



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 18, 2019

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Cub Scout Pack # 269 from Patton Elementary School

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Village Board 03/04/2019

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 03/15/2019

VI. RECOGNITIONS AND PRESENTATIONS

- A. Swearing-in of Sergeant Charles Buczynski as Police Commander
- B. Swearing-in of Officer Timothy Jasper as Police Sergeant
- C. Swearing-in of Officer Brandi Romag as Police Sergeant

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 11, 2019

Proposed Transfer to Police Pension, Firefighters' Pension, and
Municipal Parking Funds

Trustee Tinaglia moved, seconded by Trustee Padovani, that the Committee-of-the-Whole recommend that the Village Board approve the transfer of the 2018 year-end general fund surplus of \$3.475 million to the following funds:

Police Pension Fund	\$ 1,500,000
Firefighters' Pension Fund	1,500,000
Municipal Parking Fund	475,000
TOTAL	3,475,000

The motion passed unanimously.

B. Report of the Committee-of-the-Whole Meeting of March 11,
2019

Proposed Revisions to Vehicle Sticker Enforcement and Collection

Trustee Rosenberg motioned, seconded by Trustee LaBedz that the Committee-of-the-Whole direct staff to implement the proposed revisions to vehicle sticker enforcement and collection program.

The motion passed unanimously.

C. Report of Committee-of-the-Whole Meeting of March 18, 2019

Interview of Brian Harrison for Appointment to the Commission
for Citizens with Disabilities - term ending 4/30/2021

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. Roadway Maintenance Materials 2019
- B. Concrete Flatwork 2019 - Contract Award
- C. Pavement Crack Sealing Program 2019

CONSENT LEGAL

- A. A Resolution Approving a Final Plat of Resubdivision (Kurzynski Resubdivision, 608-614 N Haddow Ave)
- B. An Ordinance Granting a Special Use Permit and Variations from Chapter 28 of the Arlington Heights Municipal Code (7-11 Gas Station and Convenience Store, 1650 W Algonquin Rd)
- C. A Resolution Accepting a Plat of Easement and Plat of Abrogation for Public Storm Sewer (Olympic Park redevelopment, 660 N Ridge Ave)
- D. A Resolution Approving an Employee Lease Agreement with GOVTEMPUSA, LLC (Temporary employment - Interim Engineer)
- E. A Resolution Approving a Consultant Agreement with Mac Strategies Group, Inc. (Legislative consulting and lobbying services with State)

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement - Workers' Compensation Claim - Tamosaitis

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Transitional Living Services (TLS Veterans)

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Goddard School - 1316 N. Arlington Heights Rd. - PC#18-023 Rezoning, PUD, Variations
- B. Verizon Wireless Cell Tower - 1122 W. Rand Rd. - PC#18-024 LUV for Commercial Antennas, Variations

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Arlington Beer Company - 19 N. Hickory Ave. - Early Review

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
3/18/2019

Item: Presentation of Colors

Department: Village Manager's Office

Presentation of the Colors by Cub Scout Pack # 269 from Patton Elementary School



**Village Board
3/18/2019**

Item: Village Board 03/04/2019

Department: Village Clerk

ATTACHMENTS:

Description	Type
Village Board 03/04/2019	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 4, 2019

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Cub Scout Pack
#129 from Southminster Presbyterian Church

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Padovani, LaBedz, Tinaglia, Rosenberg, Sidor, Scaletta, Blackwood and Baldino.

Also present were: Randy Recklaus, Robin Ward, Bill Enright, Tom Kuehne, Diana Mikula and Becky Hume.

IV. APPROVAL OF MINUTES

- A. 02/16/2019 Joint Meeting-Park District Approved

Trustee Carol Blackwood moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor

Abstain: Tinaglia

- B. 02/18/2019 Committee of the Whole Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor

Abstain: Tinaglia

C. 02/18/2019 Village Board

Approved

Trustee Carol Blackwood moved to approve. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor

Abstain: Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 02/28/2019

Approved

Trustee Bert Rosenberg moved to approve in the amount of \$1,493,457.81. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Swearing In of Acting Fire Chief Andrew Larson as Fire Chief

Chief Larson will become the 6h Fire Chief of Arlington Heights. President Hayes enumerated Mr. Larson's many qualifying characteristics and career accomplishments.

President Hayes administered the Oath of Office to Mr. Larson. Mr. Larson thanked the Board, the Village Manager, the Assistant Village Manager and his coworkers.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Resident Dawn Hedrick, said the HelpUSATroops organization is collecting items for overseas troops. There will be a sorting day April 6th at the Amvets in Wheeling on McHenry Road. Please donate or come and help

sort. They are trying to send 1000 care packages. The collections boxes are around the community and a shopping list is available at www.helpusatroops.com.

President Hayes and Trustee Padovani thanked the Hendricks and said how valuable this offering is.

Resident Debra Bolash thanked the Village staff for working with St. James on a solution to the timing in eliminating parking on Arlington Heights Road. They can better reach their audience by delaying the enforcement to April 22.

Resident Melissa Cayer asked how the pension limit is calculated for property tax billing. Mr. Kuehne explained the pension amounts are based on the recommended amounts calculated by an outside actuary. There are limits to the calculation. It is looked at through 2040 and allocated through all those years. Fluctuations in investment years create differences in the annual taxed amounts. Ms. Cayer asked why the Social Security Administration does not keep track of marriages.

IX. OLD BUSINESS

- A. Report of Committee-of-the-Whole Meeting of March 4, 2019

Interview of Brian Harrison for Appointment to the Commission for Citizens with Disabilities - Term ending 4/30/21

No action was taken.

Trustee moved to Motion. Trustee Seconded the Motion.
The Motion:

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Police Utility Vehicles Purchase 2019 Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,

Sidor, Tinaglia

- B. 2019 MFT Street Reconstruction and Rehabilitation Program Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

- C. Public Works Vehicle Purchase Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

- D. Asphalt Cold Patch 2019 Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT NEW BUSINESS

- A. 2019 Budget Encumbrance Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT LEGAL

- A. An Ordinance Prohibiting Parking (Arlington Heights Road) Approved

Trustee Robin LaBedz moved to approve 19-007. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

- B. An Ordinance Amending the Zoning Ordinance and Granting a Variation from Chapter 28 of the Arlington Heights Municipal Code (Westgate Park & Shop, 1531-1711 W Campbell St) Approved

Trustee Robin LaBedz moved to approve 19-008. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

- C. A Resolution Approving an Agreement with the Illinois Department of Transportation (Tonne Rd resurfacing from Algonquin Rd, north to Falcon Dr) Approved

Trustee Robin LaBedz moved to approve R19-007/A19-008. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

- D. Funding Resolution (Village's share of costs to the State of Illinois for resurfacing a portion of Tonne Rd from IL Route 62 north to Falcon Dr) Approved

Trustee Robin LaBedz moved to approve R19-008. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement - Workers' Compensation Claim - Approved
Nancy Hundrieser

Trustee Robin LaBedz moved to approve a worker's compensation settlement in the amount of \$45,960.63. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Metropolis Performing Arts Centre Gala Approved

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. 7-Eleven Gas Station - 1650 W. Algonquin Rd. - Approved
PC#18-026
Special Use Permit for Auto Service (Gas)
Station, Variation

A new 7-11 store with a gas station is being proposed on Algonquin Road. The proposal was unanimously recommended by the Plan Commission. The

property was annexed into the Village as a gas station in the 1970's and the former gas station was recently torn down. An improved access traffic flow was accomplished by reducing the number of curb cuts from what was there previously. A 6' fence and evergreen hedges will be on the north side of the site. The Village is working with IDOT and the City of Rolling Meadows to add a right hand turn lane on Algonquin which would take away 8-10 feet of parkway. To accommodate this lane, the developer has pushed the landscaping further north. The developer will try to relocate the two trees originally planned for Algonquin Road where the right turn lane is proposed. The plan exceeds the parking space requirements.

