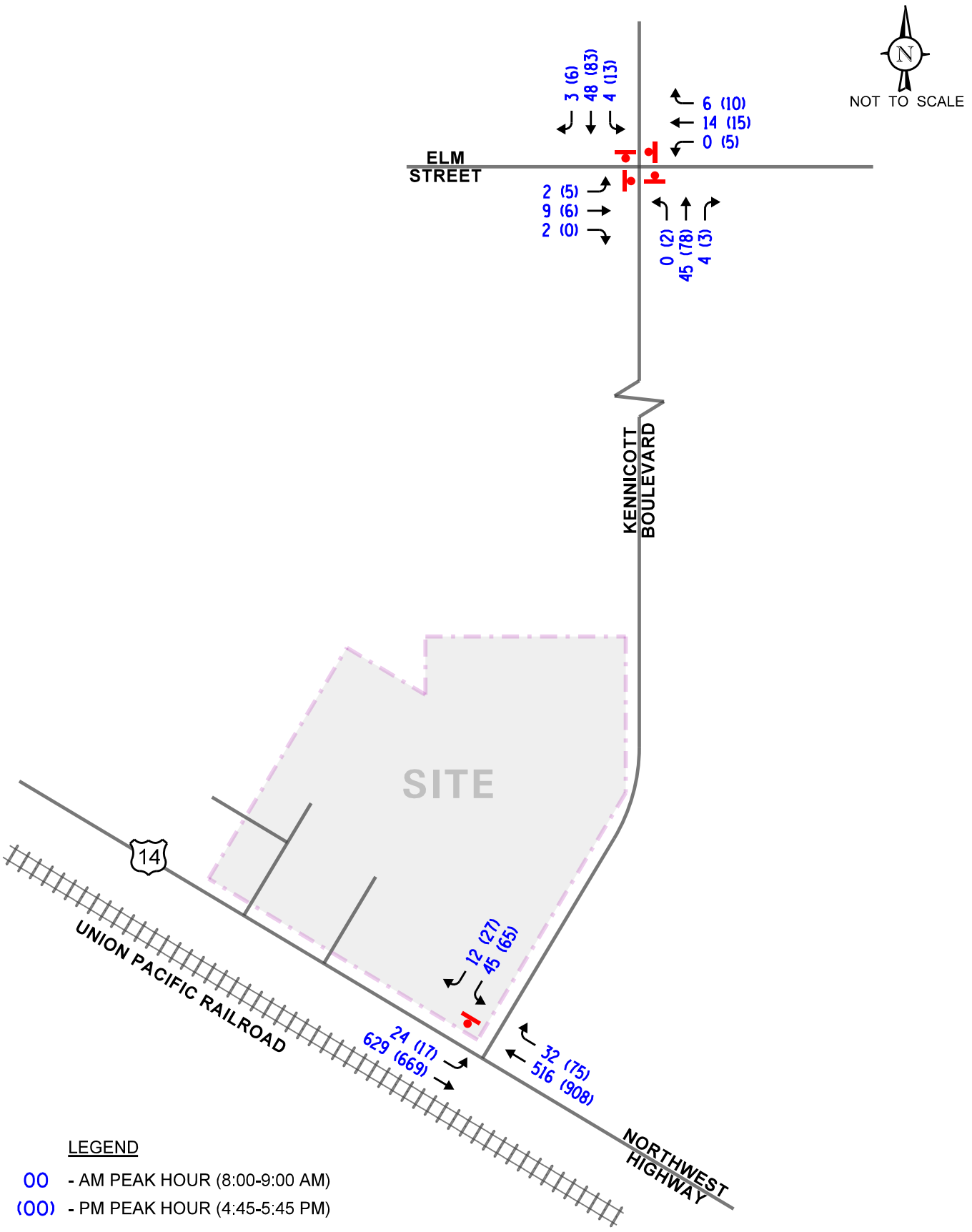
Crash Analysis

KLOA, Inc. obtained accident data[1] for the most recent available past five years (2016 to 2020) for the intersection of Northwest Highway with Kennicott Avenue. A summary of the crash data for the intersection of Northwest Highway with Kennicott Avenue is shown in **Table 1**. A review of the crash data revealed no fatalities were reported at any of the studied intersections during the review period.

Table 1
NORTHWEST HIGHWAY WITH KENNICOTT AVENUE - CRASH SUMMARY

	Type of Accident Frequency						
Year	**Angle**	**Object**	**Rear End**	**Sideswipe**	**Turning**	**Other**	**Total**
2016	0	0	0	1	0	0	1
2017	0	0	0	0	2	0	2
2018	0	0	0	0	1	0	1
2019	0	0	0	0	3	0	3
2020	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**1**	**6**	**0**	**7**
Average/Year	**0**	**0**	**0**	**0.2**	**1.2**	**0**	**1.4**

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.



Day Care
Arlington Heights, Illinois

Year 2021 Base Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-168 Figure: 4

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Operations of Day Care Center

As proposed, the day care center will be occupying the existing building on site and is projected to maintain hours of operation of 7:00 A.M. to 6:00 P.M. The current building is 12,232 square feet and a 1,156 square foot addition is planned to be constructed, for a total building size of 13,388 square feet. The day care will have a maximum student capacity of approximately 203 children and will have up to 34 total staff members. The day care center will provide care and education for students aged 0 to 6+ in five different age categories. These categories include infant, young toddler, older toddler, children's house, and elementary.

Access to the day care center will continue to be provided via the two existing access driveways on Northwest Highway. The west access drive will provide inbound access and the east access drive will provide outbound access. Outbound movements on to Northwest Highway will be under stop sign control.

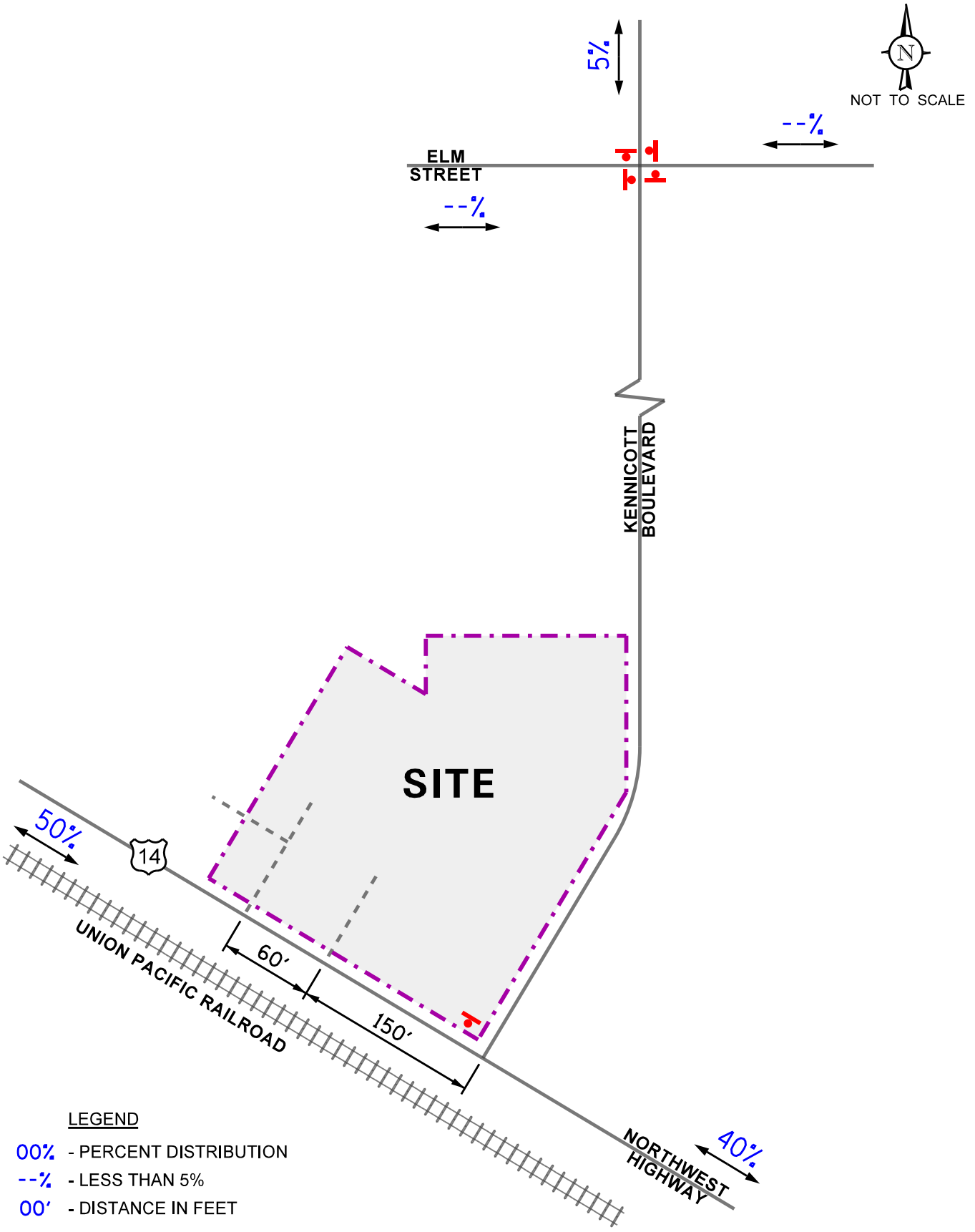
As part of the proposed development, the north portion of the site will be made into an outdoor playground with various equipment for the children attending the day care center. This will result in the closure and removal of the access drive on Kennicott Avenue as well as the removal of the parking lot and parking spaces to the north of the existing building.

Pick-Up/Drop-Off Operations

The proposed day care center children will be transported to the facility by their parents or other guardians, and most will arrive via personal vehicle. Per the operator, most children are dropped off between the hours of 7:00 A.M. and 9:30 A.M., with some children arriving as late as 10:00 A.M. In the operator's experience, they expect approximately 13 percent of the children ride in the same car to and from the facility. For those children in day care, a half-day pickup option occurs between 1:00 P.M. and 2:00 P.M.; however, most children are picked up between the hours of 4:00 P.M. and 6:00 P.M. Those children in the elementary category can be dropped off as early as 7:00 A.M. and picked up as late as 6:00 P.M.

Directional Distribution of Site Traffic

The directional distribution of how traffic will approach and depart the proposed day care center was based on the existing travel patterns, the existing roadway characteristics, and the traffic controls surrounding the site. **Figure 5** illustrates the estimated directional distribution for the proposed day care center traffic.



Day Care
Arlington Heights,
Illinois

Estimated Directional Distribution

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Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-168 Figure: 5

Site Traffic Generation

The estimate of traffic to be generated by the proposed day care center was based on trip generation information published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual,* 10th Edition. As previously indicated, the approximately 13,388 square-foot day care center will serve a maximum of 203 children. **Table 2** summarizes the estimated peak hour trip generation based on both variables using the 10th Edition. As can be seen from Table 2, the trips estimated to be generated based on both methodologies were consistent, with the trip generation based on students being the higher. As such, the trip generation based on the number of students from the 10th Edition was utilized for the purpose of this evaluation to be conservative in analysis.

It should be noted that since the original submittal of the traffic study, ITE released the 11th Edition of the *Trip Generation Manual.* As such, the volume of traffic estimated to be generated by the proposed day care center was estimated based on the 11th Edition of the manual to compare to the trips generated by the 10th Edition. **Table 3** summarizes the estimated peak hour trip generation based on both variables using the 11th Edition. As can be seen from Table 3, the trips generated using the 11th Edition were consistent or lower when compared to the 10th Edition.

Additionally, the ITE trip generations were compared to trip generations derived from information provided by the operator. Information included a breakdown of estimated arrival and departure times for students and staff. The slide including the student breakdown and the table including the staff breakdown are included in the Appendix. **Table 4** summarized the estimated peak hour trip generation based on this provided information. As can be seen from Table 4, the trips generated using the operator provided information are significantly lower when compared to the ITE generated trips. As such, the 10th Edition volumes were utilized for the purpose of this evaluation.

Table 2
ESTIMATED TRIP GENERATION – ITE TRIP GENERATION MANUAL, 10TH EDITION

ITE Land Use	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
565	Day Care (13,388 s.f.)	78	70	148	70	79	149	319	319	638
565	Day Care (203 Students)	84	75	159	76	85	161	416	416	832

Table 3
ESTIMATED TRIP GENERATION – ITE TRIP GENERATION MANUAL, 11TH EDITION

ITE Land Use	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
565	Day Care (13,388 s.f.)	78	69	147	70	79	149	319	319	638
565	Day Care (203 Students)	75	67	142	64	72	136	385	385	770

Table 4
ESTIMATED TRIP GENERATION – ITE TRIP GENERATION MANUAL, 11TH EDITION

	Weekday Morning Peak Hour				Weekday Evening Peak Hour			
	Time	In	Out	Total	Time	In	Out	Total
Students (203)	8:00	10	10	20	4:45	5	5	10
Staff (34)		7	0	7		0	7	7
Students (203)	8:15	13	13	26	5:00	5	5	10
Staff (34)		0	0	0		0	4	4
Students (203)	8:30	14	14	28	5:15	5	5	10
Staff (34)		0	0	0		0	0	0
Students (203)	8:45	10	10	20	5:30	5	5	10
Staff (34)		4	0	4		0	0	0
Hourly Total		**58**	**47**	**105**		**20**	**31**	**51**

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

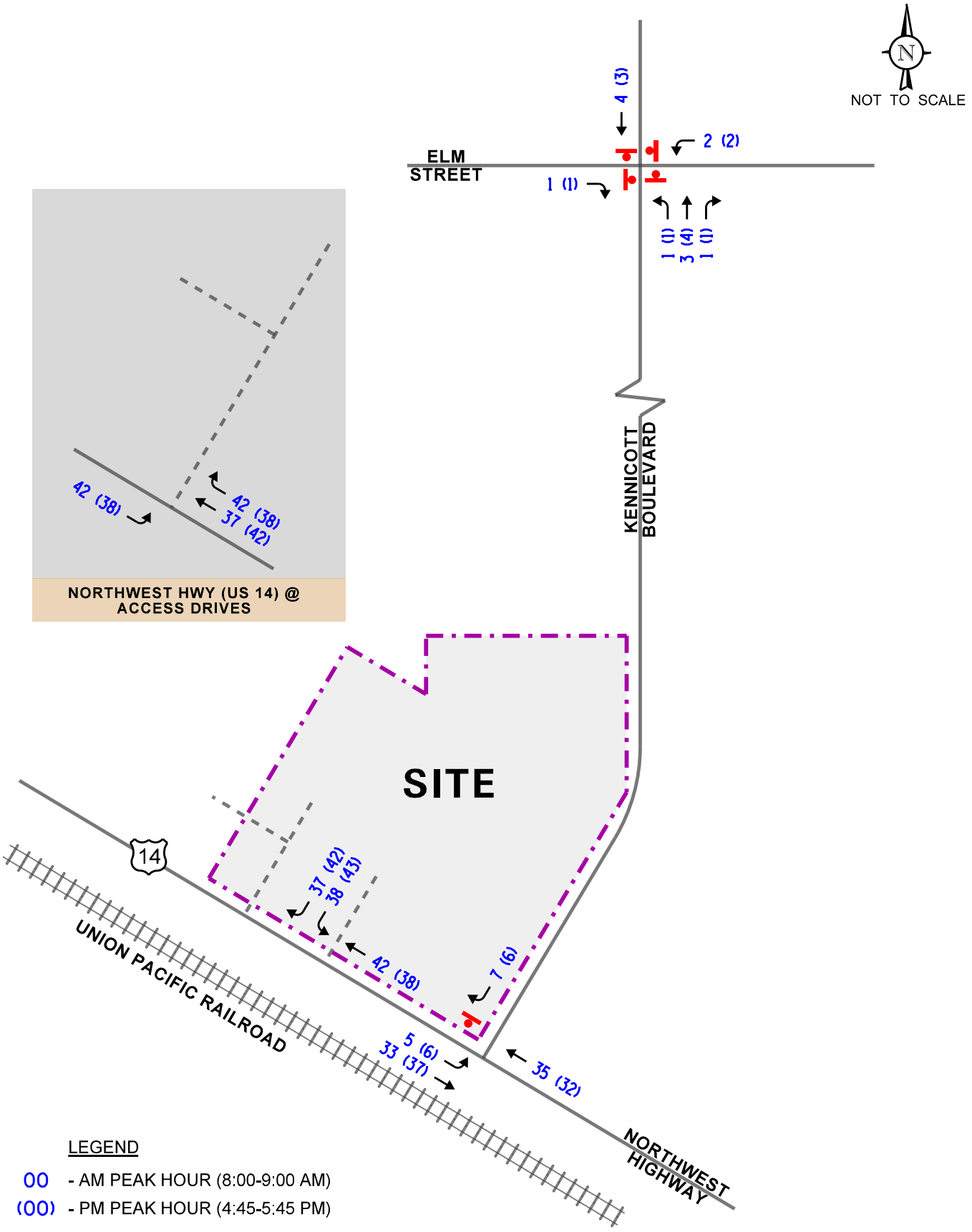
The estimated peak hour traffic volumes that will be generated by the proposed day care were assigned to the roadway system in accordance with the previously described directional distribution. **Figure 6** illustrates the assignment of the traffic volumes estimated to be generated by the proposed development.

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated July 21, 2021, the existing traffic volumes were increased by an annually compounded growth rate of 0.5 percent for six years (one-year buildout plus five years) totaling approximately three percent to represent Year 2027 background conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

Total Projected Traffic Volumes

The total projected traffic volumes include the existing traffic volumes increased by the regional growth factor and the traffic estimated to be generated by the proposed development (Figure 6). **Figure 7** shows the Year 2027 total projected traffic volumes.