There was concern that the right in/right out access on New Wilke could be dangerous so staff proposed a condition that would grant the Village authority to limit access in the future. The petitioner initially had concerns about this limit, but after a language revision, they are now okay with the condition.

There will be 10 feet between the building and fence at the rear of the property. The land to the north is controlled by the grocery store to the east, and is used for detention.

Concern was expressed that there is not much room for snow removal on site as there is not a lot of green space. Ivan Nockov of Vequity said the 7-11 franchisee would not want to block their customer's spaces, as that would be bad for business. There is also an excess of 7 parking spaces so they could use some of it for snow. There will be a strict lease with 7-11 corporate, so he didn't see a problem. It was suggested that the ordinance could contain language regarding snow removal. Staff responded that a directive on snow removal would be hard to enforce, and there would be many variables. It would be difficult to apply a set of standards on this site and not on others. Each site has challenges, but these kinds of challenges are not governed by Code. It was noted that if all seven of the surplus parking spaces were used for snow storage, the project would still meet code requirements for parking. The importance of the intersection not becoming gridlocked was stressed. The ingress/egress needs to work. Mr. Nockov said they want the site to be profitable and do not want gridlock either. The other 7-11 down the road will be closing.

Trustee Jim Tinaglia moved to approve the Special Use Permit with the recommendations from the Plan Commission with a modification of the first condition to read: If ingress/egress into and out of the subject property utilizing the access point along New Wilke Road becomes problematic, as determined by the Village, the petitioner shall work with the Village to address this problem. Should other strategies to address problematic access along New Wilke be unable to resolve the problem, the ultimate result will be for the petitioner to implement improvements to the ingress/egress along New Wilke Road that will restrict full access to and from the subject property. Trustee Greg Padovani Seconded the Motion. The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,

Sidor, Tinaglia

B. 608-614 N. Haddow Ave. - PC#18-016
Final Plat of Subdivision

Approved

Trustee Jim Tinaglia moved to approve the consolidation of two lots into one. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus said NICOR is doing a fair amount of work in the Village. At the April 1st Village Board Meeting, NICOR will be giving a presentation to explain their project. Staff is still working on dates for Village informational sessions on Village initiated projects.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Greg Padovani moved to adjourn at 8:49 p.m. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia



Village Board
3/18/2019

Item: Warrant Register 03/15/2019

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 03/15/2019	Minutes



**VILLAGE OF ARLINGTON
HEIGHTS**
WARRANT REGISTER FOR
CHECK DATE: 3-15-2019

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$569,286.85
211	Motor Fuel Tax Fund	\$4,731.02
231	Criminal Investigation Fd	\$1,035.26
235	Municipal Parkg Opr Fund	\$40,638.71
401	Capital Projects Fund	\$68,409.72
426	Storm Water Control Fund	\$2,372.87
431	Public Building Fund	\$23,791.86
505	Water and Sewer Fund	\$107,376.87
515	Arts,Entert & Events Fund	\$77,218.13
605	Health Insurance Fund	\$14,681.32
611	General Liability Ins Fnd	\$6,283.68
615	Workers Compensation Ins	\$149,271.36
621	Fleet Operations Fund	\$45,913.56
625	Technology Fund	\$32,656.99
715	Guaranty Deposits Fund	\$2,350.00
TOTAL ALL FUNDS		\$1,146,018.20

WARRANT REGISTER - GM0002**Department: 0****Division: 0**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216971	505-0000-120.80-00	ALKHOVSKY, VICTORIA	WATER BILL REFUND	\$87.62	\$87.62
216984	101-0000-433.14-00	LEWIS BECK	REFUND AMBULANCE CLAIM	\$1,543.20	\$1,543.20
216998	505-0000-452.42-00	COLLEEN CLIFFORD	REFUND WATER BILL	\$70.00	\$70.00
216999	235-0000-435.65-03	DENNIS CLOUD	REFUND PARKING PERMITS	\$40.00	\$40.00
217013	505-0000-452.42-00	GREGORY/RENEE DOERR	REFUND FINAL WATER BILL	\$91.13	\$91.13
217037	505-0000-472.30-00	JULIE GUDVANGEN	REFUND WATER METER	\$115.00	\$115.00
217040	101-0000-421.05-00	CAROL HAWES	REFUND VEHICLE STICKER	\$18.00	\$18.00
217058	715-0000-220.93-00	JRC 18 1165	BOND REFUND	\$50.00	\$50.00
217059	715-0000-220.93-00	JRC 17 4468	BOND REFUND	\$100.00	\$100.00
217075	715-0000-220.93-00	MJ & B CONTRACTORS 17 174	BOND REFUND	\$250.00	\$250.00
217100	715-0000-220.93-00	REGAL CUSTOM CONCRETE 18 1893	BOND REFUND	\$200.00	\$200.00
217103	715-0000-220.93-00	ROSE PAVING LLC 19 800	BOND REFUND	\$200.00	\$200.00
217104	715-0000-220.93-00	ROSE PAVING LLC 18 4135	BOND REFUND	\$200.00	\$200.00
217105	715-0000-220.93-00	ROSE PAVING 18 2128	BOND REFUND	\$200.00	\$200.00
217108	715-0000-220.93-00	KRISTIN SANDER	BOND REFUND	\$200.00	\$200.00
217109	715-0000-220.93-00	SCARAVALLE COMPANY 18 3877	BOND REFUND	\$200.00	\$200.00
217111	505-0000-452.42-00	DONALD SCHROLL	REFUND WATER BILL	\$401.22	\$401.22
217130	505-0000-452.42-00	LYNNE TERRANOVA	REFUND FINAL WATER BILL	\$78.98	\$78.98
217133	715-0000-220.93-00	TOM RUTEUBER 18 4156	BOND REFUND	\$50.00	\$50.00
217140	715-0000-220.93-00	US SHELTER HOMES LLC 18 4546	BOND REFUND	\$150.00	\$150.00
217162	715-0000-220.93-00	XCLUSIVE CONCRETE 18 2384	BOND REFUND	\$200.00	\$200.00
217163	715-0000-220.93-00	XCLUSIVE CONCRETE 18 2462	BOND REFUND	\$150.00	\$150.00
217164	715-0000-220.93-00	XCLUSIVE CONCRETE 18 2464	BOND REFUND	\$200.00	\$200.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217170	505-0000-452.42-00	1540 N ARLINGTON HEIGHTS LLC	REFUND WATER BILLING	\$3,314.72	\$3,314.72
901426	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA	\$10,226.50	\$10,226.50
901428	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA	\$7,954.05	\$7,954.05
				Division 0 Total	\$26,290.42
				Department 0 Total	\$26,290.42

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216991	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING-FEBRUARY	\$840.00	\$840.00
				Division 1 Total	\$840.00
				Department 1 Total	\$840.00

WARRANT REGISTER - GM0002**Department: 2 Integrated Services****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217038	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	CORNER BAKERY 0175	\$363.00	\$363.00
217087	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$62.93	\$169.86
			OFFICE SUPPLIES, GENERAL	\$37.38	
			OFFICE SUPPLIES, GENERAL	\$69.55	
217119	101-0201-502.21-65	SPRINT	ACCT 456761884	\$100.00	\$100.00
				Division 1 Total	\$632.86
				Department 2 Total	\$632.86

WARRANT REGISTER - GM0002**Department: 3 Human Resources****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2175	605-0301-552.20-50	MOTIONFORWARD INC	BUILDING DEPT TRAINING	\$4,680.00	\$4,680.00
216963	605-0301-552.33-05	A & E RUBBER STAMP CORP	SELF INKING DATE STAMP	\$63.50	\$63.50
216990	101-0301-503.22-15	CANON SOLUTIONS AMERICA	SERIAL #XVJ04617 INVOICE	\$94.63	\$94.63
217027	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$4,511.77	\$4,511.77
	615-0301-552.42-80	GALLAGHER BASSETT SERVICES INC	CLAIMS - W/C	\$22,557.80	\$22,557.80
217032	605-0301-552.20-05	GOVHR USA LLC	SERVICE CONSULTING	\$7,847.82	\$7,847.82
217038	101-0301-503.20-75	HARRIS TRUST & SAVINGS BANK	MOTION FORWARD INC.	\$231.00	\$231.00
	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	ATD	\$259.00	\$259.00
217053	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	CLAIMS - W/C	\$122,201.79	\$122,201.79
217091	101-0301-503.30-05	PETTY CASH	KITCHEN SUPPLIES	\$8.55	\$8.55
217145	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	\$125.57	\$125.57
901427	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	PAID UP LIFE INSURANCE	\$2,090.00	\$2,090.00
Division 1 Total					\$164,671.43
Department 3 Total					\$164,671.43

WARRANT REGISTER - GM0002**Department: 4 Legal Department****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216997	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$3,556.25	\$3,556.25
217008	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDINGS	\$132.00	\$132.00
217017	101-0401-503.20-15	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$6,652.50	\$6,652.50
217102	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$655.00	\$655.00
217144	101-0401-503.21-65	VERIZON WIRELESS	ACCT 68500580500002	\$92.11	\$92.11
				Division 1 Total	\$11,087.86
				Department 4 Total	\$11,087.86

WARRANT REGISTER - GM0002**Department: 5 Finance****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216975	505-0501-503.21-65	AMERICAN PRINTING TECHNOLOGIES	PRINTING SERVICES	\$727.55	\$727.55
	505-0501-503.22-10	AMERICAN PRINTING TECHNOLOGIES	PRINTING SERVICES	\$677.00	\$677.00
217038	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*MI9WF1XK2	\$250.00	\$250.00
217053	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	UNDERGROUND STORAGE TANKS	\$1,992.96	\$6,283.68
			CLAIMS - GENERAL LIAB	\$4,290.72	
217073	101-0501-503.22-02	MIDWEST ASSOC OF PUB PROCURE	MEMBERSHIP RENEWAL	\$40.00	\$40.00
217127	101-0501-503.21-65	SUPERION LLC	SOFTWARE RENEWAL	\$2,500.00	\$2,500.00
217135	101-0501-503.21-65	TRACKER	PORTFOLIO ACCOUNTING	\$5,000.00	\$5,000.00
217142	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	\$56.10	\$56.10
217165	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$63.96
			OFFICE MACHINES & ACCESS	\$26.00	
				Division 1 Total	\$15,598.29
				Department 5 Total	\$15,598.29

WARRANT REGISTER - GM0002**Department: 6 Information Technology****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216994	625-0601-572.50-10	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP & WORD PROC.	\$6,220.00	\$6,220.00
217001	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	\$6,539.39	\$6,539.39
217038	625-0601-553.22-03	HARRIS TRUST & SAVINGS BANK	COMPULINK MANAGEMENT C	\$670.00	\$670.00
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*MI6VM5J02	\$15.98	\$15.98
217078	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	COMPUTERS,DP & WORD PROC.	\$16,951.71	\$16,951.71
217147	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	\$465.16	\$465.16
217152	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	\$1,404.75	\$1,404.75
217153	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	\$390.00	\$390.00
				Division 1 Total	\$32,656.99
				Department 6 Total	\$32,656.99

WARRANT REGISTER - GM0002**Department: 10 Boards & Commissions****Division: 17**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217025	101-1017-502.40-58	FRONTIER DAYS INC	SPONSOR/CITIZENS WITH DIS	\$1,000.00	\$1,000.00
Division 17 Total					\$1,000.00

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217106	515-1018-525.40-55	ROWADER SCOTT M	REIMBURSEMENT - FLOWERS	\$191.41	\$191.41
Division 18 Total					\$191.41

Division: 21

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217091	101-1021-502.40-40	PETTY CASH	ECONOMIC ALLIANCE	\$29.98	\$29.98
Division 21 Total					\$29.98
Department 10 Total					\$1,221.39

WARRANT REGISTER - GM0002**Department: 20 Special Events****Division: 5**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217026	515-2005-525.50-55	FULL COMPASS SYSTEMS INC	ELECTRICAL EQUIP & SUPPLY	\$297.69	\$297.69
217028	515-2005-525.50-55	GAND SOUND INSTALLATIONS	SHIPPING/DELIVERY SERVICE	\$125.00	\$27,747.00
			THEATRE SUPPLIES & EQUIP	\$27,622.00	
217034	515-2005-525.50-55	GRAND STAGE LIGHTING	ELECTRICAL EQUIP & SUPPLY	\$23,690.00	\$23,690.00
217038	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	SWEETWATER SOUND	\$611.00	\$799.00
			APL*APPLE ONLINE STORE	\$188.00	
217087	515-2005-525.50-55	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$179.98	\$295.12
			OFFICE SUPPLIES, GENERAL	\$115.14	
217129	515-2005-525.50-55	TC FURLONG INC	SHIPPING/DELIVERY SERVICE	\$352.26	\$15,266.81
			SOUND SYSTEMS & ACCESSORY	\$14,914.55	
Division 5 Total					\$68,095.62
Department 20 Total					\$68,095.62

WARRANT REGISTER - GM0002**Department: 30 Police Department****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216964	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$446.30	\$633.21
			SERVICE MISCELLANEOUS	\$186.91	
216965	101-3001-511.33-25	ACTION TARGET	TARGET	\$370.00	\$370.00
216976	101-3001-511.33-25	APPLIED CONCEPTS INC	RADAR CABLE	\$81.95	\$81.95
216986	101-3001-511.33-25	BOB BARKER COMPANY INC	SUPPLIES	\$32.06	\$32.06
217009	101-3001-511.33-05	CROWN TROPHY	PLAQUES	\$170.00	\$170.00
217020	101-3001-511.22-02	FBI LEEDA	DUES	\$50.00	\$50.00
217031	101-3001-511.30-35	ROBERTO GONZALEZ	CLOTHING REIMBURSEMENT	\$116.82	\$116.82
217038	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	GOES LITHOGRAPHING COM	\$45.42	\$45.42
	101-3001-511.33-05	HARRIS TRUST & SAVINGS BANK	CROWN TROPHY	\$184.00	
			PARTY CITY 196	\$31.62	
			SALERNO S PIZZERIA &	\$178.95	\$394.57
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	2XL CORP/CARE-GYMWIPES	\$150.31	
			AMZN MKTP US*MI8D09TP2	\$35.96	
217050	101-3001-511.22-03	IL TACTICAL OFFICERS ASSOC	REGISTRATION	\$195.00	\$195.00
217056	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$8.00	\$1,615.00
			CLOTHING & APPAREL	\$44.75	
			CLOTHING & APPAREL	\$175.00	
			CLOTHING & APPAREL	\$931.85	
			CLOTHING & APPAREL	\$117.45	
			CLOTHING & APPAREL	\$337.95	
217061	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$400.58	\$913.32
			OFFICE MACHINES & ACCESS	\$63.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217061	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$449.74	\$913.32
217070	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$72.00	\$180.00
			SERVICE MISCELLANEOUS	\$108.00	
217076	101-3001-511.33-25	MOTOROLA	RADIO & TELECOMMUNICATION	\$927.10	\$927.10
217083	101-3001-511.22-02	NORTHERN IL POLICE ALARM SYSTEM	DUES	\$400.00	\$5,200.00
			DUES	\$4,800.00	
217084	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$75,276.73	\$75,276.73
217087	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$6.04	\$282.88
			OFFICE SUPPLIES, GENERAL	\$86.20	
			OFFICE SUPPLIES, GENERAL	\$190.64	
217098	101-3001-511.30-35	RAY O'HERRON	CLOTHING & APPAREL	\$9.53	\$68.35
			CLOTHING & APPAREL	\$11.78	
			CLOTHING & APPAREL	\$10.49	
			CLOTHING & APPAREL	\$8.99	
			CLOTHING & APPAREL	\$12.14	
			CLOTHING & APPAREL	\$15.42	
217113	101-3001-511.33-25	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$9.18	\$9.18
217126	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$90.00	\$90.00
217137	101-3001-511.33-25	ULINE INC	SUPPLIES	\$239.46	\$239.46
217138	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	LABOR	\$75.00	\$3,251.65
			POLICE EQUIPMENT & SUPPLY	\$3,176.65	
217148	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	\$2,418.39	\$2,418.39
217155	101-3001-511.21-65	WALGREEN COMPANY	SERVICE PROFESSIONAL	\$140.16	\$140.16
217160	101-3001-511.22-03	WORLDPOINT ECC INC	TRAINING	\$1,478.98	\$1,478.98
Division 1 Total					\$94,366.50