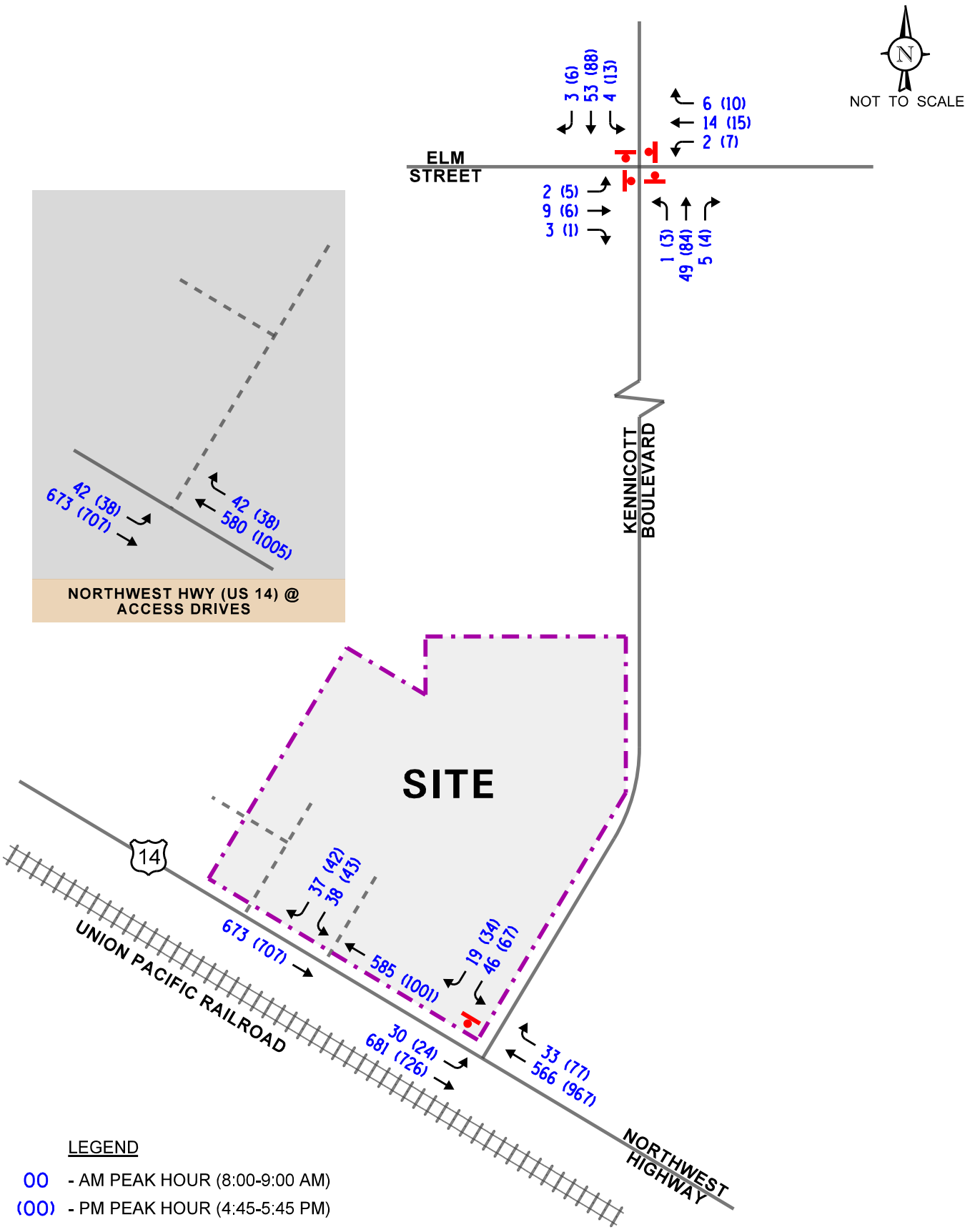


Day Care
Arlington Heights, Illinois

Estimated Site-Generated Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-168 Figure: 6



Day Care
Arlington Heights, Illinois

Year 2027 Total Projected Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-168 Figure: 7

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing (Year 2021) and future projected (Year 2027) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 11 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing (Year 2021) and (Year 2027) total projected conditions are presented in **Tables 5** and **6**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Location	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Northwest Highway with Kennicott Avenue[1]				
• Southbound Approach	C	21.2	F	79.0
• Eastbound Left Turn	A	8.7	B	10.9
Kennicott Avenue with Elm Street[2]				
• Overall	A	7.3	A	8.1
• Eastbound Approach	A	7.2	A	7.6
• Westbound Approach	A	7.1	A	7.8
• Northbound Approach	A	7.3	A	8.7
• Southbound Approach	A	7.3	A	7.8

LOS - Level of Service
Delay is measured in seconds.
1 – Two-Way Stop Sign Control
2 – All-Way Stop Sign Control

Table 6
CAPACITY ANALYSES RESULTS – PROJECTED CONDITIONS – UNSIGNALIZED

Location	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Northwest Highway with Kennecott Avenue[1]				
• Southbound Approach	C	23.7	F	99+
• Eastbound Left Turn	A	8.9	B	11.3
Kennecott Avenue with Elm Street[1]				
• Overall	A	7.3	A	8.0
• Eastbound Approach	A	7.2	A	7.6
• Westbound Approach	A	7.2	A	7.9
• Northbound Approach	A	7.3	A	8.4
• Southbound Approach	A	7.4	A	7.8
Northwest Highway with West Access Drive[1]				
• Eastbound Left Turn	A	9.0	B	11.2
Northwest Highway with East Access Drive[1]				
• Southbound Approach	C	17.4	E	40.3

LOS - Level of Service
Delay is measured in seconds.
1-Unsignalized Intersection

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identify any roadway and traffic control improvements needed to accommodate the school traffic.

Northwest Highway with Kennicott Avenue

The results of the capacity analyses indicate that the southbound approach currently operates at Level of Service (LOS) C during the weekday morning peak hour and at LOS F during the weekday evening peak hour. It should be noted that the LOS F during the weekday evening peak hour is expected for a minor approach that has an unsignalized intersection with a major roadway such as Northwest Highway. The eastbound left-turn movement currently operates at LOS A during the weekday morning peak hour and at LOS B during the weekday evening peak hour. Under future conditions, the southbound approach is projected to continue operating at the existing levels of service. However, the level of service during the weekday evening peak hour is a result of the existing traffic volumes and as previously indicated, is expected for a minor street unsignalized approach to a major roadway. Furthermore, eastbound left-turn movements are projected to continue operating at existing levels of service with increases in delay of less than one second. Additionally, it should be noted that the volume-to-capacity ratio for the southbound approach is projected to be less than 1.0, and that the 95th percentile queues for the southbound approach are projected to increase by one to two vehicles. Also, the results of the capacity analysis do not take into consideration the proximity of the signalized intersection of Northwest Highway with Euclid Avenue, which create gaps in the Northwest Highway traffic stream, allowing vehicles to turn to/from Kennicott. As such, the proposed day care center will have a limited impact on the operations of this intersection and no roadway or signal modifications will be required.

Kennicott Avenue with Elm Street

The results of the capacity analyses indicate that the overall intersection currently operates at LOS A during the weekday morning and evening peak hours. Assuming future conditions, the intersection will continue operating at LOS A, with increases in delay of less than one second. All approaches currently operate at LOS A and assuming future conditions will continue to operate at LOS A. As such, the proposed day care center will have limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Northwest Highway with Access Drives

The results of the capacity analysis for traffic generated by the proposed day care center indicate that the outbound movements from the east access drive will operate at LOS C during the weekday morning peak hour and LOS E during the weekday evening peak hour with a volume-to-capacity ratio of less than 1.0 with 95th percentile queues of one to two vehicles. Furthermore, the eastbound left-turn inbound to the site will operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour with 95th percentile queues of one to two vehicles which will have a limited impact on the through traffic along Northwest Highway. As such, these access drives will be adequate in accommodating the traffic projected to be generated by the proposed development and will ensure efficient and flexible access is provided.

Parking Evaluation

Arlington Heights code requires parking at a ratio of three parking spaces for every two employees for a day care, and one parking space for every employee and one space for every five classrooms for elementary schools. As such, a total of 47 parking spaces are required for the proposed day care, including two ADA accessible spaces. As proposed, the site will provide 49 parking spaces which includes two ADA accessible spaces. Therefore, the proposed parking lot will be able to meet requirements and adequately serve the facility.

Pick-Up and Drop-Off Operations Evaluation

As previously indicated, children will arrive at the proposed day care center via personal vehicle, transported by their parents or other guardians. For the purposes of this evaluation, it was assumed that most children will be driven to the facility, the vehicle parked, and then the children walked into the building. Once dropped off, the driver will return to the vehicle and leave the site. At the end of the day, to depart, the children are assumed to be walked out of the facility by their respective parent or guardian to the parked vehicle. Per information provided by the operator, on average, 13 percent of children attending the day care center ride in the same car to and from the facility.

Based on operator surveys of existing facilities, most children are dropped off between the hours of 7:00 A.M. and 9:30 A.M. The largest number of students dropped off typically occurs between 8:00 A.M and 9:00 A.M. with approximately 37 percent of students being dropped off during this hour. Most children are picked up between the hours of 4:00 P.M. and 6:00 P.M. However, some of the children are enrolled for a half-day and as such are picked up between 1:00 P.M. and 2:00 P.M. Throughout the day it is generally assumed that 34 parking spaces will be occupied by employees. This results in 13 parking spaces available to be utilized for pick-up/drop-off activities and for visitors. Based on information provided by the operator (included in the Appendix), during the highest 15-minute drop-off peak, approximately 11 percent of students are dropped off during this time. Taking into consideration also that approximately 13 percent of children are siblings, approximately 19 vehicles will be performing drop-off/pick-up activities during the peak 15-minute drop-off period.

Due to the ongoing nature of drop-off and pick up activities with the process for parents and guardians taking approximately 5-10 minutes and the staggered nature of staff's arrival and departure, the available parking spaces during the peak period will provide adequate parking to accommodate both parked vehicles for staff and drop-off and pick up activities. As parking during this peak, "worst-case scenario" 15-minute period is adequate, parking during the rest of the day is assumed to also be adequate. Circulation through the site is proposed to be one-way. Vehicles will enter the site at the inbound-only westerly access drive and will proceed clockwise through the site to the outbound-only easterly access drive. Employees will be required to park on the west side of the site, leaving the parking spaces closest to the doors on the east side of the parking lot available for drop off/pick-up activities. Additionally, by directing these activities to the east side of the parking lot, maximum on-site stacking will be available should a vehicle need to wait for a parking space to become available. Based on the above, the proposed site will adequately accommodate drop off and pick up activities, minimizing conflicts and congestion on site and any potential for traffic backups onto Northwest Highway.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The results of the capacity analysis indicate that the proposed day care center traffic will not have a significant impact on the area roadways.
- The proposed access system modified to one-way pair will be adequate in accommodating the traffic projected to be generated by the proposed development.
- The proposed 49 parking spaces meet Village code and will be adequate in accommodating the projected parking demand.
- As part of the proposed development, the existing access drive on Kennicott Avenue will be eliminated.
- The drop-off/pick-up operations of the proposed day care center, including modification to the parking lot to promote one way circulation, will be adequately accommodated onsite with minimal congestion and conflicts.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Arrival/Departure Data

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Kennicott Avenue with Northwest Highway
Site Code:
Start Date: 06/17/2021

Turning Movement Data

Start Time	Northwest Highway Eastbound					Northwest Highway Westbound					Kennicott Avenue Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	0	62	0	62	0	60	6	0	66	0	9	0	0	9	137
7:15 AM	0	1	101	0	102	0	64	1	0	65	0	6	7	0	13	180
7:30 AM	0	3	95	0	98	0	79	6	0	85	0	10	1	0	11	194
7:45 AM	0	2	102	0	104	0	79	2	0	81	0	12	3	4	15	200
Hourly Total	0	6	360	0	366	0	282	15	0	297	0	37	11	4	48	711
8:00 AM	0	4	96	0	100	0	91	5	0	96	0	6	5	0	11	207
8:15 AM	0	3	92	0	95	0	70	6	0	76	0	9	2	1	11	182
8:30 AM	0	5	116	0	121	0	94	5	0	99	0	7	1	3	8	228
8:45 AM	0	4	115	0	119	0	89	5	0	94	0	8	0	0	8	221
Hourly Total	0	16	419	0	435	0	344	21	0	365	0	30	8	4	38	838
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	90	0	91	0	119	9	0	128	0	15	6	0	21	240
4:15 PM	1	5	112	0	118	0	123	12	0	135	0	14	6	0	20	273
4:30 PM	0	1	107	0	108	0	125	14	0	139	0	13	10	0	23	270
4:45 PM	0	3	102	0	105	0	140	15	0	155	0	12	5	0	17	277
Hourly Total	1	10	411	0	422	0	507	50	0	557	0	54	27	0	81	1060
5:00 PM	0	2	114	0	116	0	158	5	0	163	0	8	4	0	12	291
5:15 PM	0	2	133	0	135	0	173	12	0	185	0	8	5	0	13	333
5:30 PM	0	4	97	0	101	0	134	18	0	152	0	15	4	1	19	272
5:45 PM	0	5	129	0	134	0	113	6	0	119	0	9	7	1	16	269
Hourly Total	0	13	473	0	486	0	578	41	0	619	0	40	20	2	60	1165
Grand Total	1	45	1663	0	1709	0	1711	127	0	1838	0	161	66	10	227	3774
Approach %	0.1	2.6	97.3	-	-	0.0	93.1	6.9	-	-	0.0	70.9	29.1	-	-	-
Total %	0.0	1.2	44.1	-	45.3	0.0	45.3	3.4	-	48.7	0.0	4.3	1.7	-	6.0	-
Lights	0	45	1604	-	1649	0	1652	124	-	1776	0	157	64	-	221	3646
% Lights	0.0	100.0	96.5	-	96.5	-	96.6	97.6	-	96.6	-	97.5	97.0	-	97.4	96.6
Buses	0	0	1	-	1	0	1	0	-	1	0	0	0	-	0	2
% Buses	0.0	0.0	0.1	-	0.1	-	0.1	0.0	-	0.1	-	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	0	35	-	35	0	36	2	-	38	0	4	2	-	6	79
% Single-Unit Trucks	0.0	0.0	2.1	-	2.0	-	2.1	1.6	-	2.1	-	2.5	3.0	-	2.6	2.1
Articulated Trucks	1	0	23	-	24	0	22	1	-	23	0	0	0	-	0	47
% Articulated Trucks	100.0	0.0	1.4	-	1.4	-	1.3	0.8	-	1.3	-	0.0	0.0	-	0.0	1.2
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	10	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Kennicott Avenue with Northwest Highway
Site Code:
Start Date: 06/17/2021

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Northwest Highway Eastbound					Northwest Highway Westbound					Kennicott Avenue Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
8:00 AM	0	4	96	0	100	0	91	5	0	96	0	6	5	0	11	207
8:15 AM	0	3	92	0	95	0	70	6	0	76	0	9	2	1	11	182
8:30 AM	0	5	116	0	121	0	94	5	0	99	0	7	1	3	8	228
8:45 AM	0	4	115	0	119	0	89	5	0	94	0	8	0	0	8	221
Total	0	16	419	0	435	0	344	21	0	365	0	30	8	4	38	838
Approach %	0.0	3.7	96.3	-	-	0.0	94.2	5.8	-	-	0.0	78.9	21.1	-	-	-
Total %	0.0	1.9	50.0	-	51.9	0.0	41.1	2.5	-	43.6	0.0	3.6	1.0	-	4.5	-
PHF	0.000	0.800	0.903	-	0.899	0.000	0.915	0.875	-	0.922	0.000	0.833	0.400	-	0.864	0.919
Lights	0	16	399	-	415	0	330	20	-	350	0	29	8	-	37	802
% Lights	-	100.0	95.2	-	95.4	-	95.9	95.2	-	95.9	-	96.7	100.0	-	97.4	95.7
Buses	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0	1
% Buses	-	0.0	0.0	-	0.0	-	0.3	0.0	-	0.3	-	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	0	12	-	12	0	10	1	-	11	0	1	0	-	1	24
% Single-Unit Trucks	-	0.0	2.9	-	2.8	-	2.9	4.8	-	3.0	-	3.3	0.0	-	2.6	2.9
Articulated Trucks	0	0	8	-	8	0	3	0	-	3	0	0	0	-	0	11
% Articulated Trucks	-	0.0	1.9	-	1.8	-	0.9	0.0	-	0.8	-	0.0	0.0	-	0.0	1.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	4	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Kennicott Avenue with Northwest Highway
Site Code:
Start Date: 06/17/2021

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Northwest Highway Eastbound					Northwest Highway Westbound					Kennicott Avenue Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:45 PM	0	3	102	0	105	0	140	15	0	155	0	12	5	0	17	277
5:00 PM	0	2	114	0	116	0	158	5	0	163	0	8	4	0	12	291
5:15 PM	0	2	133	0	135	0	173	12	0	185	0	8	5	0	13	333
5:30 PM	0	4	97	0	101	0	134	18	0	152	0	15	4	1	19	272
Total	0	11	446	0	457	0	605	50	0	655	0	43	18	1	61	1173
Approach %	0.0	2.4	97.6	-	-	0.0	92.4	7.6	-	-	0.0	70.5	29.5	-	-	-
Total %	0.0	0.9	38.0	-	39.0	0.0	51.6	4.3	-	55.8	0.0	3.7	1.5	-	5.2	-
PHF	0.000	0.688	0.838	-	0.846	0.000	0.874	0.694	-	0.885	0.000	0.717	0.900	-	0.803	0.881
Lights	0	11	436	-	447	0	588	49	-	637	0	40	17	-	57	1141
% Lights	-	100.0	97.8	-	97.8	-	97.2	98.0	-	97.3	-	93.0	94.4	-	93.4	97.3
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	6	-	6	0	10	0	-	10	0	3	1	-	4	20
% Single-Unit Trucks	-	0.0	1.3	-	1.3	-	1.7	0.0	-	1.5	-	7.0	5.6	-	6.6	1.7
Articulated Trucks	0	0	4	-	4	0	7	1	-	8	0	0	0	-	0	12
% Articulated Trucks	-	0.0	0.9	-	0.9	-	1.2	2.0	-	1.2	-	0.0	0.0	-	0.0	1.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Elm Street with Kenicott Avenue
Site Code:
Start Date: 06/17/2021

Turning Movement Data

Start Time	Elm Street Eastbound						Elm Street Westbound						Kennicott Avenue Northbound						Kennicott Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	1	3	0	0	4	0	0	2	0	0	2	0	1	7	0	0	8	0	4	7	0	3	11	25
7:15 AM	0	1	1	0	0	2	0	3	3	1	0	7	0	0	1	3	1	4	0	2	9	0	4	11	24
7:30 AM	0	0	1	0	2	1	0	0	2	2	1	4	0	0	6	0	2	6	0	3	11	0	3	14	25
7:45 AM	0	1	1	0	2	2	0	0	2	1	3	3	0	1	4	0	0	5	0	0	14	0	1	14	24
Hourly Total	0	3	6	0	4	9	0	3	9	4	4	16	0	2	18	3	3	23	0	9	41	0	11	50	98
8:00 AM	0	0	1	0	0	1	0	0	3	1	0	4	0	0	6	2	0	8	0	2	8	0	1	10	23
8:15 AM	0	0	2	0	0	2	0	0	6	0	0	6	0	0	10	1	0	11	0	1	11	0	0	12	31
8:30 AM	0	1	2	0	1	3	0	0	3	2	1	5	0	0	8	1	1	9	0	0	6	0	4	6	23
8:45 AM	0	1	4	2	0	7	0	0	2	3	1	5	0	0	6	0	0	6	0	1	7	3	2	11	29
Hourly Total	0	2	9	2	1	13	0	0	14	6	2	20	0	0	30	4	1	34	0	4	32	3	7	39	106
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	3	3	0	8	0	0	5	2	1	7	0	1	7	0	1	8	0	2	18	0	1	20	43
4:15 PM	0	3	7	0	0	10	0	3	6	4	0	13	0	0	13	1	0	14	0	2	17	0	1	19	56
4:30 PM	0	3	3	1	0	7	0	0	4	1	2	5	0	0	12	1	0	13	0	2	17	2	0	21	46
4:45 PM	0	2	3	0	0	5	0	2	5	5	0	12	0	0	16	2	0	18	0	2	10	3	0	15	50
Hourly Total	0	10	16	4	0	30	0	5	20	12	3	37	0	1	48	4	1	53	0	8	62	5	2	75	195
5:00 PM	0	0	2	0	1	2	0	0	5	3	0	8	0	1	6	1	0	8	0	6	11	0	2	17	35
5:15 PM	0	0	1	0	1	1	0	2	2	2	0	6	0	1	13	0	0	14	0	5	14	3	1	22	43
5:30 PM	0	3	0	0	0	3	0	1	3	0	2	4	0	0	17	0	0	17	0	0	20	0	0	20	44
5:45 PM	0	2	0	2	0	4	0	0	6	3	0	9	0	0	6	3	0	9	0	1	9	0	2	10	32
Hourly Total	0	5	3	2	2	10	0	3	16	8	2	27	0	2	42	4	0	48	0	12	54	3	5	69	154
Grand Total	0	20	34	8	7	62	0	11	59	30	11	100	0	5	138	15	5	158	0	33	189	11	25	233	553
Approach %	0.0	32.3	54.8	12.9	-	-	0.0	11.0	59.0	30.0	-	-	0.0	3.2	87.3	9.5	-	-	0.0	14.2	81.1	4.7	-	-	-
Total %	0.0	3.6	6.1	1.4	-	11.2	0.0	2.0	10.7	5.4	-	18.1	0.0	0.9	25.0	2.7	-	28.6	0.0	6.0	34.2	2.0	-	42.1	-
Lights	0	19	25	6	-	50	0	7	48	26	-	81	0	4	137	14	-	155	0	29	188	10	-	227	513
% Lights	-	95.0	73.5	75.0	-	80.6	-	63.6	81.4	86.7	-	81.0	-	80.0	99.3	93.3	-	98.1	-	87.9	99.5	90.9	-	97.4	92.8
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	2	0	1	-	3	0	0	1	1	-	2	0	0	1	0	-	1	6
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	18.2	0.0	3.3	-	3.0	-	0.0	0.7	6.7	-	1.3	-	0.0	0.5	0.0	-	0.4	1.1
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	20.0	0.0	0.0	-	0.6	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	1	9	2	-	12	0	2	11	3	-	16	0	0	0	0	-	0	0	4	0	1	-	5	33

% Bicycles on Road	-	5.0	26.5	25.0	-	19.4	-	18.2	18.6	10.0	-	16.0	-	0.0	0.0	0.0	-	0.0	-	12.1	0.0	9.1	-	2.1	6.0
Pedestrians	-	-	-	-	7	-	-	-	-	-	11	-	-	-	-	-	5	-	-	-	-	-	25	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Elm Street with Kenicott Avenue
Site Code:
Start Date: 06/17/2021