WARRANT REGISTER - GM0002**Division: 3**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217081	231-3003-511.40-11	NOFFS SELF STORAGE	STORAGE FEE	\$375.00	\$375.00
217138	231-3003-511.40-01	ULTRA STROBE COMMUNICATIONS INC	LIGHT BAR	\$660.26	\$660.26
				Division 3 Total	\$1,035.26
				Department 30 Total	\$95,401.76

WARRANT REGISTER - GM0002**Department: 35 Fire****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216969	101-3501-512.30-35	AIR ONE EQUIPMENT	SHOES AND BOOTS	\$315.00	\$488.75
			SHOES AND BOOTS	\$173.75	
	101-3501-512.31-65	AIR ONE EQUIPMENT	BAGS	\$59.00	\$59.00
	101-3501-512.31-85	AIR ONE EQUIPMENT	FIRE PROTECTION EQUIP/SUP	\$3,580.00	\$3,580.00
	401-3501-572.50-15	AIR ONE EQUIPMENT	TOOLS-FIRE RESCUE	\$5,923.00	\$19,628.60
			SAFETY & FIRST AID EQUIP.	\$13,705.60	
216983	101-3501-512.31-65	BATTERIES PLUS LLC	BATTERIES	\$183.82	\$183.82
216985	101-3501-512.31-85	BINDER LIFT	SAFETY & FIRST AID EQUIP.	\$1,698.00	\$1,698.00
216995	101-3501-512.32-80	CHANNING BETE COMPANY INC	CPR CARDS AND BOOKLETS	\$1,397.57	\$1,397.57
217023	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR REPAIR	\$145.61	\$360.22
			TURNOUT GEAR REPAIR	\$214.61	
217046	101-3501-512.31-65	HOME DEPOT CREDIT SERVICES	ELECTRICAL EQUIP & SUPPLY	\$53.82	\$53.82
217047	101-3501-512.22-02	IL FIRE CHIEFS ASSOC FOUNDATION	2019 DUES-CHIEF LARSON	\$600.00	\$7,250.00
	101-3501-512.22-03	IL FIRE CHIEFS ASSOC FOUNDATION	CONFERNCE REGISTRATION	\$150.00	
			CFO CLASS- CARPENTER	\$3,550.00	
			CFO CLASS - FRAIDER	\$3,550.00	
217056	101-3501-512.30-35	JG UNIFORMS	BADGES & OTHER ID EQUIP.	\$6.95	\$1,007.35
			CLOTHING & APPAREL	\$146.90	
			BADGES & OTHER ID EQUIP.	\$550.00	
			BADGES & OTHER ID EQUIP.	\$208.50	
			BADGES & OTHER ID EQUIP.	\$71.25	
			BADGES & OTHER ID EQUIP.	\$23.75	
217063	101-3501-512.31-85	LAKE COUNTY DIVERS SUPPLY	RESCUE SLED COVER	\$406.00	\$406.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217066	101-3501-512.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$61.20	\$61.20
	101-3501-512.33-05	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	\$19.74	\$19.74
217072	101-3501-512.22-02	METROPOLITAN FIRE CHIEFS ASSN	2019 DUES-MANTHY	\$40.00	\$40.00
217080	101-3501-512.30-01	NATL FIRE PROTECTION ASSOC	SUBSCRIPTION RENEWAL	\$175.00	\$175.00
217084	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$25,092.24	\$25,092.24
	101-3501-512.21-02	NORTHWEST CENTRAL DISPATCH SYS	RADIO REPAIR	\$379.90	\$379.90
217087	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$66.11	\$867.04
			OFFICE SUPPLIES, GENERAL	\$113.00	
			OFFICE SUPPLIES, GENERAL	\$67.96	
			OFFICE SUPPLIES, GENERAL	\$619.97	
217093	401-3501-572.50-15	PHYSIO CONTROL INC	EMERGENCY MEDICAL SUPPLY	\$37,499.86	\$37,499.86
217126	101-3501-512.22-10	SUMMIT PRINT SOLUTIONS	BUSINESS CARDS	\$50.00	\$50.00
217128	101-3501-512.33-05	SYLVIA'S FLOWERS INC	FUNERAL FLOWERS	\$95.95	\$95.95
217134	101-3501-512.31-60	TOTAL FIRE & SFETY INC	FIRE EXTINGUISHER RECHARGE	\$184.50	\$184.50
217151	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	\$783.08	\$783.08
217161	401-3501-572.50-15	WS DARLEY & CO	TOOLS-FIRE RESCUE	\$1,689.31	\$1,689.31
217165	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$189.00
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
217167	101-3501-512.31-45	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	\$89.10	\$89.10
Division 1 Total					\$103,929.05
Department 35 Total					\$103,929.05

WARRANT REGISTER - GM0002**Department: 40 Planning****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217006	101-4001-521.40-40	CONWAY DATA	ADVERTISING	\$1,850.00	\$1,850.00
217087	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$83.99	\$83.99
217091	101-4001-521.40-40	PETTY CASH	COMMITTEE MEETING	\$25.78	\$50.17
			LAI ECONOMIC MEETING	\$24.39	
217154	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	\$258.44	\$258.44
Division 1 Total					\$2,242.60
Department 40 Total					\$2,242.60

WARRANT REGISTER - GM0002**Department: 45 Building****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217012	101-4501-523.30-35	DLS CUSTOM EMBROIDERY	CLOTHING & APPAREL	\$349.00	\$504.00
			CLOTHING & APPAREL	\$150.00	
			CLOTHING & APPAREL	\$5.00	
217019	101-4501-523.22-10	FASTSIGNS	NAME PLATES	\$24.00	\$24.00
217022	101-4501-523.20-35	FIRE SAFETY CONSULTANTS INC	PLAN REVIEW	\$705.00	\$705.00
217036	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENG. REVIEW	\$960.00	\$1,585.00
			ENG. REVIEW	\$625.00	
217038	101-4501-523.21-65	HARRIS TRUST & SAVINGS BANK	CDW GOVT #GWB2843	\$604.18	\$604.18
	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	BUILDING AND FIRE CODE	(\$775.00)	\$0.00
			BUILDING AND FIRE CODE	\$775.00	
	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	TLF*BUSSES FLOWERS AND	\$75.00	\$75.00
217064	101-4501-523.22-03	KRIS LARSEN	ICC-PLUMBING EXAMINER CERT	\$209.00	\$209.00
217099	101-4501-523.30-35	RED WING BUSINESS ADVANTAGE ACCT	BOOTS	\$125.99	\$125.99
217124	101-4501-523.22-02	SUBURBAN BLDG OFFICIALS CONFER	2019 MEMBERSHIP	\$75.00	\$75.00
217126	101-4501-523.22-10	SUMMIT PRINT SOLUTIONS	BUSINESS CARDS	\$135.00	\$135.00
217132	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$114.00
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$38.00	
217143	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	\$144.04	\$144.04
217150	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	\$600.76	\$600.76
217165	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$137.00
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	

Check Date: 3-15-2019

Wednesday, March 13, 2019

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	\$5,037.97
				Department 45 Total	\$5,037.97

WARRANT REGISTER - GM0002**Department: 70 Health****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216989	101-7001-541.40-60	CAGAN MANAGEMENT	RHAP ASSISTANCE PROGRAM	\$545.00	\$545.00
217021	101-7001-541.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$34.85	\$34.85
217038	101-7001-541.21-65	HARRIS TRUST & SAVINGS BANK	J2 *MYFAX SERVICES	\$10.00	\$10.00
	101-7001-541.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM*MI7X05Z40	\$80.86	\$129.71
			OTC BRANDS, INC.	\$48.85	
	101-7001-541.40-53	HARRIS TRUST & SAVINGS BANK	COMED PAYMENT	\$160.55	\$812.34
			COMED PAYMENT	\$651.79	
217089	101-7001-541.20-25	OMNI YOUTH SERVICES INC	COUNSELING	\$178.75	\$178.75
217096	101-7001-541.30-05	PRO STAR	OFFICE SUPPLIES	\$1,214.53	\$1,214.53
217121	101-7001-541.21-65	STACY SHEIN STAPLETON	INTERPETING SERVICES	\$90.00	\$90.00
217149	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	\$287.21	\$287.21
217165	101-7001-541.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$170.00
			OFFICE MACHINES & ACCESS	\$85.00	
Division 1 Total					\$3,472.39

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2174	101-7007-541.21-02	HOFFMANN PIANO SERVICE	PIANO TUNING	\$100.00	\$100.00
216973	101-7007-541.22-40	AMERICAN CHARGE SERVICE	TAXI SERVICE	\$39.00	\$39.00
217038	101-7007-541.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM*MI0V25P61	\$27.76	\$130.85
			AMZN MKTP US*MI40Z11E0	\$103.09	
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*MI1EG9VV0	\$87.94	\$87.94
217077	101-7007-541.21-65	MROZINSKI PIANO STUDIO	MUSIC & THE HEALTHY BRAIN	\$225.00	\$225.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217087	101-7007-541.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$78.78	\$78.78
	101-7007-541.31-65	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$159.04	\$163.22
			OFFICE SUPPLIES, GENERAL	\$4.18	
217165	101-7007-541.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
Division 7 Total					\$843.39
Department 70 Total					\$4,315.78