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Elm Street Eastbound						Elm Street Westbound						Kennicott Avenue Northbound						Kennicott Avenue Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
8:00 AM	0	0	1	0	0	1	0	0	3	1	0	4	0	0	6	2	0	8	0	2	8	0	1	10	23
8:15 AM	0	0	2	0	0	2	0	0	6	0	0	6	0	0	10	1	0	11	0	1	11	0	0	12	31
8:30 AM	0	1	2	0	1	3	0	0	3	2	1	5	0	0	8	1	1	9	0	0	6	0	4	6	23
8:45 AM	0	1	4	2	0	7	0	0	2	3	1	5	0	0	6	0	0	6	0	1	7	3	2	11	29
Total	0	2	9	2	1	13	0	0	14	6	2	20	0	0	30	4	1	34	0	4	32	3	7	39	106
Approach %	0.0	15.4	69.2	15.4	-	-	0.0	0.0	70.0	30.0	-	-	0.0	0.0	88.2	11.8	-	-	0.0	10.3	82.1	7.7	-	-	-
Total %	0.0	1.9	8.5	1.9	-	12.3	0.0	0.0	13.2	5.7	-	18.9	0.0	0.0	28.3	3.8	-	32.1	0.0	3.8	30.2	2.8	-	36.8	-
PHF	0.000	0.500	0.563	0.250	-	0.464	0.000	0.000	0.583	0.500	-	0.833	0.000	0.000	0.750	0.500	-	0.773	0.000	0.500	0.727	0.250	-	0.813	0.855
Lights	0	2	7	2	-	11	0	0	12	5	-	17	0	0	30	3	-	33	0	3	31	3	-	37	98
% Lights	-	100.0	77.8	100.0	-	84.6	-	-	85.7	83.3	-	85.0	-	-	100.0	75.0	-	97.1	-	75.0	96.9	100.0	-	94.9	92.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	0	1	-	1	0	0	1	0	-	1	3
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	-	0.0	16.7	-	5.0	-	-	0.0	25.0	-	2.9	-	0.0	3.1	0.0	-	2.6	2.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	2	0	-	2	0	0	2	0	-	2	0	0	0	0	-	0	0	1	0	0	-	1	5
% Bicycles on Road	-	0.0	22.2	0.0	-	15.4	-	-	14.3	0.0	-	10.0	-	-	0.0	0.0	-	0.0	-	25.0	0.0	0.0	-	2.6	4.7
Pedestrians	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Elm Street with Kenicott Avenue
Site Code:
Start Date: 06/17/2021

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Elm Street Eastbound						Elm Street Westbound						Kennicott Avenue Northbound						Kennicott Avenue Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:45 PM	0	2	3	0	0	5	0	2	5	5	0	12	0	0	16	2	0	18	0	2	10	3	0	15	50
5:00 PM	0	0	2	0	1	2	0	0	5	3	0	8	0	1	6	1	0	8	0	6	11	0	2	17	35
5:15 PM	0	0	1	0	1	1	0	2	2	2	0	6	0	1	13	0	0	14	0	5	14	3	1	22	43
5:30 PM	0	3	0	0	0	3	0	1	3	0	2	4	0	0	17	0	0	17	0	0	20	0	0	20	44
Total	0	5	6	0	2	11	0	5	15	10	2	30	0	2	52	3	0	57	0	13	55	6	3	74	172
Approach %	0.0	45.5	54.5	0.0	-	-	0.0	16.7	50.0	33.3	-	-	0.0	3.5	91.2	5.3	-	-	0.0	17.6	74.3	8.1	-	-	-
Total %	0.0	2.9	3.5	0.0	-	6.4	0.0	2.9	8.7	5.8	-	17.4	0.0	1.2	30.2	1.7	-	33.1	0.0	7.6	32.0	3.5	-	43.0	-
PHF	0.000	0.417	0.500	0.000	-	0.550	0.000	0.625	0.750	0.500	-	0.625	0.000	0.500	0.765	0.375	-	0.792	0.000	0.542	0.688	0.500	-	0.841	0.860
Lights	0	5	5	0	-	10	0	3	11	8	-	22	0	1	52	3	-	56	0	11	55	5	-	71	159
% Lights	-	100.0	83.3	-	-	90.9	-	60.0	73.3	80.0	-	73.3	-	50.0	100.0	100.0	-	98.2	-	84.6	100.0	83.3	-	95.9	92.4
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Single-Unit Trucks	-	0.0	0.0	-	-	0.0	-	20.0	0.0	0.0	-	3.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.6
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	50.0	0.0	0.0	-	1.8	-	0.0	0.0	0.0	-	0.0	0.6
Bicycles on Road	0	0	1	0	-	1	0	1	4	2	-	7	0	0	0	0	-	0	0	2	0	1	-	3	11
% Bicycles on Road	-	0.0	16.7	-	-	9.1	-	20.0	26.7	20.0	-	23.3	-	0.0	0.0	0.0	-	0.0	-	15.4	0.0	16.7	-	4.1	6.4
Pedestrians	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Site Plan

N

1 SITE PLAN SP26

1" = 20'-0"

SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:
- EXIST. BUILDING AREA: +/-12,232 SQ FT
- BUILDING ADDITION: +/- 1,156 SQ FT

TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
- PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:
DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:
DEVELOPMENT PARKING: 49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

Client
LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
	PARKING & PLAY AREA UPDATES	2022-01-04
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

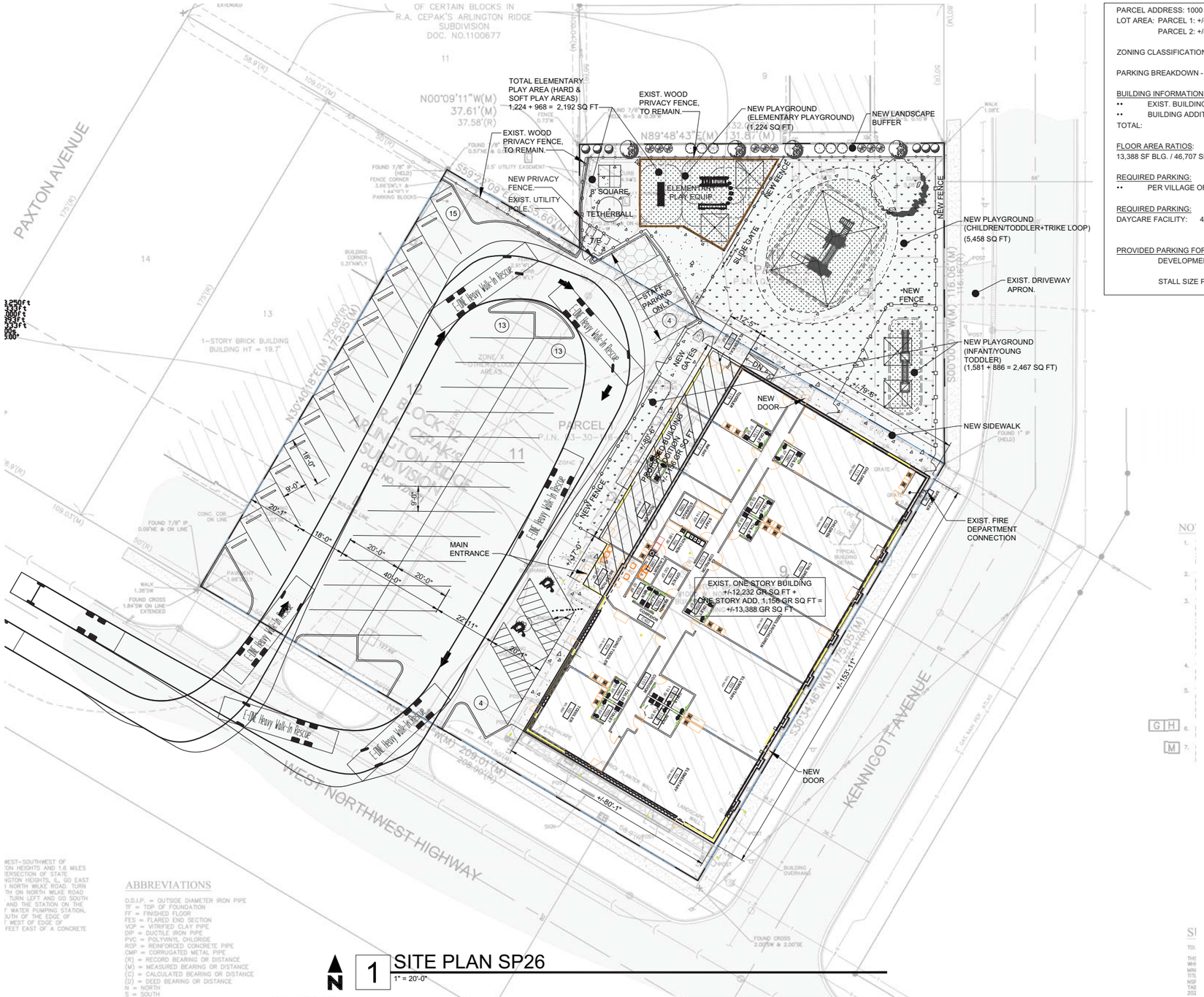
Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN

Sheet

A1



ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST

1 SITE PLAN SP26
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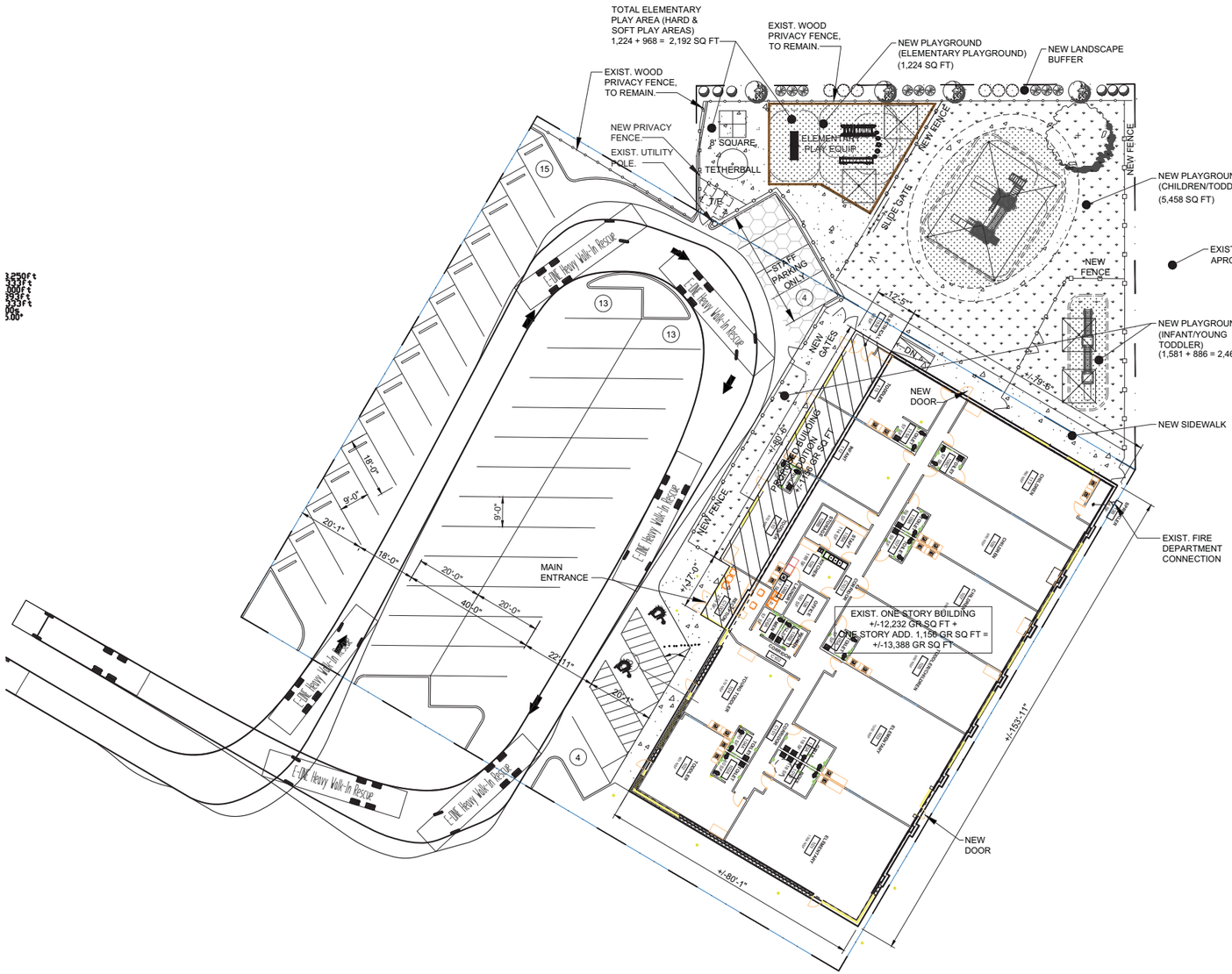
SITE PLAN

Sheet

A1



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1" = 20'-0"

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ILLINOIS DESIGN FIRM # 184003287

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LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

Project
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Consultant

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Seal

SCHEMATIC DESIGN

Date	February 20, 2021
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Approved	SOOS

Title
SITE PLAN

Sheet
A1

CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

July 21, 2021

Brendan S. May
Senior Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: ***Northwest Highway (US 14) north of Euclid Avenue***
IDOT

Dear Mr. May:

In response to a request made on your behalf and dated July 21, 2021, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
NW Highway (US 14) north of Euclid Ave	15,800	18,900

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2021_CY_TrafficForecast\ArlingtonHeights\ck-89-21\ck-89-21.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	9	2	0	14	6	0	45	4	4	48	3
Future Vol, veh/h	2	9	2	0	14	6	0	45	4	4	48	3
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles, %	0	0	0	0	0	0	0	0	25	0	3	0
Mvmt Flow	2	11	2	0	16	7	0	53	5	5	56	4
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.1	7.3	7.3
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	15%	0%	7%
Vol Thru, %	92%	69%	70%	87%
Vol Right, %	8%	15%	30%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	49	13	20	55
LT Vol	0	2	0	4
Through Vol	45	9	14	48
RT Vol	4	2	6	3
Lane Flow Rate	58	15	24	65
Geometry Grp	1	1	1	1
Degree of Util (X)	0.064	0.017	0.026	0.072
Departure Headway (Hd)	3.969	4.068	3.944	3.993
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	902	873	901	896
Service Time	1.996	2.125	1.998	2.02
HCM Lane V/C Ratio	0.064	0.017	0.027	0.073
HCM Control Delay	7.3	7.2	7.1	7.3
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.1	0.1	0.2

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	629	516	32	45	12
Future Vol, veh/h	24	629	516	32	45	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	155	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	5	4	5	3	0
Mvmt Flow	26	684	561	35	49	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	596	0	-	0	955	281
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	394	-
Critical Hdwy	4.1	-	-	-	6.86	6.9
Critical Hdwy Stg 1	-	-	-	-	5.86	-
Critical Hdwy Stg 2	-	-	-	-	5.86	-
Follow-up Hdwy	2.2	-	-	-	3.53	3.3
Pot Cap-1 Maneuver	990	-	-	-	255	722
Stage 1	-	-	-	-	532	-
Stage 2	-	-	-	-	647	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	990	-	-	-	244	722
Mov Cap-2 Maneuver	-	-	-	-	244	-
Stage 1	-	-	-	-	510	-
Stage 2	-	-	-	-	647	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	21.2
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	990	-	-	-	284
HCM Lane V/C Ratio	0.026	-	-	-	0.218
HCM Control Delay (s)	8.7	0.2	-	-	21.2
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.8

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	6	0	5	15	10	2	78	3	13	83	6
Future Vol, veh/h	5	6	0	5	15	10	2	78	3	13	83	6
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	0	0	0	20	0	0	50	0	0	0	0	2
Mvmt Flow	6	7	0	6	17	12	2	91	3	15	97	7
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.6	7.8	8.7	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	2%	45%	17%	13%
Vol Thru, %	94%	55%	50%	81%
Vol Right, %	4%	0%	33%	6%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	83	11	30	102
LT Vol	2	5	5	13
Through Vol	78	6	15	83
RT Vol	3	0	10	6
Lane Flow Rate	97	13	35	119
Geometry Grp	1	1	1	1
Degree of Util (X)	0.132	0.016	0.045	0.133
Departure Headway (Hd)	4.906	4.54	4.597	4.045
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	726	793	783	875
Service Time	2.968	2.542	2.597	2.123
HCM Lane V/C Ratio	0.134	0.016	0.045	0.136
HCM Control Delay	8.7	7.6	7.8	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0	0.1	0.5

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	17	669	908	75	65	27
Future Vol, veh/h	17	669	908	75	65	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	155	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	2	3	2	7	6
Mvmt Flow	19	760	1032	85	74	31

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1117	0	-	0	1450	516
Stage 1	-	-	-	-	1032	-
Stage 2	-	-	-	-	418	-
Critical Hdwy	4.1	-	-	-	6.94	7.02
Critical Hdwy Stg 1	-	-	-	-	5.94	-
Critical Hdwy Stg 2	-	-	-	-	5.94	-
Follow-up Hdwy	2.2	-	-	-	3.57	3.36
Pot Cap-1 Maneuver	633	-	-	-	116	494
Stage 1	-	-	-	-	293	-
Stage 2	-	-	-	-	618	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	633	-	-	-	110	494
Mov Cap-2 Maneuver	-	-	-	-	110	-
Stage 1	-	-	-	-	278	-
Stage 2	-	-	-	-	618	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	79
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	633	-	-	-	143
HCM Lane V/C Ratio	0.031	-	-	-	0.731
HCM Control Delay (s)	10.9	0.3	-	-	79
HCM Lane LOS	B	A	-	-	F
HCM 95th %tile Q(veh)	0.1	-	-	-	4.3

Capacity Analysis Summary Sheets

Year 2027 Total Projected Weekday Morning Peak Hour

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	9	3	2	14	6	1	49	5	4	53	3
Future Vol, veh/h	2	9	3	2	14	6	1	49	5	4	53	3
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles, %	0	0	0	0	0	0	0	0	25	0	3	0
Mvmt Flow	2	11	4	2	16	7	1	58	6	5	62	4
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.2	7.3	7.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	2%	14%	9%	7%
Vol Thru, %	89%	64%	64%	88%
Vol Right, %	9%	21%	27%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	55	14	22	60
LT Vol	1	2	2	4
Through Vol	49	9	14	53
RT Vol	5	3	6	3
Lane Flow Rate	65	16	26	71
Geometry Grp	1	1	1	1
Degree of Util (X)	0.071	0.019	0.029	0.079
Departure Headway (Hd)	3.977	4.055	4.002	4.007
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	899	875	887	893
Service Time	2.01	2.116	2.061	2.038
HCM Lane V/C Ratio	0.072	0.018	0.029	0.08
HCM Control Delay	7.3	7.2	7.2	7.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.1	0.1	0.3

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	30	681	566	33	46	19
Future Vol, veh/h	30	681	566	33	46	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	155	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	5	4	5	3	0
Mvmt Flow	33	740	615	36	50	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	651	0	-	0	1051	308
Stage 1	-	-	-	-	615	-
Stage 2	-	-	-	-	436	-
Critical Hdwy	4.1	-	-	-	6.86	6.9
Critical Hdwy Stg 1	-	-	-	-	5.86	-
Critical Hdwy Stg 2	-	-	-	-	5.86	-
Follow-up Hdwy	2.2	-	-	-	3.53	3.3
Pot Cap-1 Maneuver	945	-	-	-	221	694
Stage 1	-	-	-	-	499	-
Stage 2	-	-	-	-	616	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	945	-	-	-	208	694
Mov Cap-2 Maneuver	-	-	-	-	208	-
Stage 1	-	-	-	-	470	-
Stage 2	-	-	-	-	616	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	23.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	945	-	-	-	262
HCM Lane V/C Ratio	0.035	-	-	-	0.27
HCM Control Delay (s)	8.9	0.2	-	-	23.7
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	1.1

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↱	
Traffic Vol, veh/h	0	673	585	0	38	37
Future Vol, veh/h	0	673	585	0	38	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	5	4	0	0	0
Mvmt Flow	0	708	616	0	40	39