WARRANT REGISTER - GM0002**Department: 71 Public Works****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216966	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	\$1,309.00	\$1,309.00
	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	\$628.00	\$628.00
216967	101-7101-531.31-80	ADDISON BUILDING MATERIAL CO	SIGN SHOP SUPPLY	\$39.03	\$65.21
			SIGN SHOP SUPPLY	\$11.68	
			SIGN SHOP SUPPLY	\$14.50	
216970	101-7101-531.21-02	ALEXANDER EQUIPMENT CO INC	KNIFE GRINDING	\$207.90	\$207.90
216978	101-7101-531.22-70	AT & T	ACCT 84725535058159	\$1,847.72	\$1,847.72
216979	101-7101-531.22-70	AT & T	ACCT 217S667106106	\$1,711.02	\$1,711.02
216987	101-7101-531.30-39	BP	FUEL,OIL, GREASE & LUBES	\$95.28	\$95.28
216992	101-7101-531.31-90	CARGILL INCORPORATED	STREET/SIDEWALK SUPPLIES	\$3,000.87	\$213,176.27
			STREET/SIDEWALK SUPPLIES	\$9,167.20	
			STREET/SIDEWALK SUPPLIES	\$1,519.69	
			STREET/SIDEWALK SUPPLIES	\$1,526.70	
			STREET/SIDEWALK SUPPLIES	\$1,523.20	
			STREET/SIDEWALK SUPPLIES	\$10,604.59	
			STREET/SIDEWALK SUPPLIES	\$22,303.45	
			STREET/SIDEWALK SUPPLIES	\$2,702.07	
			STREET/SIDEWALK SUPPLIES	\$3,491.67	
			STREET/SIDEWALK SUPPLIES	\$16,402.09	
			STREET/SIDEWALK SUPPLIES	\$11,666.17	
			STREET/SIDEWALK SUPPLIES	\$9,071.48	
			STREET/SIDEWALK SUPPLIES	\$5,655.67	
			STREET/SIDEWALK SUPPLIES	\$1,167.20	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216992	101-7101-531.31-90	CARGILL INCORPORATED	STREET/SIDEWALK SUPPLIES	\$1,400.64	\$213,176.27
			STREET/SIDEWALK SUPPLIES	\$1,527.28	
			STREET/SIDEWALK SUPPLIES	\$7,730.37	
			STREET/SIDEWALK SUPPLIES	\$2,938.42	
			STREET/SIDEWALK SUPPLIES	\$3,013.71	
			STREET/SIDEWALK SUPPLIES	\$28,572.48	
			STREET/SIDEWALK SUPPLIES	\$21,415.80	
			STREET/SIDEWALK SUPPLIES	\$1,399.47	
			STREET/SIDEWALK SUPPLIES	\$1,292.09	
			STREET/SIDEWALK SUPPLIES	\$1,389.55	
			STREET/SIDEWALK SUPPLIES	\$10,543.31	
			STREET/SIDEWALK SUPPLIES	\$1,484.09	
			STREET/SIDEWALK SUPPLIES	\$21,599.62	
			STREET/SIDEWALK SUPPLIES	\$4,584.76	
			STREET/SIDEWALK SUPPLIES	\$1,508.02	
			STREET/SIDEWALK SUPPLIES	\$2,974.61	
217000	101-7101-531.22-70	COMCAST CABLE	TV	\$21.05	\$21.05
217002	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0297144471	\$93.61	\$93.61
217003	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0211092232	\$55.52	\$55.52
217004	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$5,211.07	\$5,211.07
217005	101-7101-531.31-90	CONSERV FS	ICE MELT	\$955.00	\$955.00
217007	211-7101-571.50-40	COOK COUNTY DEPT TRANSPORTATION	Q4 TRAFFIC SIGNAL MAINT	\$4,731.02	\$4,731.02
217011	101-7101-531.31-90	DETROIT SALT CO. LLC	STREET/SIDEWALK SUPPLIES	\$26,427.96	\$45,310.83
			STREET/SIDEWALK SUPPLIES	\$1,450.45	
			STREET/SIDEWALK SUPPLIES	\$17,432.42	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217030	401-7101-571.50-20	GLOBAL EQUIPMENT COMPANY	HARDWARE SUPPLIES	\$2,160.30	\$2,160.30
217038	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	CHARGE.PREZI.COM	\$14.50	\$232.50
			ILLINOIS AWWA	\$218.00	
	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	\$575.00	\$601.05
			NIPSTAILPARKPARKSNREC	\$26.05	
	101-7101-531.30-05	HARRIS TRUST & SAVINGS BANK	A E RUBBER STAMP CORP	\$38.50	\$38.50
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	APL*ITUNES.COM/BILL	\$0.99	\$0.99
	101-7101-531.33-05	HARRIS TRUST & SAVINGS BANK	IT SUPPLIES INC	\$797.98	\$797.98
217039	101-7101-531.21-02	HASTINGS AIR ENERGY CONTROL	SERVICE BLDG MAINT	\$924.95	\$924.95
217044	101-7101-531.21-36	HENDRICKSEN ROBERT W COMPANY	RENTAL/LEASE EQUIPMENT	\$11,453.75	\$11,453.75
	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING	\$25,317.50	\$25,317.50
217045	101-7101-531.31-85	HIGH PSI LTD	STREET/SIDEWALK SUPPLIES	\$544.65	\$544.65
217052	101-7101-531.31-90	INDUSTRIAL SYSTEMS LTD	STREET/SIDEWALK SUPPLIES	\$3,006.00	\$9,018.00
			STREET/SIDEWALK SUPPLIES	\$3,006.00	
			STREET/SIDEWALK SUPPLIES	\$3,006.00	
217055	101-7101-531.31-65	IT SAVVY LLC	HIGH ACCURACY GIS RECEIVER	\$1,481.77	\$1,481.77
217057	101-7101-531.21-02	JOHNSON CONTROLS SECURITY SOLUTIONS	SECURITY SYSTEM	\$600.00	\$600.00
217066	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	\$26.56	\$26.56
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	\$18.96	\$18.96
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	\$17.28	\$97.06
			STREET/SIDEWALK SUPPLIES	\$79.78	
217069	426-7101-571.50-25	MANHARD CONSULTING	MS4 PERMIT ASSISTANCE	\$330.00	\$330.00
217085	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLY	\$132.15	\$325.14
			STREET LIGHT SUPPLY	\$176.49	
			STREET LIGHT SUPPLY	\$16.50	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217087	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES - GENERAL	\$12.66	\$12.66
217088	101-7101-531.30-35	OLSEN SAFETY EQUIPMENT CORP	HARDWARE SUPPLIES	\$354.39	\$354.39
217090	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	TELECOMMUNICATIONS	\$153.00	\$153.00
217091	101-7101-531.31-65	PETTY CASH	EVENT SUPPLIES	\$61.60	\$61.60
217094	101-7101-531.22-70	PRECISE MRM LLC	MONTHLY DATA PLAN	\$614.59	\$614.59
217095	101-7101-531.30-35	PRO SAFETY INC	HARDWARE SUPPLIES	\$1,212.00	\$1,321.50
			HARDWARE SUPPLIES	\$109.50	
	101-7101-531.33-05	PRO SAFETY INC	CAUTION TAPE	\$71.40	\$71.40
217097	101-7101-531.21-02	RADICOM	REPAIR SERVICE EQUIPMENT	\$650.16	\$15,650.16
			REPAIR SERVICE EQUIPMENT	\$15,000.00	
	401-7101-572.50-15	RADICOM	REPAIR SERVICE EQUIPMENT	\$4,180.00	\$4,180.00
217101	426-7101-571.50-25	RJN GROUP INC	MWRD SERVICES	\$1,262.50	\$1,262.50
217113	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$29.47	\$29.47
	101-7101-531.31-90	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$13.20	\$59.75
			STREET/SIDEWALK SUPPLIES	\$18.58	
			STREET/SIDEWALK SUPPLIES	\$27.97	
217117	101-7101-531.22-70	SOUND INCORPORATED	TELEPHONE	\$72.73	\$72.73
217122	101-7101-531.21-02	STEINER ELECTRIC	FIRE 1 GENERATOR REPAIRS	\$828.91	\$828.91
217146	101-7101-531.22-70	VERIZON WIRELESS	ACCT 98547850100002	\$478.98	\$478.98
217156	426-7101-571.50-25	WATER PRODUCTS CO	SEWER SUPPLY	\$780.37	\$780.37
217159	101-7101-531.20-05	WILSON CONSULTING	AT & T AUDIT	\$375.00	\$375.00
801822	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	\$31.55	\$11,524.89
			ACCT 2278061084	\$268.78	
			ACCT 4321662000	\$1,952.77	
			ACCT 4643388009	\$254.19	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801822	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 7363016029	\$9,017.60	\$11,524.89
801823	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054513	\$238.15	\$14,087.59
			ACCT 92054512	\$13,849.44	
801824	101-7101-531.22-70	AT & T	ACCT 84725334382001	\$88.74	\$1,682.68
			ACCT 84734215365273	\$42.87	
			ACCT 84739208661733	\$44.97	
			ACCT 84739271083278	\$43.62	
			ACCT 84739420624707	\$42.87	
			ACCT 84739443682112	\$42.87	
			ACCT 84739893361501	\$45.65	
			ACCT 84739893901330	\$50.09	
			ACCT 84757754536603	\$72.34	
			ACCT 84757757951551	\$249.16	
			ACCT 84759391411742	\$53.03	
			ACCT 84779713213488	\$42.66	
			ACCT 847R1902892011	\$863.81	
801825	101-7101-531.21-50	NICOR	ACCT 06802945268	\$28.60	\$9,956.97
			ACCT 15839647334	\$549.62	
			ACCT 19426400008	\$105.99	
			ACCT 25422686599	\$2,202.51	
			ACCT 28178600004	\$692.56	
			ACCT 38096400007	\$828.27	
			ACCT 38178600003	\$527.20	
			ACCT 40178600009	\$204.50	
			ACCT 53278600001	\$1,842.25	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801825	101-7101-531.21-50	NICOR	ACCT 58401600000	\$407.38	\$9,956.97
			ACCT 72489260108	\$185.62	
			ACCT 94830700004	\$502.43	
			ACCT 97034457784	\$1,880.04	
Division 1 Total				\$392,947.30	
Department 71 Total				\$392,947.30	

WARRANT REGISTER - GM0002**Department: 72 Water and Sewer****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216981	505-7201-561.21-20	AVT SERVICE TECHNOLOGIES LLC	SERVICE CONSTRUCTION	\$8,000.00	\$8,000.00
217000	505-7201-561.22-70	COMCAST CABLE	TV	\$2.10	\$2.10
217016	505-7201-561.21-02	EJ EQUIPMENT INCORPORATED	SERVICE BLDG MAINT	\$291.88	\$291.88
217033	505-7201-561.33-05	GRAINGER W W INC	PUMPING SYSTEM SUPPLIES	\$330.50	\$330.50
217035	505-7201-561.50-15	GRAYBAR ELECTRIC COMPANY	VISUAL EQUIPMENT/SUPPLIES	\$7,666.40	\$7,666.40
217038	505-7201-561.22-02	HARRIS TRUST & SAVINGS BANK	CHARGE.PREZI.COM	\$14.50	\$292.50
			AWWA.ORG	\$218.00	
			WWW COSTCO COM	\$60.00	
	505-7201-561.22-03	HARRIS TRUST & SAVINGS BANK	ILLINOIS AWWA	\$80.00	\$80.00
217041	505-7201-561.31-02	HBK WATER METER SERVICE INC	METERS SUPPLY	\$165.92	\$11,814.84
			METERS SUPPLY	\$1,341.09	
			METERS SUPPLY	\$1,564.15	
			WATER SEWER SYSTEM SUPPLY	\$8,743.68	
	505-7201-561.50-15	HBK WATER METER SERVICE INC	METERS SUPPLY	\$3,520.00	\$8,909.68
			METERS SUPPLY	\$3,364.68	
			METERS SUPPLY	\$2,025.00	
217042	505-7201-561.31-90	HEALY ASPHALT COMPANY	STREET/SIDEWALK SUPPLIES	\$5,289.30	\$5,289.30
217055	505-7201-561.31-65	IT SAVVY LLC	HIGH ACCURACY GIS RECEIVER	\$1,481.77	\$1,481.77
217066	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$141.73	\$334.87
			PLUMBING EQUIP FIXT,SUPP	\$193.14	
217074	505-7201-561.33-05	MIDWEST WATER GROUP	REFERENCE ELECTRODES	\$1,191.00	\$2,382.00
			REFERENCE ELECTRODES	\$1,191.00	
217082	505-7201-561.22-02	NORDIN DAVID	CDL	\$50.00	\$50.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217085	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	\$6.69	\$6.69
217087	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES – GENERAL	\$37.68	\$88.89
			OFFICE SUPPLIES – GENERAL	\$47.30	
			OFFICE SUPPLIES – GENERAL	\$3.91	
217088	505-7201-561.30-35	OLSEN SAFETY EQUIPMENT CORP	HARDWARE SUPPLIES	\$354.39	\$354.39
217091	505-7201-561.31-65	PETTY CASH	BOTTLED WATER	\$7.16	\$7.16
	505-7201-561.31-85	PETTY CASH	CARD	\$103.79	\$103.79
217092	505-7201-561.31-60	PHENOVA INC	PROFICIENCY TESTING	\$219.00	\$219.00
217094	505-7201-561.22-70	PRECISE MRM LLC	MONTHLY DATA PLAN	\$614.60	\$614.60
217095	505-7201-561.30-35	PRO SAFETY INC	HARDWARE SUPPLIES	\$1,212.00	\$1,321.50
			HARDWARE SUPPLIES	\$109.50	
217113	505-7201-561.31-02	SHERWIN ACE HARDWARE	PLUMBING EQUIP FIXT,SUPP	\$64.19	\$64.19
	505-7201-561.31-65	SHERWIN ACE HARDWARE	ELECTRICAL EQUIP & SUPPLY	\$16.98	\$42.94
			WATER SEWER SYSTEM SUPPLY	\$25.96	
	505-7201-561.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$49.99	\$49.99
	505-7201-561.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$5.97	\$5.97
217114	505-7201-561.30-35	SHU BEE	SHOE MAKERS	\$84.79	\$84.79
217120	505-7201-561.31-55	STANDARD PIPE & SUPPLY INC	SERVICE BLDG MAINT	\$381.11	\$381.11
217125	505-7201-561.20-05	SUBURBAN LABORATORIES INC	WATER TESTING	\$3,214.50	\$3,214.50
217131	505-7201-561.31-02	TEST GAUGE INC	WATER DIST SUPPLY	\$2,464.85	\$2,464.85
217141	505-7201-561.31-05	USA BLUEBOOK	WATER DIST SUPPLY	\$3,032.61	\$3,032.61
	505-7201-561.31-85	USA BLUEBOOK	WATER DIST SUPPLY	\$99.64	\$99.64
217156	505-7201-561.31-01	WATER PRODUCTS CO	WATER DIST SUPPLY	\$450.00	\$900.00
			WATER DIST SUPPLY	\$450.00	
217168	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLY	\$1,223.20	\$2,500.52

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217168	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLY	\$631.58	\$2,500.52
			WATER DIST SUPPLY	\$230.00	
			WATER DIST SUPPLY	\$246.74	
			WATER DIST SUPPLY	\$169.00	
217169	505-7201-561.31-55	1000BULBS.COM	HARDWARE SUPPLIES	(\$227.30)	\$264.17
			HARDWARE SUPPLIES	\$491.47	
801822	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	\$220.02	\$519.07
			ACCT 0368380009	\$32.28	
			ACCT 0684023014	\$135.47	
			ACCT 1092085063	\$131.30	
801823	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054511	\$499.42	\$12,122.02
			ACCT 9205453	\$3,301.55	
			ACCT 9205454	\$2,421.86	
			ACCT 9205456	\$5,899.19	
801824	505-7201-561.22-70	AT & T	ACCT 84725301748135	\$44.98	\$1,250.05
			ACCT 84743746842777	\$42.67	
			ACCT 84743746858567	\$42.67	
			ACCT 84759021056118	\$931.39	
			ACCT 84759080850047	\$188.34	
801825	505-7201-561.21-50	NICOR	ACCT 04055600003	\$136.48	\$798.89
			ACCT 19278600002	\$248.21	
			ACCT 42567835683	\$31.60	
			ACCT 58544400003	\$81.89	
			ACCT 76830700001	\$203.21	
			ACCT 90920700003	\$97.50	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	\$77,437.17
				Department 72 Total	\$77,437.17

WARRANT REGISTER - GM0002**Department: 73 Parking****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217015	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$453.84	\$453.84
217110	235-7301-532.31-90	SCHOENBERG SALT INC	STREET/SIDEWALK SUPPLIES	\$5,806.16	\$5,806.16
217116	235-7301-532.31-90	SNI SOLUTIONS INC	STREET/SIDEWALK SUPPLIES	\$5,026.00	\$5,026.00
801822	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	\$742.75	\$857.49
			ACCT 4643715006	\$21.86	
			ACCT 5231622008	\$92.88	
Division 1 Total					\$12,143.49

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217015	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,437.16	\$1,437.16
217110	235-7302-532.31-90	SCHOENBERG SALT INC	STREET/SIDEWALK SUPPLIES	\$5,804.42	\$5,804.42
217116	235-7302-532.31-90	SNI SOLUTIONS INC	STREET/SIDEWALK SUPPLIES	\$5,024.50	\$5,024.50
801824	235-7302-532.21-50	AT & T	ACCT 84725309782425	\$149.36	\$149.36
Division 2 Total					\$12,415.44

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217015	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,437.16	\$1,437.16
217110	235-7303-532.31-90	SCHOENBERG SALT INC	STREET/SIDEWALK SUPPLIES	\$5,804.42	\$5,804.42
217116	235-7303-532.31-90	SNI SOLUTIONS INC	STREET/SIDEWALK SUPPLIES	\$5,024.50	\$5,024.50
801823	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054510	\$3,181.18	\$3,181.18
801825	235-7303-532.21-50	NICOR	ACCT 12690400002	\$29.12	\$29.12
Division 3 Total					\$15,476.38

WARRANT REGISTER - GM0002**Division: 4**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217015	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$453.84	\$453.84
801825	235-7304-532.21-50	NICOR	ACCT 92296400002	\$109.56	\$109.56
				Division 4 Total	\$563.40
				Department 73 Total	\$40,598.71