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	970	308
Stage 1	-	-	-	-	616	-
Stage 2	-	-	-	-	354	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	254	694
Stage 1	0	-	-	0	507	-
Stage 2	0	-	-	0	687	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	254	694
Mov Cap-2 Maneuver	-	-	-	-	254	-
Stage 1	-	-	-	-	507	-
Stage 2	-	-	-	-	687	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	17.4
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	370
HCM Lane V/C Ratio	-	-	0.213
HCM Control Delay (s)	-	-	17.4
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.8

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	42	673	580	42	0	0
Future Vol, veh/h	42	673	580	42	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	5	4	0	0	2
Mvmt Flow	44	708	611	44	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	655	0	-	0	1075	328
Stage 1	-	-	-	-	633	-
Stage 2	-	-	-	-	442	-
Critical Hdwy	4.1	-	-	-	6.8	6.94
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.32
Pot Cap-1 Maneuver	942	-	-	-	218	668
Stage 1	-	-	-	-	497	-
Stage 2	-	-	-	-	621	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	942	-	-	-	201	668
Mov Cap-2 Maneuver	-	-	-	-	201	-
Stage 1	-	-	-	-	459	-
Stage 2	-	-	-	-	621	-

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	942	-	-	-	-
HCM Lane V/C Ratio	0.047	-	-	-	-
HCM Control Delay (s)	9	0.3	-	-	0
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	-

Capacity Analysis Summary Sheets

Year 2027 Total Projected Weekday Evening Peak Hour

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	6	1	7	15	10	3	84	4	13	88	6
Future Vol, veh/h	5	6	1	7	15	10	3	84	4	13	88	6
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	0	0	0	20	0	0	33	0	0	0	0	0
Mvmt Flow	6	7	1	8	17	12	3	98	5	15	102	7
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.6	7.9	8.4	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	3%	42%	22%	12%
Vol Thru, %	92%	50%	47%	82%
Vol Right, %	4%	8%	31%	6%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	91	12	32	107
LT Vol	3	5	7	13
Through Vol	84	6	15	88
RT Vol	4	1	10	6
Lane Flow Rate	106	14	37	124
Geometry Grp	1	1	1	1
Degree of Util (X)	0.136	0.017	0.048	0.14
Departure Headway (Hd)	4.625	4.507	4.642	4.059
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	769	799	776	872
Service Time	2.69	2.508	2.642	2.135
HCM Lane V/C Ratio	0.138	0.018	0.048	0.142
HCM Control Delay	8.4	7.6	7.9	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.1	0.2	0.5

Intersection	
Int Delay, s/veh	7.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	726	967	77	67	34
Future Vol, veh/h	24	726	967	77	67	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	155	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	2	3	2	7	6
Mvmt Flow	27	825	1099	88	76	39

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1187	0	-	0	1566	550
Stage 1	-	-	-	-	1099	-
Stage 2	-	-	-	-	467	-
Critical Hdwy	4.1	-	-	-	6.94	7.02
Critical Hdwy Stg 1	-	-	-	-	5.94	-
Critical Hdwy Stg 2	-	-	-	-	5.94	-
Follow-up Hdwy	2.2	-	-	-	3.57	3.36
Pot Cap-1 Maneuver	595	-	-	-	97	469
Stage 1	-	-	-	-	270	-
Stage 2	-	-	-	-	583	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	595	-	-	-	89	469
Mov Cap-2 Maneuver	-	-	-	-	89	-
Stage 1	-	-	-	-	247	-
Stage 2	-	-	-	-	583	-

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	133.7
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	595	-	-	-	122
HCM Lane V/C Ratio	0.046	-	-	-	0.941
HCM Control Delay (s)	11.3	0.4	-	-	133.7
HCM Lane LOS	B	A	-	-	F
HCM 95th %tile Q(veh)	0.1	-	-	-	6.1

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↱	
Traffic Vol, veh/h	0	707	1001	0	43	42
Future Vol, veh/h	0	707	1001	0	43	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	768	1088	0	47	46

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	1472	544
Stage 1	-	-	-	-	1088	-
Stage 2	-	-	-	-	384	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	120	488
Stage 1	0	-	-	0	289	-
Stage 2	0	-	-	0	664	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	120	488
Mov Cap-2 Maneuver	-	-	-	-	120	-
Stage 1	-	-	-	-	289	-
Stage 2	-	-	-	-	664	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	40.3
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	191
HCM Lane V/C Ratio	-	-	0.484
HCM Control Delay (s)	-	-	40.3
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	2.4

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	38	707	1005	38	0	0
Future Vol, veh/h	38	707	1005	38	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	41	768	1092	41	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1133	0	-	0	1579	567
Stage 1	-	-	-	-	1113	-
Stage 2	-	-	-	-	466	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	624	-	-	-	102	472
Stage 1	-	-	-	-	280	-
Stage 2	-	-	-	-	604	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	624	-	-	-	90	472
Mov Cap-2 Maneuver	-	-	-	-	90	-
Stage 1	-	-	-	-	248	-
Stage 2	-	-	-	-	604	-

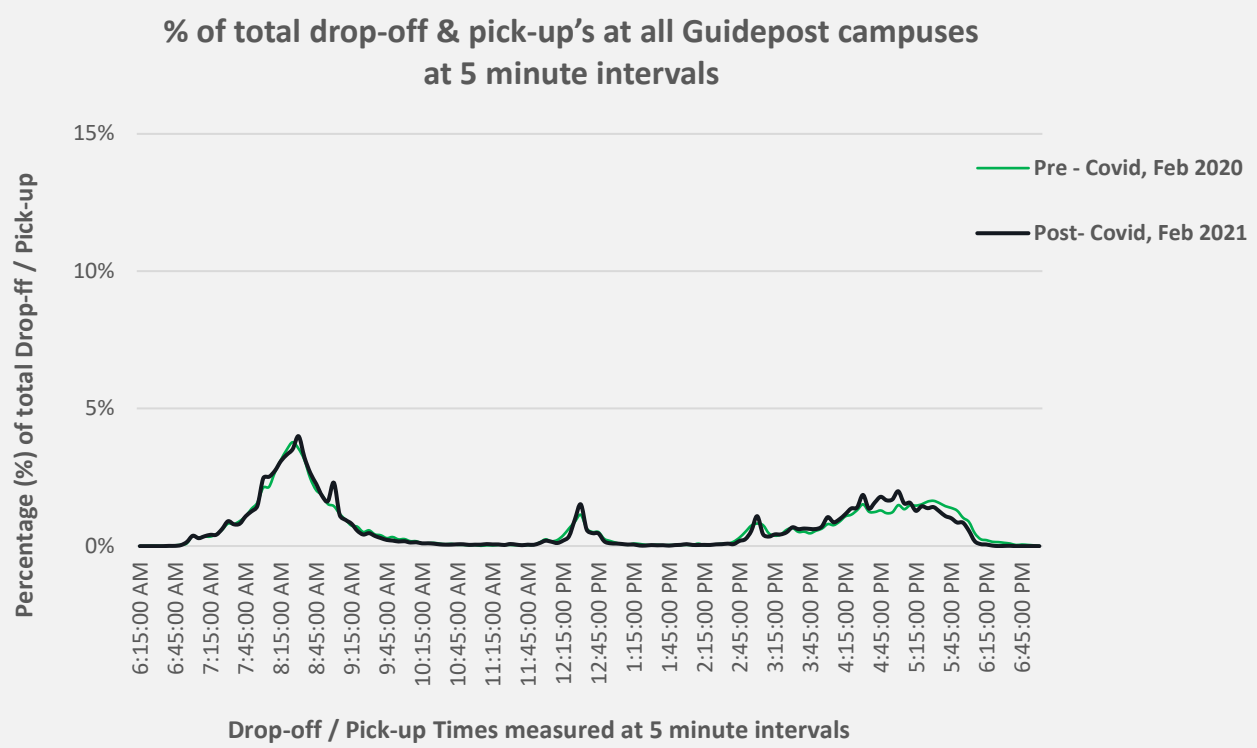
Approach	EB	WB	SB
HCM Control Delay, s	1.1	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	624	-	-	-	-
HCM Lane V/C Ratio	0.066	-	-	-	-
HCM Control Delay (s)	11.2	0.6	-	-	0
HCM Lane LOS	B	A	-	-	A
HCM 95th %tile Q(veh)	0.2	-	-	-	-

Arrival/Departure Data

Guidepost historical drop-off and pick-up data

All Guidepost Campuses



School Drop Off & Pick

Showing the data in 15 - minute intervals, we see peak drop off times are between 8:00 – 9:00 am, however during any 15 - minute window, drop offs represent < 11%.

Less than **7%** of parents drop off **between 7:00 – 8:00 am**

Approx. **8%** of parents drop off **between 8:00 – 8:15 am**

Approx. **10%** of parents drop off **between 8:15 – 8:30 am**

Approx. **11%** of parents drop off **between 8:30 – 8:45 am**

Approx. **8%** of parents drop off **between 8:45 – 9:00 am**

Approx. **10%** of parents drop off **between 9:00 – 10:30 am**

Approx. **4%** of parents pick up **between 12:30 -12:45 pm**

Parent pick ups (approx. 42%) *are spread evenly between 3:00 – 7:00 pm*

Staff Parking Occupancy							Staff Parking Occupancy							Staff Parking Occupancy						
Time	**YTD**	**TD**	**CH**	**EL**	**Ad.**	**Total**	**Time**	**YTD**	**TD**	**CH**	**EL**	**Ad.**	**Total**	**Time**	**YTD**	**TD**	**CH**	**EL**	**Ad.**	**Total**
7:00	1	3	4	2	1	11	11:00	3	7	10	4	6	30	3:00	4	7	10	4	6	31
7:15	1	3	4	2	1	11	11:15	3	7	10	4	6	30	3:15	4	7	10	4	6	31
7:30	1	3	4	2	1	11	11:30	3	7	10	4	6	30	3:30	4	4	6	4	6	24
7:45	1	3	4	2	1	11	11:45	3	7	10	4	6	30	3:45	4	4	6	4	6	24
8:00	2	3	4	2	4	15	12:00	3	7	10	4	6	30	4:00	3	4	6	4	5	22
8:15	2	6	8	2	4	22	12:15	3	7	10	4	6	30	4:15	3	4	6	4	5	22
8:30	2	6	8	2	4	22	12:30	3	7	10	4	6	30	4:30	3	4	6	2	5	20
8:45	2	6	8	2	4	22	12:45	3	7	10	4	6	30	4:45	3	1	2	2	5	13
9:00	3	6	8	4	5	26	1:00	3	7	10	4	6	30	5:00	2	1	2	2	2	9
9:15	3	6	8	4	5	26	1:15	3	7	10	4	6	30	5:15	2	1	2	2	2	9
9:30	3	7	10	4	6	30	1:30	3	7	10	4	6	30	5:30	2	1	2	2	2	9
9:45	3	7	10	4	6	30	1:45	3	7	10	4	6	30	5:45	2	1	2	2	2	9
10:00	3	7	10	4	6	30	2:00	3	7	10	4	6	30	6:00	1	1	2	--	2	6
10:15	3	7	10	4	6	30	2:15	3	7	10	4	6	30	6:15	1	1	2	--	2	6
10:30	3	7	10	4	6	30	2:30	3	7	10	4	6	30	6:30	--	--	--	--	--	--
10:45	3	7	10	4	6	30	2:45	3	7	10	4	6	30	6:45	--	--	--	--	--	--

YTD – Young toddler
TD – Toddler
CH – Children's House
EL – Elementary
Ad. – Administration & Support Staff

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Planning and Community Development**

From: **Nusrat Jahan, Building & Life Safety Department**

Subject: **1000 W. Northwest Highway -Guidepost Montessori**

PC #: **21-021**

Date: **November 8, 2021**

General Comments:

The Information provided is conceptual only and subject to a formal plan review.

1. Identify the Occupancy Classification and Use Group per the 2018 International Building Code. Chapter 3.

2. One accessible route within the site from accessible parking, accessible passenger loading zones sidewalk to the building shall meet the Illinois Accessibly Code (IAC) Section 206.2.1.

3. Required number of exits based on occupancy, providing access to exits shall be maintained until arrival at the exit discharge or a public way shall comply with 2018 International Building Code. Section 1006.3.2.

4. Water closets and toilet compartments for children's use shall be permitted to comply with Illinois Accessibly Code (IAC) Section 604.9.

5. 2018 International Fire Code. Section 907.2.3. Fire Protection and Life Safety Systems. for Group E Occupancy –
    a. Sprinkler system required.
    b. Fire alarm system
        i. 50 or less no fire alarm required.
        ii. 100 or less no voice evacuation system required.

6. 2018 International Fire Code. Chapter 5 – Fire service features.
    a. 503 – Fire Apparatus Access Roads.
        i. 503.1.1 Buildings and facilities.
        ii. 503.2.5 Dead ends – amended Appendix D.

b. 504 – Access to Building Openings and Roofs.
c. 505 – Premises Identification – Amended to 6" not 4" characters.
d. 506 – Key Boxes – Knox Box.
e. 507 – Fire Protection Water Supplies.
f. 509 – Fire Protection and Utility Equipment Identification and Access.

PLAN COMMISSION PC #21-021
Guidepost Montessori SUP for Daycare, LUV
1000 W Northwest Highway
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. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

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

13. The proposed improvements must meet the Village and MWRD detention requirements, including volume control. Provide detention calculations and a storm water narrative.

14. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. A basin will require a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.

15. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

16. An Onsite Utility Maintenance Agreement (OUMA) is required for all onsite utilities. The OUMA must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

17. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

18. The Exhibit showing the turning path of the Fire Department's responding vehicle must show the existing roadway along Northwest Highway (curb, pavement striping). The exhibit must also be revised to show a vehicle responding from the other direction.

19. Fire lanes must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. Revise the plan to show the heavy-duty pavement section for the fire lane.

20. The sidewalk through the entrances off of Northwest Highway must be removed and replaced. Sidewalk through the entrances must be 8" thick.

21. If a stop sign is proposed for the vehicles exiting the parking lot, detectable warning panels will be required.

22. Additional sidewalk removal and replacement may be required on Northwest Highway.

23. Northwest Highway is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit from IDOT will be required for all work within IDOT right-of-way, including any modifications to the entrances, sidewalk, and connection to the IDOT storm sewer.

24. Both access points currently have in / out access with no restrictions on turning movements. IDOT may require modifications to the current configuration.

25. Village code requires a minimum of 24 ft for two-way traffic. Both entrances on Northwest Highway must be widened to maintain the 24 ft drive aisle width.

26. The current parking lot design matches the existing configuration with the pavement immediately adjacent to the building to the west and curb stops for the parking stalls. A curb shall be provided along the west side of the property, offset from the building. Parking stalls can be 16.5 ft in length with a 1.5 ft overhang of the curb, negating the need for curb stops.

27. New doorways will be provided on the south side and east side of the building. Provide additional spot elevation for the sidewalk at the new doorways.

28. Total number of students and a full-time staff in provided project brief do not corollate with the numbers used in in KLOA Inc. report (203 vs 199 and 34 vs 31 respectively). Please specify which numbers are correct and edit the report accordingly.

PUBLIC WORKS:

29. The domestic ¾" water service and meter should be upgraded to the proper size. See Village of Arlington Heights Plumbing Code.

30. New backflow preventers should be installed on both the domestic and fire service lines.

31. Include restoration of old parking lot entrance off of Kennicott Ave.

32. Remove and replace 2' of surface adjacent to any pavement sawcut. (ex. Curb replacement on Kennicott Ave, driveway apron on Rt 14).

33. Ensure condition of the existing storm sewer prior to reuse and expansion.

34. Ensure condition of sanitary sewer and capacity prior to use.

35. Correct Village contact info on cover sheet for sanitary: Jim Zaharopoulos, Sewer Foreman.

36. Correct Village contact information on cover sheet for Storm sewer: Jim Zaharopoulos, Sewer Foreman.

11/15/21

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 21-021

Project Name Guidepost Montessori

Project Location 1000 W. Northwest Highway

Planning Department Contact Sam Hubbard

General Comments

Round 1
General Comments:

1)Building is to be sprinkled per code.

2) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

3) A Knox Box shall be located at the main front entrance.

4) Install a fully operational annunciator panel or alarm panel at the main front entrance.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date November 10, 2021 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

RECEIVED
NOV 01 2021
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

DEPARTMENT PLAN REVIEW SUMMARY

Guidepost Montessori
1000 W Northwest Highway

Round 1 Review Comments 10/29/2021

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. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

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

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

5. **Traffic problems that may be created by the development.**
   Similar to other day care/school businesses, this development may create a traffic problem during pickup and drop off times. A traffic impact study is recommended for this reason.

6. **General comments:**

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

   - Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

   - Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

SGT [redacted] 508

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-021
Petitioner: Olympia Acquisitions LLC
9440 Enterprise Drive
Mokena, IL 60448
Owner: JMM South Properties LLC
4747 S. Pulaski Rd.
Chicago, IL 60632
Contact Person: Diane Menza
Address: 9440 Enterprise Drive
Mokena, IL 60448
Phone #: 708-768-6762
Fax #:
E-Mail: dmenza@lfirealestate.com

P.I.N.# 03-30-116-041-0000; 03-30-116-038-0000
Location: 1000 W. NW Highway
Rezoning: Current: Proposed:
Subdivision:
# of Lots: Current: Proposed:
PUD: For:
Special Use: ✓ For: Day Care
Land Use Variation: ✓ For: Private School
Land Use: Current:
Proposed:
Site Gross Area: 1.072 Acres
# of Units Total: 1 Commercial Unit
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

Daycare will need to obtain a Department of Children and Family Service (DCFS) license prior to opening.

Please see David Robb's comments attached.

11-5-21
Environmental Health Officer Date

X 11/5/21
Director Date

Plan Review for Accessibility

Addresses:	Guidepost Montessori – 1000 W. Northwest Highway SUP for Daycare, LUV for Private School in B-2
	P.C. #21-021 Round 1
Submitted to:	Sam Hubbard, Planning & Community Development
Submitted by:	David Robb, Disability Services Coordinator (847) 368-5793
Date:	October 29, 2021 David Robb
Re:	New Illinois Accessibility Code (IAC) Eff. Oct., 23, 2018: https://www2.illinois.gov/cdb/announcements/2018/Pages/New-Illinois-Accessibility-Code.aspx

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Bears Playground:

1. Illinois Accessibility Code (IAC) Section 206.2.17.1 states: "At least one accessible route shall be provided within the play area. The accessible route shall connect ground level play components required to comply with 240.2.1 and elevated play components required to comply with 240.2.2 including entry and exit points of the play components.

2. Per IAC 2402.2 Elevated Play Components, show the accessible routes to at least 50 percent of the elevated Play components.

3. Ground surface material for accessible routes to elevated play components shall comply 1008.2.6.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21 - 021
Petitioner: Olympia Acquisitions LLC
9440 Enterprise Drive
Mokena, IL 60448
Owner: JMM South Properties LLC
4747 S. Pulaski Rd.
Chicago, IL 60632
Contact Person: Diane Menza
Address: 9440 Enterprise Drive
Mokena, IL 60448
Phone #: 708-768-6762
Fax #:
E-Mail: dmenza@lfirealestate.com

P.I.N.# 03-30-116-041-0000; 03-30-116-038-0000
Location: 1000 W. NW Highway
Rezoning: ____ Current: ____ Proposed: ____
Subdivision: ____
# of Lots: ____ Current: ____ Proposed: ____
PUD: ____ For: ____
Special Use: ✓ For: Day Care
Land Use Variation: ✓ For: Private School
Land Use: ____ Current: ____
Proposed: ____
Site Gross Area: 1.072 Acres
# of Units Total: 1 Commercial Unit
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:

Please see additional comments 7 - 36 (attached).

11/16/21
Date

Planning & Community Development Dept. Review

November 15, 2021

REVIEW ROUND 1

Project: Guidepost Montessori
1000 W. Northwest Highway

Case Number: PC 21-021

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
    a. Repeal of Special Use Permit ordinance 12-059.
    b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
    c. Land Use Variation to allow a Day Care Center within the R-3 District.
    d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.
    e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
    f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
    g. Variation to Chapter 28, Section 10.4-4, to allow 47 off-street parking spaces where 49 spaces are required.

8. Please provide a response to each four criteria for variation approval for each of the requested variations identified above.

9. No response was provided to Special Use Permit approval criterion #3 and no response was provided to Land Use Variation criterion #4. Please update this document accordingly.

General:

10. The project narrative must be revised to include information on any green/sustainable design features. If none are proposed, please state such.

11. All plans, documents, and studies that are revised as a result of these comments must include a revision date.

12. Please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.

13. No elevations were included for the rear of the building (north side).

Proposed Use:

14. Prior to appearing before the Plan Commission a neighborhood meeting to introduce the development to the surrounding property owners must be held. Please provide an update on the status of this meeting. Once the meeting has concluded, please provide a summary of the attendance, issues raised/questions asked, and responses provided.

15. When will deliveries occur? Please note that no deliveries are allowed between the hours of 10:00pm and 7:00am. Where will delivery vehicles park? Would deliveries interfere with drop-off/pick-up operations?

16. Will the play areas contain any noise making devises, such as drums, chimes, etc.?

17. Where will indoor recreation occur on days of inclement weather?

18. Will any children be bussed to the site? If so, please provide details on bussing operations. Would Guidepost have a van/bus/vehicle that would be stored onsite?

19. The Market Study needs additional depth and context. Please provide a written narrative to accompany the map. Why were areas south of the proposed facility excluded from the area of study? Provide the names and capacities of the other daycares that were analyzed, as well as details about Guidepost's services and features that differentiate it from the other daycares that were analyzed. The project narrative stated that the Market Study included a company overview, however, no company overview was included.

Building:

20. A note on Sheet A1 indicates that the building addition will be 1,156 square feet, however, the site data table indicates the proposed building addition will be 906 square feet. Please clarify and be aware that the Zoning Code requires that all floor area as measures from the exterior walls shall be included within the floor area calculation (mechanical areas, stairwells, vestibules, etc. are not omitted).

21. The maximum size of accessory structures is 300 sq. ft. and the toddler shade structure is 816 square feet. A variation is required as noted above.

22. Accessory structures cannot be located in a rear yard on a reverse corner lot when the front yard of the adjacent structure is extended to the subject property. A variation is required as noted above.

23. What is the overall height of the shade structures as measured from grade to the peak of each structure?

Site:

24. Please clarify the onsite fencing. The plans show certain areas where gates are proposed but no fence, areas enclosed by a fence with no gate, and areas that appear to need enclosure but no fence is shown. Will the fences between each play area be the solid 6' tall wood style fence?

25. The existing fence at the northwest corner of the site encroaches outside of the subject property boundaries, and the proposed connection to this fence would also fall outside of the property boundaries. It appears that a small portion of the concrete patio area will also encroach outside of the property boundaries. It is recommended that the existing fence be removed and reconstructed within the property boundaries and the proposed fence connection and concrete surface be revised similarly. Alternatively, permission from the neighboring property owner for said encroachments can be obtained.

26. Is there any exterior mechanical equipment proposed (ground mounted AC condensers, utility pedestals, generators, transformer, etc.)? If so, please show these elements on the plans and screen them accordingly.

27. Provide details on the plans showing the proposed height and materials (both the walls and the gate) of the dumpster enclosure.

28. The Photometric level at one point along the northern property line is at .2 footcandles where code restricts maximum illumination to .1 footcandles adjacent to residentially zoned property.

Landscaping:

29. The project narrative outlines that landscaping along the northern property line on the north side of the existing fence shall be designed and installed in coordination with the northern property owner. Please provide details on said coordination and show the design of the landscaping on the landscape plan.

Traffic/Parking/Circulation & Access:

30. Parking for the proposed daycare is calculated at 3 spaces per every 2 employees and parking for the private school portion of the facility is calculated at 1 space per employee plus 1 space per five classrooms. With an overall employee count of 34 (29 for the daycare, 5 for the kindergarten classrooms) and with 2 kindergarten

classrooms, this translates to a parking requirement of 49 spaces for the facility. With 47 parking spaces proposed, a variation is required. Staff recommends compliance with the parking regulations.

31. During the Conceptual Plan Review process the Village requested that access be granted to the commercial property abutting to the northwest, however, the site plan shows 3 parking stalls proposed in this area, which would prevent access. Removal of these spaces would cause a further reduction in onsite parking. Please address this situation.

32. Code requires minimum driveway widths to be 24'. The driveway widths at the two entrances shall be revised to comply with the 24' wide driveways provided within the site, which will require IDOT approval. Please provide a preliminary review letter from IDOT to demonstrate their support for two 24' wide curb cuts on the subject property.

33. Page 8 of the KLOA study states the maximum child capacity at 199 students and the maximum employee count of 31 staff. Per the project narrative, the maximum capacity will be 203 students with 34 staff.

34. Page 10 of the KLOA study states the size of the facility will be 12,232 sq. ft., however, this does not factor in the size of the building addition. Please adjust the size of the building to reflect the proposed building addition, as well as the number of students to 203 and revise the analysis accordingly.

35. Please address the following:
    a. Potential vehicle conflicts when egress from both entrances occur at the same time, (left turn movement from the northwest entrance and right turn movement from the southeast entrance). Was one-way circulation through the parking lot considered?
    b. Vehicles stacking for egress and blocking egress from the parking stalls closest to Northwest Highway.
    c. Vehicle conflicts between inbound vehicles and vehicles reversing/exiting from the parking stalls closest to Northwest Highway. Should the stalls adjacent to Northwest Highway (2 stalls deep) be restricted to "employees only" to avoid high-turnover vehicles parking in these spaces?

36. Five bike parking spaces are required by code. Please show where these spaces will be located on the site plan.

Prepared by:

Guidepost Montessori
1000 W. Northwest Highway
PC #21-021
November 10, 2021

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2b, a 4" caliper shade tree is required at the end of each parking row and beneath each light pole within an island that is equal in area to one parking space. Please increase the size of the islands, provide an additional island beneath the light pole and incorporate additional shade trees in order to meet the code requirement.

2) Pursuant to Chapter 28, Section 6.15-2 a six foot high screen that provides year round opacity must be provided along the north property line adjacent to the residential district. In addition to the fence, it is recommended that evergreens be provided in order to create a layered buffer.

3) The site plan and the landscape plan are inconsistent. There is landscaping shown on the site plan that is not identified on the landscape plan.

4) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

5) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
www.soosarchitects.com

105 Schelter Road, Suite 101
Lincolnshire, Illinois 60069
847 821 7667

January 14, 2022

Mr. Sam Hubbard
Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

Re: 1000 W Northwest Highway – Guidepost Montessori

Mr. Hubbard,

Please see our responses to your review comments below. The Village's comment is listed in ordinary font, followed by our response in –*italics*. Numbering of review comments matches those provided in the original review comments.

BUILDING & LIFE SAFETY DEPARTMENT

The Information provided is conceptual only and subject to a formal plan review.

1. Identify the Occupancy Classification and Use Group per the 2018 International Building Code. Chapter 3.
   --Per State requirements & IBC 308.6.1, the daycare facility will be E, Educational occupancy. While the overall student occupancy will exceed 100, the number of children 2½ years old or younger will be under 100. The information will be included in the project information page of the construction documents prior to submittal for permit.

2. One accessible route within the site from accessible parking, accessible passenger loading zones sidewalk to the building shall meet the Illinois Accessibly Code (IAC) Section 206.2.1.
   --Two accessible routes provided - between ADA parking spots and main entrance; between Kennicott Ave and side (North) building door.

3. Required number of exits based on occupancy, providing access to exits shall be maintained until arrival at the exit discharge or a public way shall comply with 2018 International Building Code. Section 1006.3.2.
   --The proposed work includes exit access in excess of the minimum required exits, providing direct exterior exiting from the younger children's rooms.

4. Water closets and toilet compartments for children's use shall be permitted to comply with Illinois Accessibly Code (IAC) Section 604.9.
   --Toilet rooms & other plumbing fixture locations will comply with Illinois Accessibility Code & Federal Standards for Accessibility section 604.9 for use by children of the appropriate age ranges. Adult fixtures will comply with adults' standards.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

105 Schelter Road, Suite 101
Lincolnshire, Illinois 60069
847 821 7667

5. 2018 International Fire Code. Section 907.2.3. Fire Protection and Life Safety Systems. for Group E Occupancy -
    a. Sprinkler system required.
    b. Fire alarm system
        i. 50 or less no fire alarm required.
        ii. 100 or less no voice evacuation system required.

    --A code compliant fire sprinkler system will be provided in the building. Since the intended occupancy will exceed 100, a voice evacuation system will be provided.

6. 2018 International Fire Code. Chapter 5 - Fire service features.
    a. 503 - Fire Apparatus Access Roads.
        i. 503.1.1 Buildings and facilities.
        ii. 503.2.5 Dead ends - amended Appendix D.
    b. 504 - Access to Building Openings and Roofs.
    c. 505 - Premises Identification - Amended to 6" not 4" characters.
    d. 506 - Key Boxes - Knox Box.
    e. 507 - Fire Protection Water Supplies.
    f. 509 - Fire Protection and Utility Equipment Identification and Access.

    --Appropriate fire vehicle access, premises ID, knox box location, fire protection water service & equipment ID will be provided.

PLAN COMMISSION PC #21-021

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.

    --Acknowledged.

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection.

    --NAD83 Illinois States Planes, East Zone, US Foot used.

13. The proposed improvements must meet the Village and MWRD detention requirements, including volume control. Provide detention calculations and a storm water narrative.

    --Pursuant to our discussion with the Village on November 19, 2021, it was determined that if the majority of the improvements is just mill and resurface, that this will qualify as maintenance work. Stormwater detention and volume control is not required per the Village of Northbrook and MWRD ordinance for maintenance work.

14. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. A basin will require a I-foot freeboard with

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an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.

--Pursuant to our discussion with the Village on November 19, 2021, it was determined that if the majority of the improvements is just mill and resurface, that this will qualify as maintenance work. Stormwater detention and volume control is not required per the Village of Northbrook and MWRD ordinance for maintenance work.

15. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=O.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

    --Pursuant to our discussion with the Village on November 19, 2021, it was determined that if the majority of the improvements is just mill and resurface, that this will qualify as maintenance work. Stormwater detention and volume control is not required per the Village of Northbrook and MWRD ordinance for maintenance work.

16. An Onsite Utility Maintenance Agreement (OUMA) is required for all onsite utilities. The OUMA must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

    --Since stormwater improvements are not required, an OUMA will not be required.

17. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

    --Please see the attached photometric plan. It has been updated as a result of other Village comments regarding parking configuration.

18. The Exhibit showing the turning path of the Fire Departments responding vehicle must show the existing roadway along Northwest Highway (curb, pavement striping). The exhibit must also be revised to show a vehicle responding from the other direction.

    --Fire Truck path has been provided.

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19. Fire lanes must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, *2-1/4"* N-50 Binder, 5" N~50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. Revise the plan to show the heavy-duty pavement section for the fire lane.

    --Since mill and resurfacing the parking lot is proposed, full depth asphalt section is not proposed since the existing parking lot should have been designed previously to support a fire truck.

20. The sidewalk through the entrances off of Northwest Highway must be removed and replaced. Sidewalk through the entrances must be 8" thick.

    --Pursuant to our discussion with the Village on November 19, 2021, it was discussed that we do not want to do work within the Right-of-Way since it will trigger an IDOT permit. If sidewalk repairs are required, it is requested that we make a separate application to IDOT after the proposed improvements are completed and the application will only include the required sidewalk improvements.

21. If a stop sign is proposed for the vehicles exiting the parking lot, detectable warning panels will be required.

    -- A s*top sign and stop bar added to exit drive.*

22. Additional sidewalk removal and replacement may be required on Northwest Highway.

    --Pursuant to our discussion with the Village on November 19, 2021, it was discussed that we do not want to do work within the Right-of-Way since it will trigger an IDOT permit. If sidewalk repairs are required, it is requested that we make a separate application to IDOT after the proposed improvements are completed and the application will only include the required sidewalk improvements.

23. Northwest Highway is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit from IDOT will be required for all work within IDOT right-of-way, including any modifications to the entrances, sidewalk, and connection to the IDOT storm sewer.

    --Pursuant to our discussion with the Village on November 19, 2021, it was discussed that we do not want to do work within the Right-of-Way since it will trigger an IDOT permit.

24. Both access points currently have in/out access with no restrictions on turning movements. IDOT may require modifications to the current configuration.

    --Pursuant to our discussion with the Village on November 19, 2021, it was discussed that we do not want to do work within the Right-of-Way since it will trigger an IDOT permit.

25. Village code requires a minimum of 24 ft for two-way traffic. Both entrances on Northwest Highway must be widened to maintain the 24 ft drive aisle width.

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tseibert@soosarchitects.com

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--The updated site plan includes one way traffic with a minimum of 18' drive aisles per code.

26. The current parking lot design matches the existing configuration with the pavement immediately adjacent to the building to the west and curb stops for the parking stalls. A curb shall be provided along the west side of the property, offset from the building. Parking stalls can be 16.5 ft in length with a 1.5 ft overhang of the curb, negating the need for curb stops.

    --Since the proposed improvements include only mill and resurface, curb and gutter is not proposed and curb stops are preferred.

27. New doorways will be provided on the south side and east side of the building. Provide additional spot elevation for the sidewalk at the new doorways.

    --The doorways have been incorporated into the revised site plan

28. Total number of students and a full-time staff in provided project brief do not corollate with the numbers used in in KLOA Inc. report (203 vs 199 and 34 vs 31 respectively). Please specify which numbers are correct and edit the report accordingly.

    --KLOA report has been updated. 203 students and 31 staff are correct.

PUBLIC WORKS:

29. The domestic 3/4" water service and meter should be upgraded to the proper size. See Village of Arlington Heights Plumbing Code.

    --The building currently has a fire suppression system which will be able to accommodate the domestic and fire supply for the building.

30. New backflow preventers should be installed on both the domestic and fire service lines.

    --Acknowledged. Backflow preventers will be provided in our plumbing design.

31. Include restoration of old parking lot entrance off of Kennicott Ave.

    --The civil engineering plans have been revised accordingly.

32. Remove and replace 2' of surface adjacent to any pavement sawcut. (ex. Curb replacement on Kennicott Ave, driveway apron on Rt 14).

    --The civil engineering plans have been revised accordingly.

33. Ensure condition of the existing storm sewer prior to reuse and expansion.

    --A note has been added to the civil engineering plans that the sewer will be examined by camera and reviewed for approval by Village.

34. Ensure condition of sanitary sewer and capacity prior to use.

    --A note has been added to the civil engineering plans that the sewer will be examined by camera and reviewed for approval by Village.

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35. Correct Village contact info on cover sheet for sanitary: Jim Zaharopoulos, Sewer Foreman.

    --*Acknowledged.*

36. Correct Village contact information on cover sheet for Storm sewer: Jim Zaharopoulos, Sewer Foreman.

    --*Acknowledged.*

ARLINGTON HEIGHTS FIRE DEPARTMENT

1) Building is to be sprinkled per code.

   -- A code compliant fire sprinkler system will be provided in the building.

2) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

   --The required connection will be provided.

3) A Knox Box shall be located at the main front entrance.

   --The required knox box will be provided.

4) Install a fully operational annunciator panel or alarm panel at the main front entrance.

   --The required annunciator panel will be provided.

ARLINGTON HEIGHTS POLICE DEPARTMENT

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

   --*Acknowledged.*

2. Are lighting requirements adequate? Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

   --Site lighting complies with Village requirements. See the attached photometric plan.

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

   --Acknowledged.

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

   --Acknowledged.

5. Traffic problems that may be created by the development. Similar to other day care/school businesses, this development may create a traffic problem during pickup and drop off times. A traffic impact study is recommended for this reason.

   Response: KLOA has provided updated Traffic Study.

6. General comments:

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

   --Appropriate contact information will be provided.

   - Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

   --Acknowledged.

   - Consider posting ‘no trespassing / loitering’ / ‘no un-authorized use’ signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

   --Acknowledged. Options will be discussed with tenant and Police Department.

HEALTH SERVICES DEPARTMENT

1. GENERAL COMMENTS: Daycare will need to obtain a Department of Children and Family Service (DCFS) license prior to opening.

   --The appropriate licensing will be obtained prior to opening.

Bears Playground

1. Illinois Accessibility Code (IAC) Section 206.2.17.1 states: "At least one accessible route shall be provided within the play area. The accessible route shall connect ground level play components required to comply with 240.2.1 and elevated play components required to comply with 240.2.2 including entry and exit points of the play components.

   --See page 4 on the attached play equipment design packet that shows the ADA charts for each individual area. Civil drawing updates show the accessible path to the equipment.

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2. Per IAC 2402.2 Elevated Play Components, show the accessible routes to at least 50 percent of the elevated Play components.

   --See pages 5, 6 and 7 on the attached play equipment design packet that shows the ADA routes for each individual area. Civil drawing updates show the accessible path to the equipment.

3. Ground surface material for accessible routes to elevated play components shall comply 1008.2.6.

   --See the attached file labeled "IPEMA_EWF_Maintenance_Install_Position_Statement" that states that our wood mulch is ADA compliant.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7. The Plan Commission must review, and the Village Board must approve, the following actions:

   a. Repeal of Special Use Permit ordinance 12-059.

   b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.

   c. Land Use Variation to allow a Day Care Center within the R-3 District.

   d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.

   e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.

   f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.

   g. Variation to Chapter 28, Section 10.4-4, to allow 47 off-street parking spaces where 49 spaces are required.

   --Items 'a' through 'f' acknowledged. Regarding 'g', the revised Site Plan now provides 49 parking spaces.

8. Please provide a response to each four criteria for variation approval for each of the requested variations identified above.

   a. **Repeal of the existing special use Permit ordinance 12-059**

      1) granted November 2012 permitting a day care facility is required to proceed with the new development plan which will provide a needed service to the to the public.

      2) This repeal is not detrimental to the health, safety, morals of general welfare of persons residing or working in the vicinity - but acts as a clarification of the permitted use of the property.

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3) This repeal complies with the requirement of the Village Board of Trustees in order to grant a different special use.

b. Special Use Permit for a Day Care Center

1) That said special use is deemed necessary for the public convenience at this location.

- Based on the market study the majority of the day care facilities servicing this local population are at capacity with a wait list. The demand has outstretched the current available supply, and there is a clear need for additional quality services in this area.

2) That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity.

- The daycare and private school use proposed will provide a much-needed service for the area.

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

- Daycare center will comply will all of the regulations that are granted under the ordinance with the stipulations and conditions made part of the authorization granted by the Village Board of Trustees. Additionally, it must comply with all State licensing regulations required for a day care facility.

c. Land Use Variation to allow a "Day Care Center within the R-3 District

1) The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.

- The Day Care Center use will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property The Day Care parking lot will be abutting both an existing Commercial use while the Day care playground replaces a parking area abutting a residence and will have high fencing and adequate landscaping provided. The current building has been vacant for approximately 10 years - the Day Care will blend in with the nearby properties with improvements to the building and site enhancing the neighborhood.

2) The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

- This property has been vacant for approximately 10 years as zoned.

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3) The proposed variation is in harmony with the spirit and intent of this Chapter.

- The variation is in harmony with the spirit and intent of the Land Use Variation: this variance will allow a vacant building to be upgraded and maintained in good condition.

4) **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

- Day care Centers require playgrounds and safe upgraded buildings - the variance requested is based on these regulations to allow reasonable use of the property.

d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.

1) The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.

- The Private School use will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property. The plan provides for a parking lot abutting both an existing Commercial use and the playground replaces a parking lot abutting a residence and will have high fencing and adequate landscaping provided. The current building has been vacant for approximately 10 years - the private school will blend in with the nearby properties with improvements to the building and site enhancing the neighborhood.

2) The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

- This property has been vacant for approximately 10 years as zoned.

3) The proposed variation is in harmony with the spirit and intent of this Chapter.

- The variation is in harmony with the spirit and intent of the Land Use Variation: this variance will allow a vacant building to be upgraded and maintained in good condition.

4) **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

- Private Schools require safe upgraded buildings - the variance requested is based on these regulations to allow reasonable use of the property.

e. **Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.**

1) The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.

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- Due to the constraints of the site and placement of play equipment within safe distances, the variation is necessary. It is fenced and landscaped thereby blocked from view to the nearby property. The playground is only used during school hours - never at night.

2) **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**

- The prior 2012 special use variation was for a day care, but was not acted upon given the challenges in developing this site. A condition for day care is to have a playground - As previously noted, this property has been vacant for approximately 10 years as zoned.

3) **The proposed variation is in harmony with the spirit and intent of this Chapter.**

- The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have a playground that meets both the regulatory requirements and the type of service provided by Higher Ground Education.

4) **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

- Day care Centers require a play ground area - the equipment that will be installed is both high quality with safety standards meeting state requirements. Higher Ground uses this equipment nationally - as such it is the minimum to allow reasonable use of the property.

f. **Variation to Chapter 28, Section 6.5-7(b) to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.**

1) **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**

- Due to the constraints of the site and placement of play equipment within safe distances, the variation is necessary. It is fenced and landscaped thereby blocked from view to the nearby property. The playground is only used during school hours - never at night.

2) **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**

- The prior 2012 special use variation was for a day care, but was not

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acted upon given the challenges in developing this site. A condition for day care is to have a playground. A condition for a toddler play area is to have the shade structure shown on the plan - As previously noted, this property has been vacant for approximately 10 years as zoned.

3) **The proposed variation is in harmony with the spirit and intent of this Chapter.**

- The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have a playground and toddler shade structure that meets both the regulatory requirements and the type of service provided by Higher Ground Education.

4) **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

- Day care Centers require a playground area - the toddler shade structure that will be installed is both high quality with safety standards meeting state requirements. Higher Ground uses this shade structure nationally - as such it is the minimum to allow reasonable use of the property.

g. **This variance no longer required - revised site plan provides 49 parking spaces.**

h. **New requested variance based on revised parking lot plan: Arlington Heights landscape regulations require a shade tree at the ends of all rows of parking, including two shade trees where there is a double row of parking. Our plan shows the required trees; however, we request a variance for the parking islands where there is a double row of parking.**

1) **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**

- Due to the constraints of the site, when we revised the parking lot plan to provide the required 49 parking spaces, the double row parking islands were reduced in size - if shade trees cannot thrive in the parking islands, we would substitute with other landscape elements. This will not alter the essential character of the locality and is compatible with the existing uses and zoning of nearby property.

2) **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**

- The prior 2012 special use variation was for a day care, but was not acted upon given the challenges in developing this site. A condition for this facility is 49 parking spaces, which have been provided, but may necessitate different landscape in the double row parking islands-. As

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previously noted, this property has been vacant for approximately 10 years as zoned.

3) **The proposed variation is in harmony with the spirit and intent of this Chapter.**

- The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have a adequate parking for the proposed use, with a possible substitution of alternate landscape elements in the double row parking islands.

4) **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Providing required parking requires the possible substitution of shade trees for an alternative landscape solution - as such it is the minimum to allow reasonable use of t

9. No response was provided to Special Use Permit approval criterion #3 and no response was provided to Land Use Variation criterion #4. Please update this document accordingly.

   --Addressed in 8 above

General:

10. The project narrative must be revised to include information on any green/sustainable design features. If none are proposed, please state such.

    --The design team has tried to incorporate as many green/sustainable features into the building and site as much as possible, but we are not applying for LEED status.

11. All plans, documents, and studies that are revised as a result of these comments must include a revision date.

    --Acknowledged.

12. Please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.

    --Acknowledged.

13. No elevations were included for the rear of the building (north side).

    --A north elevation has now been provided.

Proposed Use:

14. Prior to appearing before the Plan Commission a neighborhood meeting to introduce the development to the surrounding property owners must be held. Please provide an update on the status of this meeting. Once the meeting has concluded, please provide a summary of the attendance, issues raised/questions asked, and responses provided.

    --Acknowledged. Meeting with surrounding property owners - Thursday, January 20th at 6 pm - at Arlington Ale House. Will provide a summary of attendance and minutes.

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15. When will deliveries occur? Please note that no deliveries are allowed between the hours of 10:00pm and 7:00am. Where will delivery vehicles park? Would deliveries interfere with drop-off/pick-up operations?

    --Noted regarding delivery time restrictions. Deliveries will occur on off peak drop-off and pickup times.

16. Will the play areas contain any noise making devises, such as drums, chimes, etc.?

    --None

17. Where will indoor recreation occur on days of inclement weather?

    --Indoor recreation will take place in the classroom

18. Will any children be bussed to the site? If so, please provide details on bussing operations. Would Guidepost have a van/bus/vehicle that would be stored onsite?

    --Children will not be bussed - no van or vehicle will be store onsite

19. The Market Study needs additional depth and context. Please provide a written narrative to accompany the map. Why were areas south of the proposed facility excluded from the area of study? Provide the names and capacities of the other daycares that were analyzed, as well as details about Guidepost's services and features that differentiate it from the other daycares that were analyzed. The project narrative stated that the Market Study included a company overview, however, no company overview was included.

    --Attached a revised market study along with the Company overview. HGE utilizes a market study protocol for all of its sites nationally

Building:

20. A note on Sheet A1 indicates that the building addition will be 1,156 square feet, however, the site data table indicates the proposed building addition will be 906 square feet. Please clarify and be aware that the Zoning Code requires that all floor area as measures from the exterior walls shall be included within the floor area calculation (mechanical areas, stairwells, vestibules, etc. are not omitted).

    --The labeled areas have been updated/coordinated.

21. The maximum size of accessory structures is 300 sq. ft. and the toddler shade structure is 816 square feet. A variation is required as noted above.

    --An application for a variance will be made.

22. Accessory structures cannot be located in a rear yard on a reverse corner lot when the front yard of the adjacent structure is extended to the subject property. A variation is required as noted above.

    --An application for a variance will be made.

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23. What is the overall height of the shade structures as measured from grade to the peak of each structure?

    --Per Bear playground cutsheets, shade structure heights are provided.

Site:

24. Please clarify the onsite fencing. The plans show certain areas where gates are proposed but no fence, areas enclosed by a fence with no gate, and areas that appear to need enclosure but no fence is shown. Will the fences between each play area be the solid 6' tall wood style fence?

    --The site plan has been updated to incorporate revised location of fences. The playground plans also indicate the proposed materials.

25. The existing fence at the northwest corner of the site encroaches outside of the subject property boundaries, and the proposed connection to this fence would also fall outside of the property boundaries. It appears that a small portion of the concrete patio area will also encroach outside of the property boundaries. It is recommended that the existing fence be removed and reconstructed within the property boundaries and the proposed fence connection and concrete surface be revised similarly. Alternatively, permission from the neighboring property owner for said encroachments can be obtained.

    --The offending section of fence will be removed & new fencing within the property line will be provided per the updated site plan.

26. Is there any exterior mechanical equipment proposed (ground mounted AC condensers, utility pedestals, generators, transformer, etc.)? If so, please show these elements on the plans and screen them accordingly.

    --There will be no ground mounted mechanical equipment. Roof mounted equipment behind concealing parapets are planned. The gas meter & electric meter on the north wall will be enclosed in appropriate fencing.

27. Provide details on the plans showing the proposed height and materials (both the walls and the gate) of the dumpster enclosure.

    --The detailing has been provided.

28. The Photometric level at one point along the northern property line is at .2 footcandles where code restricts maximum illumination to .1 footcandles adjacent to residentially zoned property.

    --We have provided a revised photometric plan with relocated light poles that reduces the footcandles in that area.

Landscaping:

29. The project narrative outlines that landscaping along the northern property line on the north side of the existing fence shall be designed and installed in coordination

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with the northern property owner. Please provide details on said coordination and show the design of the landscaping on the landscape plan.

--*The landscape plans have been updated accordingly.*

Traffic/Parking/Circulation & Access:

30. Parking for the proposed daycare is calculated at 3 spaces per every 2 employees and parking for the private school portion of the facility is calculated at 1 space per employee plus 1 space per five classrooms. With an overall employee count of 34 (29 for the daycare, 5 for the kindergarten classrooms) and with 2 kindergarten classrooms, this translates to a parking requirement of 49 spaces for the facility. With 47 parking spaces proposed, a variation is required. Staff recommends compliance with the parking regulations.

    --*The site plan has been updated to provide 49 parking spaces.*

31. During the Conceptual Plan Review process the Village requested that access be granted to the commercial property abutting to the northwest, however, the site plan shows 3 parking stalls proposed in this area, which would prevent access. Removal of these spaces would cause a further reduction in onsite parking. Please address this situation.

    --*The parking has been revised to one-way circulation, thus cross-access is no longer an option.*

32. Code requires minimum driveway widths to be 24'. The driveway widths at the two entrances shall be revised to comply with the 24' wide driveways provided within the site, which will require IDOT approval. Please provide a preliminary review letter from IDOT to demonstrate their support for two 24' wide curb cuts on the subject property.

    --*The parking lot no longer requires 24ft aisle since it has been changed to one-way circulation and angled parking.*

33. Page 8 of the KLOA study states the maximum child capacity at 199 students and the maximum employee count of 31 staff. Per the project narrative, the maximum capacity will be 203 students with 34 staff.

    --*The KLOA report has been updated, correctly identifying the occupancy as 203 students and 31 staff.*

34. Page 10 of the KLOA study states the size of the facility will be 12,232 sq. ft., however, this does not factor in the size of the building addition. Please adjust the size of the building to reflect the proposed building addition, as well as the number of students to 203 and revise the analysis accordingly.

    --*The correct building area is 13,388sf, and is noted on the updated plan.*

35. Please address the following:

    a. Potential vehicle conflicts when egress from both entrances occur at the same time, (left turn movement from the northwest entrance and right turn

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movement from the southeast entrance). Was one-way circulation through the parking lot considered?

--This issue has been resolved with the new one-way configuration of the parking lot.

b. Vehicles stacking for egress and blocking egress from the parking stalls closest to Northwest Highway.

--This issue has been resolved with the new one-way configuration of the parking lot.

c. Vehicle conflicts between inbound vehicles and vehicles reversing/exiting from the parking stalls closest to Northwest Highway. Should the stalls adjacent to Northwest Highway (2 stalls deep) be restricted to "employees only" to avoid high-turnover vehicles parking in these spaces?

--This issue has been resolved with the new one-way configuration of the parking lot.

36. Five bike parking spaces are required by code. Please show where these spaces will be located on the site plan.

--Bicycle parking has been added to the site along the north side of the building.

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2b, a 4" caliper shade tree is required at the end of each parking row and beneath each light pole within an island that is equal in area to one parking space. Please increase the size of the islands, provide an additional island beneath the light pole and incorporate additional shade trees in order to meet the code requirement.

--The landscape plan has been updated to provide a tree in the proposed landscape island.

2) Pursuant to Chapter 28, Section 6.15-2 a six foot high screen that provides year round opacity must be provided along the north property line adjacent to the residential district. In addition to the fence, it is recommended that evergreens be provided in order to create a layered buffer.

--The landscape plan has been revised accordingly.

3) The site plan and the landscape plan are inconsistent. There is landscaping shown on the site plan that is not identified on the landscape plan.

--The two plans have been coordinated.

4) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

-- The gas meter & electric meter on the north wall will be enclosed in appropriate fencing.

105 Schelter Road, Suite 101
Lincolnshire, Illinois 60069
847 821 7667

5) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.

--Acknowledged.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Planning and Community Development**

From: **Deb Pierce, Plan Reviewer, Building & Life Safety Department**

Subject: **1000 W Northwest Hwy – Guidepost Montessori – SUP for Daycare, LUV for Private School in B-2**

PC #: **21-021 – Round 2**

Date: **January 25, 2022**

General Comments:

After reviewing the responses to the Round 1 comments, I do not have any additional comments.

PLAN COMMISSION PC #21-021
Guidepost Montessori SUP for Daycare, LUV
1000 W Northwest Highway
Round 2

37. The petitioner's response to comment nos. 11, 12, 13, 14, 15, 19, 22, 25, 26, 28, 29, 30, 33 and 36 are acceptable.

38. The petitioner's response to comment no. 16 is noted. An Onsite Utility Maintenance Agreement (OUMA) is required for all onsite utilities, including existing utilities. The OUMA must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA. This can be addressed at permit.

39. The petitioner's response to comment no. 17 is noted. The photometric plan is acceptable. The associated catalog cuts for all roadway, parking lot, and building mounted luminaires shall be provided. This can be addressed at permit.

40. The petitioner's response to comment no. 18 is noted. The Exhibits provided are for a truck accessing the site from eastbound Northwest Highway only. An additional exhibit is needed to show a vehicle responding from the other direction.

41. The petitioner's response to comment no. 20 is noted. The sidewalk through the entrances off of Northwest Highway must be removed and replaced. Sidewalk through the entrances must be 8" thick. This could be addressed as a driveway permit through IDOT; however, this should be completed in conjunction with the overall site improvements as replacing the sidewalk will require the parking lot to be inaccessible for a period of time. It is also recommended that the aprons be replaced.

42. The petitioner's response to comment no. 21 is noted. Detectable warning panels will be required at the exit. This can be addressed at permit.

43. The petitioner's response to comment no. 23 is noted. A permit from IDOT will be required for all work within IDOT right-of-way.

44. The petitioner's response to comment no. 24 is noted. Detectable warning panels and sidewalk removal and replacement is required, triggering the need for an IDOT permit. New signage will also be needed for the entrance and exit only. Although changes to the existing curb cuts and size of the aprons is not planned for at this time, IDOT may require additional modifications to the current configuration. The petitioner shall acknowledge this.

45. The petitioner's response to comment no. 27 is noted. Spot elevations and dimensions for all new sidewalk needed for the new doors shall be provided. The sidewalk for the new door located at the southeast corner of the building shall also extend to the public walk. This can be addressed at permit.

PUBLIC WORKS:

46. The petitioner's response to comment no. 31 is noted, the plans have not been revised. Include restoration of old parking lot entrance off of Kennicott Ave. This can be addressed at permit.

47. The petitioner's response to comment no. 32 is noted, the plans have not been revised. Remove and replace 2' of surface adjacent to any pavement sawcut. This can be addressed at permit.

48. The petitioner's response to comment no. 34 is noted. The note added to the plans is for storm sewer. Provide additional note for sanitary sewer and capacity. This can be addressed at permit.

49. The petitioner's response to comment no. 35 is noted. The cover sheet shows the MWRD as the contact for the sanitary sewer service. Correct Village contact info on cover sheet for sanitary: Jim Zaharopoulos, Sewer Foreman. This can be addressed at permit.

50. Plan set provided was missing sheet C5.0. No comments can be made on this sheet.

51. Public Works will have additional comments once the building set including proposed plumbing plans is submitted.

ADDITIONAL COMMENTS:

52. The existing fence encroaches onto the adjacent property. Any modifications to this fence in this area will require written permission from the property owner. This can be addressed at permit.

53. The parking stalls at the curve shall be staff parking only. Provide signage. This can be addressed at permit.

54. The first two parking stalls off of Northwest Highway at the entrance will require vehicles to back out across the sidewalk, potentially impacting pedestrians or vehicles turning in. To avoid high turnover in these stalls, the two stalls should be designated for staff only. This can be addressed at permit.

55. Provide a detail of the ADA ramp for the handicap accessible stalls, including spot elevations and dimensions. This can be addressed at permit.

56. The sidewalk detail specifies 5", and that welded wire is required through driveways. The Village does not allow welded wire in the public right-of-way, and the sidewalk must be 8" thick through the driveways. Revise the detail. This can be addressed at permit.

57. Provide additional signage for the entrance and exit only. IDOT may also require other modifications to the signage. This can be addressed at permit.

58. Provide an Engineer's Opinion of Probable Cost. This can be addressed at permit.

1/26/22

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

_____

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NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

Health and Human Services

Memo

To: Sam Hubbard, Development Planner

From: Jeff Bohner, Health Officer

Date: January 24, 2022

Re: Guidepost Montessori - PC #21-021

This Department has reviewed the round 2 submittal for Guidepost Montessori School and has the following comment:

See the attached review from David Robb, Disability Services Coordinator

Plan Review for Accessibility

Addresses:	Guidepost Montessori – 1000 W. Northwest Highway SUP for Daycare, LUV for Private School in B-2
	P.C. #21-021 Round 2
Submitted to:	Sam Hubbard, Planning & Community Development
Submitted by:	David Robb, Disability Services Coordinator (847) 368-5793
Date:	January 20, 2022 David Robb
Re:	Illinois Accessibility Code (IAC) Eff. Oct., 23, 2018 https://www2.illinois.gov/cdb/announcements/2018/Pages/New-Illinois-Accessibility-Code.aspx

---

Bears Playground:

1. The "Accessible Route" was not shown on the Civil Drawings. Show the accessible route: for entering the playground, to each playground component including entrance and exit points of the play components.

2. The information sheets of the International Play Equipment Manufacturers Association (IPEMA) indicated that the Engineered Wood Fiber (EWF) used on playgrounds and around playground components requires frequent maintenance to meet ADA requirements. Explain the maintenance regimen and the person responsible to ensure ADA compliance.

Round 1 Comments:

1. The Accessible Illinois Accessibility Code (IAC) Section 206.2.17.1 states: "At least one accessible route shall be provided within the play area. The accessible route shall connect ground level play components required to comply with 240.2.1 and elevated play components required to comply with 240.2.2 including entry and exit points of the play components.

2. Per IAC 2402.2 Elevated Play Components, show the accessible routes to at least 50 percent of the elevated Play components.

3. Ground surface material for accessible routes to elevated play components shall comply 1008.2.6.

Planning & Community Development Dept. Review

January 27, 2022

REVIEW ROUND 2

Project: Guidepost Montessori
1000 W. Northwest Highway

Case Number: PC 21-021

Zoning:

37. The responses to the following comments are acceptable: #13, #14, #16 - #18, #20 - #22, #26, #31, #34, and #35a.

38. The response to comment #7 is noted. Based on the revised plans, the following zoning actions are required:
    a. Repeal of Special Use Permit ordinance 12-059.
    b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
    c. Land Use Variation to allow a Day Care Center within the R-3 District.
    d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.
    e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
    f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
    g. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement to certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.

    Code compliant landscape islands should be incorporated into the site. Please see attachment for specific locations where islands and shade trees are missing.

39. The response to comment #9 is noted. Please provide a separate document that outlines the special use, land use variations, and variations along with your response to the approval criteria for each zoning action.

40. The response to comment #10 is noted. Specific details on any green features/sustainable design elements were not provided.

41. The response to comment #12 is acceptable. On your forthcoming resubmittal, and any future resubmittals, please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.

42. The response to comment #15 is noted. Please address the question: where will delivery vehicles park? Typically, how many deliveries are expected to occur during any given week?

43. The response to comment #19 did not directly address the question. No overall capacities of the surveyed daycares were provided, and certain day care facilities within Arlington Heights were omitted from the study area with no explanation as to why they were absent. While the additional materials from HGE explain some of the attributes of the Guidepost/Higher Ground program and facility, there was no comparison to the other daycares within the study. The analysis needs additional depth. Please be aware the School District 25 is proposing a full day kindergarten at all of their elementary schools. Will this impact the proposed facility?

44. The response to comment #23 is noted. The Bear Playground cut sheets did not include a detail for the shade structures to verify listed height. Please note that these accessory structures shall not exceed 15' in height as measured from existing grade (not the raised mulch playground that they will be constructed on) to the peak of each structure.

45. The response to comment #24 is insufficient. Civil/Landscape plans and the architectural plans depict differences in what is proposed in the area around the dumpster enclosure. The plans must be revised to clearly indicate which sections of fencing will be 6' tall board on board, 6' tall PVC vinyl fence, and 4' tall wood fence (detail required - if applicable).

46. The response to comment #25 is insufficient. Demo plan does not show fence on neighbor's property to be removed, and civil/landscape plans still show the proposed fence to encroach outside of the subject property to connect to the neighbor's fence. Please coordinate with the neighboring property owner to discuss any fence removal and provide an update on the status of this discussion. Please revise the plans so they are consistent and accurately show what is proposed in this area.

47. The response to comment #27 is noted. Please note that the PVC vinyl fence around the refuse area shall be a solid privacy fence with no spaces between the boards.

48. The response to comment #28 is insufficient. The revised photometric plan has increased the footcandle levels along the northern property line to between 0.2-0.5 where code restricts maximum footcandle levels abutting residential zoning to 0.1 footcandles. Please revise the plan to conform with code requirements.

49. The response to comment #29 is noted. Is the neighboring property owner amenable to the proposed landscaping along the northern property line?

50. The fence along Kennicott must be setback 5' from the property line along Kennicott to conform to code requirements, which will require that the fence be pushed back approximately 2' west from its currently proposed location. The portion of the existing fence along the northern property line that encroaches into this 5' area should be removed. Please revise the plans to conform to code requirements in this area.

51. The response to comment #30 is noted. Please note that staff is still recommending compliance with all parking regulations relative to any site modifications as necessary to address these review comments.

52. The response to comment #32 is noted. However, an IDOT permit will be required for the sidewalk improvements and for any "Do Not Enter" and "Stop" signage necessary for the one-way circulation and site egress. Have you approached IDOT for a preliminary review to determine if these improvements will trigger a more detailed IDOT review that could potentially require significant modifications to the site plan? Prior to moving forward with the Plan Commission hearing, a better understanding of the potential IDOT requirements should be obtained.

53. The response to comment #33 is noted. The KLOA study still refers to the peak employee count as 31 and the parking analysis is based on 31 employees not the 34 employees (as has been indicated to be the total employee count).

54. The response to comment #35b is noted. There appears to be stacking space for approximately 1-2 cars at the site exit before the queue will stack to block adjacent cars from exiting their stalls. This could be addressed by a restriction on left turn egress from the site.

55. The response to comment #35c is noted, however, the same concern exists with the 2 angled parking stalls closest to the site entrance, which would require cars to back out across the sidewalk and would present a possible vehicular conflict with cars entering the site. For safety reasons, these spaces should be eliminated.

56. The response to comment #36 is noted, however, no bike parking stalls were added to the plans. Please indicate on the plans where the bike parking stalls will be located.

57. The civil and landscape plans need better coordination and are not consistent. Additionally, sheet C-3.0 indicates that 50 stalls are proposed but only 49 are shown on the plans.

58. The northernmost parking stall on the eastern side of the double row of parking encroaches out into the drive aisle and would prevent fire truck turning if a car was parked in the stall. Revisions are needed to ensure proper fire truck maneuverability.

59. Page 8 of the KLOA study states that 30% of the children arrive in the same car, but page 19 states this percentage to be 13%. Please clarify.

60. Page 10 of the KLOA study references operator provided average arrival/departure times for staff. Arrival/Departure times for students was provided but staff arrival/departure information could not be located. Please provide the staff arrival/departure times if available.

Prepared by:

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123

ARLINGTON HEIGHTS, IL ZONING ORDINANCE		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
6.15-1.2 NEW LANDSCAPING REQUIREMENTS		
ALL PAVED SURFACE ABUTTING A RESIDENTIAL DISTRICT OR STREET OR OFF-STREET PARKING AREAS CONTAINING MORE THAN 4 PARKING SPACES, SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING OR FRONTING A RESIDENTIAL DISTRICT OR PUBLIC WAY.	**3' SCREENING REQUIRED ALONG THE SOUTH (ADJACENT TO STREET)**	SCREENING PROVIDED ALONG THE SOUTH
LANDSCAPED ISLANDS SHALL CONTAIN AT LEAST 1 LIVE SHADE TREE LOCATED AT THE END OF EVERY 20 PARKING SPACES OR BENEATH EVERY LIGHT POLE.	TOTAL NUMBER OF PARKING SPACES = 45 45 SPACES / 20 SPACES = 2.25 **2 PARKING LOT TREES REQUIRED**	4 PARKING LOT TREES PROVIDED
6.15-2.1 - LANDSCAPING REQUIREMENTS BETWEEN ZONING DISTRICTS		
IN ANY O-T, O-R, BUSINESS OR MANUFACTURING DISTRICT WHERE A REAR LOT LINE OR SIDE LINE COINCIDES WITH A SIDE OR REAR LOT LINE OF PROPERTY IN ADJACENT RESIDENTIAL DISTRICTS, SCREENING ALONG SUCH LOT LINE MUST BE PROVIDED.	**SCREENING REQUIRED ALONG NORTH**	6' BOARD ON BOARD FENCE TO REMAIN AND EVERGREEN SCREENING PROVIDED ALONG THE NORTH

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AN	4	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	4" CAL. MIN	
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	CA	25	CEANOTHUS AMERICANUS / NEW JERSEY TEA	-	SEE PLAN	18" HT MIN
	CB	19	CORNUS SERICEA 'BAILADELINE' TM / FIREDANCE RED TWIG DOGWOOD	-	SEE PLAN	18" HT MIN
	HL	18	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA	-	SEE PLAN	18" HT MIN
	RG	7	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	-	SEE PLAN	18" HT MIN
	ST	11	SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA	-	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	BG	6	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	-	SEE PLAN	18" HT MIN
	JB	18	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	B & B	SEE PLAN	6` HT MIN.
	JF	26	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT MIN.
ORNAMENTAL GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	CK	80	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	SEE PLAN	18" HT MIN
GRASSES AND PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPACING**		
	CC	29	COREOPSIS X 'CREME BRULEE' / CREME BRULEE TICKSEED	24" o.c.		
	HH	28	HEMEROCALLIS X `HAPPY RETURNS` / HAPPY RETURNS DAYLILY	24" o.c.		
GROUND COVERS			**BOTANICAL / COMMON NAME**			
			TURF SOD			

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

Kimley»Horn

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ADDRESS: 1 E. WACKER DRIVE, SUITE 600
WAUKEGAN, IL 60085
PHONE: 847.487.5650
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

LANDSCAPE PLAN

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 01/17/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
L1.0

Drawing name: \\Kimley-horn.com\VAR_CHS\CHS_LIDEV\168423005_rl_ashley\ontheights_JV2_Design\VCAD\plotsheets\L1.0_LANDSCAPE PLAN.dwg Jan 17, 2022 - 10:38am by Christina.Mandel
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Guidepost Montessori
1000 W. Northwest Highway
PC #21-021
January 25, 2022

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree located in a landscape island that is equal in area to one parking space is required at the end of each parking row. Increase the islands where they are deficient in size and incorporate additional shade trees in order to meet the code requirement. In addition, provide the code required landscape islands where they are absent. Landscape islands and the shade trees are required for the four parking spaces located in the northeast corner of the parking lot. Per the plan six additional four inch caliper shade trees are required.

2) Along Kennicott Avenue adjacent to the fence it is recommended that the landscaping be varied where the Karl Forester grasses are proposed. In addition to the grasses, incorporate clusters of shrubs.

3) For the fence adjacent to the drive aisle, provide landscaping on the parking lot side in order to soften the appearance of the fence. The proposed fence is solid and located along the back of curb. It is recommended that the fence be an open ornamental fence that is setback from the curb to allow for landscaping on the parking lot side.

4) On the landscape plan please identify the location of the trash enclosure. The trash enclosure must be screened with a fence and landscaping.

5) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Northwest Highway in order to screen the parking/paved area adjacent to the public way. Please increase the size of the shrubs so that they are a minimum of three feet high at time of installation.

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
www.soosarchitects.com

105 Schelter Road, Suite 101
Lincolnshire, Illinois 60069
847 821 7667

February 16, 2022

Mr. Sam Hubbard
Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

Re: 1000 W Northwest Highway – Guidepost Montessori

Mr. Hubbard,

Please see our responses to your review comments below. The Village's comment is listed in ordinary font, followed by our response in *–red italics*. Numbering of review comments matches those provided in the original review comments.

Building & Life Safety Department

General Comments:
After reviewing the responses to the Round 1 comments, I do not have any additional comments.

Engineer

37. The petitioner's response to comment nos.11,12,13,14,15,19,22,25,26,28, 29,30,33 and 36 are acceptable.
--Acknowledged.

38. The petitioner's response to comment no. 16 is noted. An Onsite Utility Maintenance Agreement (OUMA) is required for all onsite utilities, including existing utilities. The OUMA must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA. This can be addressed at permit.
--Acknowledged.

39. The petitioner's response to comment no. 17 is noted. The photometric plan is acceptable. The associated catalog cuts for all roadway, parkway, and building mounted luminaries shall be provided. This can be addressed at permit.
--Acknowledged.

40. The petitioner's response to comment no. 18 is noted. The Exhibits provided are for a truck accessing the site from eastbound Northwest Highway only. An additional exhibit is needed to show a vehicle responding from the other direction.
--See additional site plan sheets A1.1, A1.2.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

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Soos & Associates, Inc.
Architecture
www.soosarchitects.com

105 Schelter Road, Suite 101
Lincolnshire, Illinois 60069
847 821 7667

41. The petitioner's response to comment no. 20 is noted. The sidewalk through the entrances off of Northwest Highway must be removed and replaced. Sidewalk through the entrances must be 8" thick. This could be addressed as a driveway permit through IDOT; however, this should be completed in conjunction with the overall site improvements as replacing the sidewalk will require the parking lot be inaccessible for a period of time. It is also recommended that the aprons be replaced.
--Acknowledged. - Sidewalk permit process will commence once site plan is final

42. The petitioner's response to comment no. 21 is noted. Detectable warning panels will be required at the exit. This can be addressed at permit.
--Acknowledged. This will be addressed in a separate IDOT drawing submittal.

43. The petitioner's response to comment no. 23 is noted. A permit from IDOT will be required for all work within IDOT right-of-way.
--Acknowledged.

44. The petitioner's response to comment no. 24 is noted. Detectable warning panels and sidewalk removal and replacement is required, triggering the need for an IDOT permit. New signage will also be needed for the entrance and exit only. Although changes to the existing curb cuts and size of the apron is not planned at this time, IDOT may require additional modifications to the current configuration. The petitioner shall acknowledge this.
-Acknowledged - Sidewalk permit process will commence once site plan is final

45. The petitioner's response to comment no. 27 is noted. Spot elevations and dimensions for all new sidewalk need for the new doors shall be provided. The sidewalk for the new door located at the southeast corner of the building shall also extend to the public walk. This can be addressed at permit.
--See revised grading plan C5.0

PUBLIC WORKS:

46. The petitioner's response to comment no. 31 is noted. The plans have not been revised. Include restoration of old parking lot entrance off of Kennicott Ave. This can be addressed at permit.
--The parking access off of Kennicott is now shown as restored to grass/new sidewalk. See revised sheet C3.0.

47. The petitioner's response to comment no. 32 is noted, the plans have not been revised. Remove and replace 2' of surface adjacent to any pavement sawcut. This can be addressed at permit.
--Acknowledged. See revised sheet C3.0.

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Lincolnshire, Illinois 60069
847 821 7667

48. The petitioner's response to comment no. 34 is noted. The note added to the plans is for storm sewer. Provide additional note for sanitary sewer and capacity. This can be addressed at permit.
--The required note has been added to sheet C5.0.

49. The petitioner's response to comment no. 35 is noted. The cover sheet shows the MWRD as the contact for the sanitary sewer service. Correct Village contact info on cover sheet for sanitary: Jim Zaharopoulos, Sewer Foreman. This can be addressed at permit.
--Acknowledged. See revised sheet C0.0.

50. Plan set provided was missing sheet C5.0. No comments can be made on this sheet.
--Acknowledged.

51. Public Works will have additional comments once the building set included proposed plumbing plans is submitted.
--Acknowledged.

ADDITIONAL COMMENTS:

52. The existing fence encroaches onto the adjacent property. Any modifications to this fence in this area will require written permission from the property owner. This can be addressed at permit.
--Acknowledged.- Will work with property owner to get written permission

53. The parking stalls at the curve shall be staff parking only. Provide signage. This can be addressed at permit.
--See revised sheets A1, C3.0.

54. The first two stalls off of Northwest Highway at the entrance will require vehicles to back out across the sidewalk, potentially impacting pedestrians or vehicles turning in. To avoid high turnover in these stalls, the two stalls shall be designated for staff only. This can be addressed at permit.
--See revised sheets A1, C3.0.

55. Provide a detail of the ADA ramp for the handicap accessible stalls, including spot elevations and dimensions. This can be addressed at permit.
--See revised sheet C5.0.

56. The sidewalk detail specifies 5", and that welded wire is required through driveways. The Village does not allow welded wire in the public right-of-way, and the sidewalk must be 8" thick through the driveways. Revise the detail. This can be addressed at permit.
--See revised sheet C6.0.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

57. Provide additional signage for the entrance and exit only. IDOT may also require modifications to the signage. This can be addressed at permit.
--Acknowledged._See sheet C3.0.

58. Provide an Engineer's Opinion of Probable Cost. This can be addressed at permit.
--Acknowledged.

Fire Department
The Fire Department has no additional comments at this time.
--Acknowledged.

Health and Human Services
The Department has reviewed the round 2 submittal for Guidepost Montessori School and has the following comment:
See the review from David Robb, Disability Services Coordinator:

Plan Review for Accessibility
Bears Playground:

1. The "Accessible Route" was not shown on the Civil Drawings. Show the accessible route: for entering the playground, to each playground component including entrance and exit points of the play components.
--See revised sheet C3.0.

2. The information sheets of the International Play Equipment Manufacturers Association (IPEMA) indicated the Engineered Wood Fiber (EWF) used on playgrounds and around playground components requires frequent maintenance to meet ADA requirements. Explain the maintenance regimen and the person responsible to ensure ADA compliance.
--The IPEMA document is the only available document from the manufacturer regarding maintenance of the EWF. The property owner will address the regular play surface maintenance with appropriate hired subcontractors.

Round 1 Comments:

1. The Accessible Illinois Accessibility Code (IAC) Section 206 2.17.1 states: At least one accessible route shall be provided within the play area. The accessible route shall connect ground level play components required to comply with 240.2.1 and elevated play components required to comply with 240.2 including entry and exit points of the play components.
2. Per IAC 2402.2 Elevated Play Components show the accessible routes to at least 50 percent of the elevated Play components.

105 Schelter Road, Suite 101
Lincolnshire, Illinois 60069
847 821 7667

3. Ground surface material for accessible routes to elevated play components shall comply 1008.2.6.
   --Accessible paths are now indicated on sheet C3.0 as well as the play equipment company's drawing sheets. Compliance is addressed in the IPEMA document.

Planning & Community Development Dept. Review
Zoning:

37. The responses to the following comments are acceptable: #13, #14, #16 - #18, #20 - #22, #26, #31, #34, and #35a.
    --Acknowledged.

38. The response to comment #7 is noted. Based on the revised plans, the following zoning actions are required:
    a. Repeal of Special Use Permit ordinance 12-059.
    b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
    c. Land Use Variation to allow a Day Care Center within the R-3 District.
    d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.
    e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
    f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
    g. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement to certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree. *--See updated landscape islands on sheets A1 - this variance is no longer required*
    h. Variance to Chapter 28 Section 6.15-1.2b, to waive the size requirement of one landscape island. *See updated landscape islands on sheets A1.*
    i. Variance required to allow the 16.85' Peak for the Toddler shade area _ *see attached*

    Code compliant landscape islands should be incorporated into the site. Please see attachment for specific locations where islands and shade trees are missing.
    --See updated landscape islands on sheets A1, L1.0

39. The response to comment #9 is noted. Please provide a separate document that outlines the special use, land use variations, and variations along with your response to the approval criteria for each zoning action.
    --Acknowledged.- see attached

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40. The response to comment #10 is noted. Specific details on any green features/sustainable design elements were not provided.
--After further review, no notable green features or sustainable design elements are provided.

41. The response to comment #12 is acceptable. On your forthcoming resubmittal, and any future resubmittals, please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.
--Acknowledged.

42. The response to comment #15 is noted. Please address the question: where will delivery vehicles park? Typically, how many deliveries are expected to occur during any given week?
-- A daily lunch delivery from a caterer; the caterer will use a parking spot. Occasional Amazon delivery of office supplies once or twice a week.

43. The response to comment #19 did not directly address the question. No overall capacities of the surveyed daycares were provided, and certain day care facilities within Arlington Heights were omitted from the study area with no explanation as to why they were absent. While the additional materials from HGE explain some of the attributes of the Guidepost/Higher Ground program and facility, there was no comparison to the other daycares within the study. The analysis needs additional depth. Please be aware the School District 25 is proposing a full day kindergarten at all of their elementary schools. Will this impact the proposed facility?
--Acknowledged - see attached

44. The response to comment #23 is noted. The Bear Playground cut sheets did not include a detail for the shade structures to verify listed height. Please note that these accessory structures shall not exceed 15' in height as measured from existing grade (not the raised mulch playground that they will be constructed on) to the peak of each structure.
--We have included an additional detail sheet from the playground equipment company providing more detail on the shade structures. The larger shade structure will be taller than the 15ft limit at the peak- it will be 16.85' at the peak, and a variance will be pursued.

45. The response to comment #24 is insufficient. Civil/Landscape plans and the architectural plans depict differences in what is proposed in the area around the dumpster enclosure. The plans must be revised to clearly indicate which sections of fencing will be 6' tall board on board, 6' tall PVC vinyl fence, and 4' tall wood fence (detail required - if applicable).
--Acknowledged. Civil and architectural drawing are now coordinated.

46. The response to comment #25 is insufficient. Demo plan does not show fence on neighbor's property to be removed, and civil/landscape plans still show the proposed fence to encroach outside of the subject property to connect to the neighbor's fence.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

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Please coordinate with the neighboring property owner to discuss any fence removal and provide an update on the status of this discussion. Please revise the plans so they are consistent and accurately show what is proposed in this area.
--Civil drawings have been updated accordingly. See C2.0.

47. The response to comment #27 is noted. Please note that the PVC vinyl fence around the refuse area shall be a solid privacy fence with no spaces between the boards.
--Acknowledged. The trash enclosure fence and the new fencing along the property lines have been updated to match the existing wood privacy fence along the north property line.

48. The response to comment #28 is insufficient. The revised photometric plan has increased the footcandle levels along the northern property line to between 0.2-0.5 where code restricts maximum footcandle levels abutting residential zoning to 0.1 footcandles. Please revise the plan to conform with code requirements.
--Acknowledged. See the attached updated photometric plan.

49. The response to comment #29 is noted. Is the neighboring property owner amenable to the proposed landscaping along the northern property line?
--The neighboring property owner and applicant are currently in discussion with the Village, requesting the existing landscaping along the fence be maintained with no additional landscaping.

50. The fence along Kennicott must be setback 5' from the property line along Kennicott to conform to code requirements, which will require that the fence be pushed back approximately 2' west from its currently proposed location. The portion of the existing fence along the northern property line that encroaches into this 5' area should be removed. Please revise the plans to conform to code requirements in this area.
--Acknowledged. The fencing has been relocated. See sheet C3.0

51. The response to comment #30 is noted. Please note that staff is still recommending compliance with all parking regulations in any site modifications as necessary to address these review comments.
--Acknowledged.

52. The response to comment #32 is noted. However, an IDOT permit will be required for the sidewalk improvements and for any "Do Not Enter" and "Stop" signage necessary for the one-way circulation and site egress. Have you approached IDOT for a preliminary review to determine if these improvements will trigger a more detailed IDOT review that could potentially require significant modifications to the site plan? Prior to moving forward with the Plan Commission hearing, a better understanding of the potential IDOT requirements should be obtained.
--Acknowledged. Per discussions with the Village, the sidewalk process will commence once the site plan is finalized.

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53. The response to comment #33 is noted. The KLOA study still refers to the peak employee count as 31 and the parking analysis is based on 31 employees not the 34 employees (as has been indicated to be the total employee count).
--The study has been updated.

54. The response to comment #35b is noted. There appears to be stacking space for approximately 1-2 cars at the site exit before the queue will stack to block adjacent cars from exiting their stalls. This could be addressed by a restriction on left turn egress from the site.
--With a 22'-11" wide point of egress, cars making a left turn should not block vehicles behind from exiting to the right. We anticipate feedback from IDOT regarding this and will address this at that time.

55. The response to comment #35c is noted, however, the same concern exists with the 2 angled parking stalls closest to the site entrance, which would require cars to back out across the sidewalk and would present a possible vehicular conflict with cars entering the site. For safety reasons, these spaces should be eliminated.
--Per a previous review comment by the Village Engineer, our intent was to mark these spaces as 'Staff Only' to limit traffic in/out of these spaces.

56. The response to comment #36 is noted, however, no bike parking stalls were added to the plans. Please indicate on the plans where the bike parking stalls will be located.
--Bike parking has been added next to the main entrance. See sheets A1, C3.0.

57. The civil and landscape plans need better coordination and are not consistent. Additionally, sheet C-3.0 indicates that 50 stalls are proposed but only 49 are shown on the plans.
--Civil, Landscape, & Architectural plans have been coordinated. The errant tag noting 50 spaces has been corrected to read 49.

58. The northernmost parking stall on the eastern side of the double row of parking encroaches out into the drive aisle and would prevent fire truck turning if a car was parked in the stall. Revisions are needed to ensure proper fire truck maneuverability.
--The parking in this area has been updated with a revised configuration and incorporating some compact car parking spaces. See sheets A1.

59. Page 8 of the KLOA study states that 30% of the children arrive in the same car, but page 19 states this percentage to be 13%. Please clarify.
--The KLOA study has been updated with the correct figure of 13%

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60. Page 10 of the KLOA study references operator provided average arrival/departure times for staff. Arrival/Departure times for students was provided but staff arrival/departure information could not be located. Please provide the staff arrival/departure times if available.
--the traffic study has included in the KLOA study as an exhibit.

Landscape Comments

1. Per Chapter 28, Section 6.15-1.2 b, a four- inch caliper shade tree located in a landscape island is equal in area to one parking space is required at the end of each parking row. Increase the islands where they are deficient is size and incorporate additional shade trees in order to meet the code requirement. In addition, provide the code required landscape islands where they are absent. Landscape islands and the shade trees are required for the four parking spaces located in the northeast corner of the parking lot. Per the plan six additional four-inch caliper shade trees are required.
--The six additional trees have been provided, along with associated landscape islands.

2. Along Kennicott Avenue adjacent to the fence is recommended that the landscaping be varied where the Karl Forester grasses are proposed. In addition to the grasses, incorporate clusters of shrubs.
--The landscape plan has been updated.

3. For the fence adjacent to the drive aisle, provide landscaping on the parking lot side in order to soften the appearance of the fence. The proposed fence is solid and located along the back curb. It is recommended that the fence be an open ornamental fence that is setback from the curb to allow for landscaping on the parking lot side.
--Moving the fence away from the parking aisle would reduce the play area on the other side of the fence below required DCFS standards. Landscaping to fit the current 6" fence setback is being investigated.

4. On the landscape plan please identify the location of the trash enclosure. The trash enclosure must be screened with a fence and landscaping.
--The trash enclosure is now labeled on the landscape plan.

5. Per Chapter 28, Section 5.15-1.2a, a three foot high continuous screen must be provided along Northwest Highway in order to screen the parking/paved area adjacent to the public way. Please increase the size of the shrubs so that they are a minimum of three feet high at the time of installation.
--Appropriate shrubbery has been added to the landscape plan.

PLAN COMMISSION PC #21-021
Guidepost Montessori SUP for Daycare, LUV
1000 W Northwest Highway
Round 3 (Revised)

59. The petitioner's response to comment nos. 37, 38, 39, 40, 42-54, 56-58 are acceptable.

60. The petitioner's response to comment no. 41 is noted. The sidewalk through the entrance and exit off of Northwest Highway shall be 8: thick. This can be addressed at permit.

61. The petitioner's response to comment no. 55 is noted. The plans show a cross slope of 5.53%, maximum cross slope is 2%. This can be addressed at permit.

ADDITIONAL COMMENTS:

62. The revised configuration at the north end of the center parking aisle show one stall facing southeast at the curve. This stall configuration is not acceptable, this stall shall be removed.

63. Plumbing plan needs to be submitted. This can be addressed at permit.

64. Sanitary sewer, if reused must be inspected for structural integrity and set up for overhead sewer. This can be addressed at permit.

3/3/22

Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

March 1, 2022

REVIEW ROUND 3

Project: Guidepost Montessori
1000 W. Northwest Highway

Case Number: PC 21-021

Zoning:

37. The responses to the following comments are acceptable: #37, #40 - 42, #47, #48, #50, #53, #56, #57, #59 and #60.

38. The response to comment #38 is noted. Based on the revised plans, the following zoning actions are required:
    a. Repeal of Special Use Permit ordinance 12-059.
    b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
    c. Land Use Variation to allow a Day Care Center within the R-3 District.
    d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.
    e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
    f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
    g. Variation to Chapter 28, Section 6.5-6, to allow a 16.9' tall accessory structure where code restricts the maximum accessory structure size to 15'.
    h. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.

39. The response to comment #39 said "see attached" however nothing was attached. To re-iterate, please provide all justifications for each requested Special Use Permit, Land Use Variation, and each Variation as a separate document independent of these review comments.

40. The response to comment #43 said "see attached" however nothing was attached.

41. The response to comment #12 is noted and a variation has been included above. Please note that no plans were provided showing the accessory structure height and so the requested variation is based on your written statement documenting the height at 16.9'.

42. The response to comments #44 and #45 is noted. Prior to removal of the section of your fence that encroaches outside of your property lines, please coordinate said removal with the property owner at 713 N. Patton.

43. The response to comment #49 is noted. Staff has spoken with the neighboring property owner and understands that they would prefer to have the land on the north side of the fence be seeded for grass with no additional landscape plantings. This property owner expects to plant landscaping there of her choosing and at her cost at some point in the future.

44. The response to comment #52 is noted. While it shall not be required to initiate IDOT review until time of building permit submission, you are strongly encouraged to reach out to IDOT earlier to understand if the proposed plan will require any modifications to conform to IDOT requirements.

45. The response to comment #54 is noted. If the project experiences a problem upon completion, a restriction on left turn movements should be considered.

46. The response to comment #55 is noted.

47. The response to comment #58 is noted. The reconfigured layout creates the need for a landscape island variation. The placement of the parking stall within the landscape island at the end of the central parking row is not optimal with regards to turning radii and the proposed width of 8'-6" will make the space even tighter with potential for vehicular conflicts. It is recommended that this space be relocated elsewhere onsite.

Prepared by:

Guidepost Montessori
1000 W. Northwest Highway
PC #21-021
March 1, 2022

Landscape Comments

1) Along Kennicott Avenue adjacent to the fence, increase the height of the shrubs so that they are a minimum of three feet high. Per Chapter 28, Section 6.13-3 'landscaping a minimum of three feet high must be provided along the street side of a fence along the exterior side yard'.

2) It is recommended that alternative locations for the dumpsters be explored. Please evaluate options for the dumpster location so that they are not adjacent to the residential district.

3) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Northwest Highway in order to screen the parking/paved area adjacent to the public way. Please increase the size of the shrubs so that they are a minimum of three feet high at time of installation.

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March 4, 2022

Mr. Sam Hubbard
Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

Re: 1000 W Northwest Highway – Guidepost Montessori

Mr. Hubbard,

Please see our responses to your review comments below. The Village's comment is listed in ordinary font, followed by our response in *--red italics*. Numbering of review comments matches those provided in the original review comments.

Engineering:

59. The petitioner's response to comment nos. 37, 38, 39, 40, 42-54, 56-58 are acceptable.
--Acknowledged.

60. The petitioner's response to comment no. 41 is noted. The sidewalk through the entrance and exit off of Northwest Highway shall be 8" thick. This can be addressed at permit.
--Acknowledged.

61. The petitioner's response to comment no. 55 is noted. The plans show a cross slope of 5.53%, maximum cross slope is 2%. This can be addressed at permit.
--Acknowledged. The slope adjustment will be made at that time.

ADDITIONAL COMMENTS:

62. The revised configuration at the north end of the center parking aisle show one stall facing southeast at the curve. This stall configuration is not acceptable, this stall shall be removed.
--Removal of this parking space will leave the site one space short of the ordinance required 49 spaces. Since we cannot fit the parking space elsewhere on the site (determined by numerous attempts to do so with input from the Village), we will have to pursue a variance to allow only 48 spaces on the site.

Zoning:

37. The responses to the following comments are acceptable: #37, #40 - 42, #47, #48, #50, #53, #56, #57, #59 and #60.
--Acknowledged.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

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38. The response to comment #38 is noted. Based on the revised plans, the following zoning actions are required:
    a. Repeal of Special Use Permit ordinance 12-059.
    --Confirmed.

    b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
    --Confirmed.

    c. Land Use Variation to allow a Day Care Center within the R-3 District.
    --Confirmed.

    d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.
    --Confirmed.

    e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
    --Confirmed.

    f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
    --Confirmed.

    g. Variation to Chapter 28, Section 6.5-6, to allow a 16.9' tall accessory structure where code restricts the maximum accessory structure size to 15'.
    --Confirmed.

    h. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.
    --Since the parking space mentioned in Engineering comment 62 will be removed, the need for this variance should be confirmed by the Village.

39. The response to comment #39 said "see attached" however nothing was attached. To re-iterate, please provide all justifications for each requested Special Use Permit, Land Use Variation, and each Variation as a separate document independent of these review comments.
    --Acknowledged. The document outlining special use, land use variations, etc. is attached here.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

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40. The response to comment #43 said “see attached” however nothing was attached.
--Acknowledged. The market study information is attached here.

41. The response to comment #12 is noted and a variation has been included above. Please note that no plans were provided showing the accessory structure height and so the requested variation is based on your written statement documenting the height at 16.9’.
--Acknowledged. The referenced items from the play equipment manufacturer are attached here.

42. The response to comments #44 and #45 is noted. Prior to removal of the section of your fence that encroaches outside of your property lines, please coordinate said removal with the property owner at 713 N. Patton.
--Acknowledged. Could the reference to #44 & #45 be a typo? I believe the comment is referring to #45 & #46.

43. The response to comment #49 is noted. Staff has spoken with the neighboring property owner and understands that they would prefer to have the land on the north side of the fence be seeded for grass with no additional landscape plantings. This property owner expects to plant landscaping there of her choosing and at her cost at some point in the future.
--Acknowledged.

44. The response to comment #52 is noted. While it shall not be required to initiate IDOT review until time of building permit submission, you are strongly encouraged to reach out to IDOT earlier to understand if the proposed plan will require any modifications to conform to IDOT requirements.
--As noted previously, we plan to proceed with IDOT after the site plan is approved.

45. The response to comment #54 is noted. If the project experiences a problem upon completion, a restriction on left turn movements should be considered.
--Acknowledged.

46. The response to comment #55 is noted.
--Acknowledged

47. The response to comment #58 is noted. The reconfigured layout creates the need for a landscape island variation. The placement of the parking stall within the landscape island at the end of the central parking row is not optimal with regards to turning radii and the proposed width of 8’-6” will make the space even tighter with potential for vehicular conflicts. It is recommended that this space be relocated elsewhere onsite.
--Acknowledged. Per Engineering comment 62, the space must be removed. We will pursue a variance to accommodate the missing space since there in no other space on site available to accommodate the parking space.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

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Landscape:

1) Along Kennicott Avenue adjacent to the fence, increase the height of the shrubs so that they are a minimum of three feet high. Per Chapter 28, Section 6.13-3 'landscaping a minimum of three feet high must be provided along the street side of a fence along the exterior side yard'.
--Acknowledged.

2) It is recommended that alternative locations for the dumpsters be explored. Please evaluate options for the dumpster location so that they are not adjacent to the residential district.
--Due to limitations caused by landscape and parking requirements, any other possible location for the trash enclosure has been eliminated.

3) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Northwest Highway in order to screen the parking/paved area adjacent to the public way. Please increase the size of the shrubs so that they are a minimum of three feet high at time of installation.
--Acknowledged. The landscape plan has been updated.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Guidepost Montessori
PC Number: 21-021
Location: 1000 W. Northwest Highway

Requested Action:

1. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
2. Land Use Variation to allow a Day Care Center within the R-3 District.
3. Land Use Variation to allow a Private School in the B-2 District.
4. Special Use Permit for a Private School within the R-3 portion of the subject property.
5. Repeal of Special Use Permit ordinance #12-059.
6. Variation to Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
7. Variation to Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
8. Variation to Chapter 28, Section 6.5-6, to allow a 16.9' tall accessory structure where code restricts the maximum accessory structure size to 15'.
9. Variation to Chapter 28, Section 10.4-4, to reduce the total required off-street parking stalls on the subject property from 49 to 48.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	06/09/21	-
Conceptual Plan Review Meeting (CPRC)	06/23/21	10
Awaiting Petitioner PC Application	10/27/21	88
PC Application Submittal Date	10/27/21	-
1st Round Department Comments	11/16/21	13
Petitioner's Response – 1st Round	01/14/22	38
2nd Round Department Comments	01/28/22	9
Petitioner's Response – 2nd Round	02/16/22	13
3rd Round Department Comments	03/02/22	10
Petitioner's Response – 3rd Round	03/04/22	2
PC Hearing	03/09/22	88 days from application date
Village Board	03/21/22	8
Potential Village Board Ord. Adoption	04/04/22	10

Village Board
3/21/2022

Item: Liquor Code modification for earlier Sunday liquor sales

Department: Village Manager's Office

At the March 21st Village Board Meeting, Village Staff will be requesting direction regarding consideration to modify the liquor code to allow for earlier liquor sales on Sundays.

Over the past few years, Staff has received requests from breakfast and lunch restaurants requesting that the Village look into allowing earlier hours for liquor sales on Sunday. These types of establishments generate most of their business in the morning and conclude early afternoon and are not open for dinner.

Currently, the Village has three classifications for establishments designated as restaurants. All three classifications ("A", "AA", "E") allow alcohol sales beginning at 8am Monday through Saturday. However, on Sundays, liquor sales can begin at either 10am or 11am depending on the liquor classification.

Various businesses have inquired about earlier Sunday hours including: Scratchboard Kitchen; Egg Harbor Cafe; Honey Jam Café; Hey Nonny; and a former breakfast/lunch restaurant in the Northpoint Shopping Center.

Egg Harbor provided data that Sundays are their busiest days of the week and on average represents more than 24% of their weekly sales. As they open at 7am, it is problematic that they can't sell an alcoholic beverage until 11am when only a few hours are left in their business day. Egg Harbor further indicated that they have a total of 16 Egg Harbor Cafe's in the Chicago area and 11 of those do not have any restrictions within their hours of 7am to 3pm. They would prefer a 7am ability to serve on Sunday but would be grateful for any improvement to the current 11am restriction.

Scratchboard Kitchen currently opens at 8am and has requested liquor sales to begin at 8am on Sunday. The owner indicated that they have guests requesting to have an alcoholic beverage prior to their 11am allowed hours. In addition to accommodating their customers, they believe they would also be more marketable for special events such as wedding showers and special celebrations.

Sunday liquor sales start time was obtained from 21 municipalities (attached). A summary of Sunday Start times is as follows:

# of Municipalities	Start Time
1	5am
5	6am
4	7am
2	8am
3	9am
4	10am
1	10:30am
1	anytime

Twelve of the municipalities allow a liquor sale start time of 8am or earlier.

Recommendation

Staff believes an 8am Sunday start time for liquor sales is a reasonable request. Of the 21 municipalities that responded to the survey, 10 have start time earlier than 8am, 2 have an 8am start time, and 9 have a start time later than 8am. Making the adjustment would support the business requests for an earlier start time and this change would be consistent with the current liquor license hours, Monday through Saturday, for the liquor classifications of "A", "AA, and "E".

It should be noted that there are other liquor classifications that have a restaurant or kitchen, such as Bowling Alley's (Class "DD"), Veteran/not-for-profit organizations (Class "C"), Senior Housing Dining Facility (Class "H") and these establishments cannot sell an alcoholic beverage until 10am on Sundays. The Board could consider exploring further adjustments to start times for other classifications in the attached chart, which is noted as Section 13-503 Hours of Operation.

Next Steps

Staff is looking for direction from the Board as to whether or not there is a consensus to modify the liquor code to 8am on Sundays for various classifications. Once a Village Board recommendation is made then Staff will prepare an ordinance for the Board's consideration at a future Village Board Meeting.

ATTACHMENTS:

Description	Type
Sunday Liquor Sales Survey March 2022	Agreement
Liquor Code Hours of Operation March 2022	Agreement

	Municipality Survey Responses	
	Municipality	At what time can restaurants start liquor sales on Sunday?
1	Arlington Heights	Either 10:00 a.m. or 11:00 a.m. depending on classification.
2	Barrington	7:00 a.m.
3	Des Plaines	10:30 a.m.
4	Fox Lake	Except as provided herein, it shall be unlawful for any person or entity to sell or offer for sale, give away or deliver, permit to be consumed, either in, upon or from any licensed premises, any alcoholic liquor between the hours of two o'clock (2:00) A.M. and five o'clock (5:00) A.M. Monday through Friday, and between the hours of three o'clock (3:00) A.M. and five o'clock (5:00) A.M. on any Saturday or Sunday.
5	Glenview	10:00 a.m.
6	Grayslake	After 6:00 a.m., during restaurant business hours.
7	Hanover Park	Anytime.
8	Lake Forest	6:00 a.m.
9	Lincolnwood	9:00 a.m. for most license types (same as other days of the week)
10	Morton Grove	10:00 a.m.
11	Niles	8:00 a.m.
12	Northbrook	10:00 a.m. - 3:00 a.m.
13	Park Ridge	10:00 a.m.
14	Rolling Meadows	7:00 a.m. to 2:00 a.m.
15	Schaumburg	No alcoholic liquor shall be consumed, sold, given away or offered for sale between the hours of 2:00 a.m. and 7:00 a.m. on Sunday.
16	Wheeling	7:00 a.m. in most cases. Some restaurants with fewer than 30 seats hold café licenses, & these can't start liquor service earlier than 9:00 a.m. Those hours apply every day of the week; Wheeling doesn't impose any restrictions that are specific to Sundays.
17	Elk Grove	6am
18	Glenview	6am
19	Palatine	6am
20	Rosemont	8am
21	Buffalo Grove	9am
22	Mount Prospect	9am

Summary of Starting Hours	
# of Municipalities	Start Time
1	5am
5	6am
4	7am
2	8am
3	9am
4	10am
1	10:30am
1	anytime

ARLINGTON HEIGHTS MUNICIPAL CODE

Section 13-503 Hours of Operation.

Class of License	Monday through Thursday	Friday	Saturday	Sunday
A (restaurant)	8:00 AM- 12 Midnight	8:00 AM- 1:00 AM Sat.	8:00 AM- 1:00 AM Sun.	11:00 AM- 12:00 Midnight
AA (restaurant)	8:00 AM- 1:00 AM following	8:00 AM- 2:00 AM Sat.	8:00 AM- 2:00 AM Sun.	10:00 AM- 1:00AM Mon.
AA- Adjunct	8:00 AM- 2:00 AM	8:00 AM- 3:00 AM Sat	8:00 AM- 3:00 AM Sun.	10:00 AM- 2:00AM Mon.
B (package)	8:00 AM- 12 Midnight	8:00 AM- 1:00 AM Sat.	8:00 AM- 1:00 AM Sun.	8:00 AM- 12:00 Midnight
BB (package)	8:00 AM- 12 Midnight	8:00 AM- 1:00 AM Sat.	8:00 AM- 1:00 AM Sun.	8:00 AM- 12:00 Midnight
C (veterans/nfp)	8:00 AM- 12:00 Midnight	8:00 AM- 2:00 AM Sat.	8:00 AM- 2:00 AM Sun.	10:00 AM- 12:00 Midnight
DD (bowling alley)	8:00 AM- 1:00 AM following	8:00 AM- 2:00 AM Sat.	8:00 AM- 2:00 AM Sun.	10:00 AM- 1:00AM Mon.
E (restaurant)	8:00 AM- 12:00 Midnight	8:00 AM- 1:00 AM Sat.	8:00 AM- 1:00 AM Sun.	11:00 AM - 12:00 Midnight
G (banquets)	8:00 AM- 1:00 AM following	8:00 AM- 2:00 AM Sat.	8:00 AM- 2:00 AM Sun.	8:00 AM- 1:00AM Mon.
H (senior dining facility)	8:00 AM- 12:00 Midnight	8:00 AM- 1:00 AM Sat.	8:00 AM- 1:00 AM Sun.	11:00 AM- 12:00 Midnight
I (wine café)	8:00 AM- 12 Midnight	8:00AM- 1:00 AM Sat.	8:00AM- 1:00 AM Sun.	12:00 Noon- 12:00 Midnight
K (coffee shop)	2:00 PM- 10:00 PM	2:00 PM- 10:00 PM	2:00PM- 10:00 PM	2:00 PM- 10:00 PM
L (2nd floor estab)	8:00 AM - 1:00 AM following	8:00 AM-2:00 AM Sat.	8:00 AM -2:00 AM Sun.	10:00 AM-1:00 AM Mon
M (brewery)	3:00 PM-10:00 PM	11:00 AM- 11:00 PM	11:00 AM- 11:00 PM	11:00 AM- 7:00 PM
N (hotel) (Retail sales only)	8:00 AM- Midnight	8:00AM- 1:00 AM Sat.	8:00AM- 1:00 AM Sun	8:00 AM- Midnight
O (salon)	8:00AM- Midnight	8:00AM- 1:00 AM Sat.	8:00AM- 1:00 AM Sun	10:00 AM- Midnight
Daily	From Opening to 30 Minutes Before Closing of Event Each Day			