WARRANT REGISTER - GM0002**Department: 75 Municipal Fleet Services****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216968	621-7501-551.31-51	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLY	(\$87.80)	\$202.07
			VEH MAINTENANCE SUPPLY	\$3.50	
			VEH MAINTENANCE SUPPLY	\$70.34	
			VEH MAINTENANCE SUPPLY	\$2.66	
			VEH MAINTENANCE SUPPLY	\$21.52	
			VEH MAINTENANCE SUPPLY	\$39.54	
			VEH MAINTENANCE SUPPLY	\$19.77	
			VEH MAINTENANCE SUPPLY	\$132.54	
216970	621-7501-551.31-51	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	\$1,359.93	\$1,426.88
			VEH MAINTENANCE SUPPLY	\$66.95	
216972	621-7501-551.21-02	ALLDATA	VEH MAINTENANCE SUPPLY	\$1,500.00	\$1,500.00
216977	621-7501-551.21-07	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$5,890.77	\$5,890.77
	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$12.82	
			VEH MAINTENANCE SUPPLY	\$5.70	
216980	621-7501-551.31-51	ATLAS BOBCAT LLC	VEH MAINTENANCE SUPPLY	\$273.22	\$273.22
216982	621-7501-551.31-51	BATTERIES PLUS LLC	VEH MAINTENANCE SUPPLY	\$314.08	\$314.08
216988	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	(\$109.39)	\$495.00
			VEH MAINTENANCE SUPPLY	\$147.00	
			VEH MAINTENANCE SUPPLY	\$79.69	
			VEH MAINTENANCE SUPPLY	\$23.11	
			VEH MAINTENANCE SUPPLY	\$33.58	
			VEH MAINTENANCE SUPPLY	\$8.79	
			VEH MAINTENANCE SUPPLY	\$36.29	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216988	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$163.98	\$495.00
			VEH MAINTENANCE SUPPLY	\$25.79	
			VEH MAINTENANCE SUPPLY	\$29.09	
			VEH MAINTENANCE SUPPLY	\$17.59	
			VEH MAINTENANCE SUPPLY	\$29.79	
			VEH MAINTENANCE SUPPLY	\$9.69	
216993	621-7501-551.21-07	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$1,263.76	\$1,263.76
216996	621-7501-551.21-36	CITY WELDING SALES & SERVICE	CYLINDER RENTAL	\$132.61	\$132.61
217010	621-7501-551.31-51	CUMMINS INC	VEH MAINTENANCE SUPPLY	\$82.76	\$82.76
217014	621-7501-551.31-51	DRIVETRAIN SERVICE AND COMPONENTS	VEH MAINTENANCE SUPPLY	\$106.48	\$106.48
217018	621-7501-551.31-51	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	(\$15.00)	\$31.56
			VEH MAINTENANCE SUPPLY	\$46.56	
217024	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	\$205.46	\$205.46
217029	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$86.29	\$86.29
217043	621-7501-551.31-51	HENDERSON PRODUCTS INC	VEH MAINTENANCE SUPPLY	\$1,119.90	\$1,119.90
217048	621-7501-551.31-51	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLY	\$232.00	\$232.00
217049	621-7501-551.21-07	IL SECRETARY OF STATE	TITLE TRANSFER	\$95.00	\$95.00
217054	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	\$59.38	\$84.44
			VEH MAINTENANCE SUPPLY	\$25.06	
217060	621-7501-551.21-07	KARDS INC	VEH MAINTENANCE SUPPLY	\$1,027.00	\$1,027.00
217062	621-7501-551.30-55	KUEPER NORTH AMERICAN LLC	VEH MAINTENANCE SUPPLY	\$6,120.00	\$6,120.00
217065	621-7501-551.31-51	LEAHY WOLF CO	VEH MAINTENANCE SUPPLY	\$939.65	\$939.65
217067	621-7501-551.21-08	MAACO COLLISION REPAIR & PAINTING	VEH MAINTENANCE SUPPLY	\$6,628.25	\$6,628.25
217068	621-7501-551.31-85	MAC TOOLS	TOOLS	\$165.99	\$331.98
			TOOLS	\$165.99	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217079	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$5.09	\$355.88
			VEH MAINTENANCE SUPPLY	\$278.00	
			VEH MAINTENANCE SUPPLY	\$37.80	
			VEH MAINTENANCE SUPPLY	\$34.99	
217086	621-7501-551.31-51	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	\$23.71	\$486.18
			VEH MAINTENANCE SUPPLY	\$65.34	
			VEH MAINTENANCE SUPPLY	\$140.24	
			VEH MAINTENANCE SUPPLY	\$10.89	
			VEH MAINTENANCE SUPPLY	\$246.00	
217107	621-7501-551.21-07	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$508.10	\$12,125.06
			VEH MAINTENANCE SUPPLY	\$10,784.86	
			VEH MAINTENANCE SUPPLY	\$832.10	
	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$62.26	\$1,185.85
			VEH MAINTENANCE SUPPLY	\$48.67	
			VEH MAINTENANCE SUPPLY	\$182.31	
			VEH MAINTENANCE SUPPLY	\$692.69	
			VEH MAINTENANCE SUPPLY	\$36.31	
			VEH MAINTENANCE SUPPLY	\$100.87	
			VEH MAINTENANCE SUPPLY	\$62.74	
217112	621-7501-551.21-07	SECRETARY OF STATE	LICENSE PLATES	\$8.00	\$8.00
217118	621-7501-551.21-07	SPRING ALIGN	VEH MAINTENANCE SUPPLY	\$1,822.27	\$1,822.27
217123	621-7501-551.21-07	SUBURBAN ACCENTS INC	VEH MAINTENANCE SUPPLY	\$550.00	\$550.00
217139	621-7501-551.30-35	UNIFIRST CORPORATION	UNIFORMS	\$56.19	\$112.38
			UNIFORMS	\$56.19	
217157	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$185.99	\$185.99

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217158	621-7501-551.31-51	WHOLESALE DIRECT INC	VEH MAINTENANCE SUPPLY	\$81.67	\$81.67
217166	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	\$392.60	\$392.60
				Division 1 Total	\$45,913.56
				Department 75 Total	\$45,913.56

WARRANT REGISTER - GM0002**Department: 90 Capital****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217051	505-9001-571.50-25	IMEG CORP	PROFESSIONAL SERVICES	\$24,376.48	\$24,376.48
Division 1 Total					\$24,376.48

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
216974	431-9013-571.50-25	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$1,148.00	\$1,148.00
217057	431-9013-571.50-25	JOHNSON CONTROLS SECURITY SOLUTIONS	SECURITY INSTALLATION	\$3,194.00	\$3,194.00
217115	431-9013-571.50-25	SIGNPALACE	SIGNS	\$4,135.00	\$4,970.00
			SIGNS	\$835.00	
217136	431-9013-571.50-15	TYCO INTEGRATED SECURITY	SERVICE CONSULTING	\$14,479.86	\$14,479.86
Division 13 Total					\$23,791.86
Department 90 Total					\$48,168.34

WARRANT REGISTER - GM0002**Department: 99 Non Operating****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
217071	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$6,506.58	\$8,100.40
			CAM CHARGE	\$1,593.82	
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$830.70	\$830.70
Division 1 Total					\$8,931.10
Department 99 Total					\$8,931.10
TOTAL ALL FUNDS:					\$1,146,018.20



Village Board
3/18/2019

Item: Swearing-in of Sergeant Charles Buczynski as Police Commander

Department: Police/Village Manager's Office

Swearing-in of Sergeant Charles Buczynski as Police Commander



Village Board
3/18/2019

Item: Swearing-in of Officer Timothy Jasper as Police Sergeant

Department: Police/Village Manager

Swearing-in of Officer Timothy Jasper as Police Sergeant



Village Board
3/18/2019

Item: Swearing-in of Officer Brandi Romag as Police Sergeant

Department: Village Manager's Office

Swearing-in of Officer Brandi Romag as Sergeant



**Village Board
3/18/2019**

Item: Report of the Committee-of-the-Whole Meeting of March 11, 2019

Department: Village Manager

Report of the Committee-of-the-Whole Meeting of March 11, 2019

Proposed Transfer to Police Pension, Firefighters' Pension, and Municipal Parking Funds

Trustee Tinaglia moved, seconded by Trustee Padovani, that the Committee-of-the-Whole recommend that the Village Board approve the transfer of the 2018 year-end general fund surplus of \$3.475 million to the following funds:

Police Pension Fund	\$ 1,500,000
Firefighters' Pension Fund	1,500,000
Municipal Parking Fund	475,000
TOTAL	3,475,000

The motion passed unanimously.



Village Board
3/18/2019

Item: Report of the Committee-of-the-Whole Meeting of March 11, 2019

Department: Village Managers

Report of the Committee-of-the-Whole Meeting of March 11, 2019

Proposed Revisions to Vehicle Sticker Enforcement and Collection

Trustee Rosenberg motioned, seconded by Trustee LaBedz that the Committee-of-the-Whole direct staff to implement the proposed revisions to vehicle sticker enforcement and collection program.

The motion passed unanimously.



Village Board
3/18/2019

Item: Report of Committee-of-the-Whole Meeting of March 18, 2019

Department: Village Manager's Office

Report of Committee-of-the-Whole Meeting of March 18. 2019

Interview of Brian Harrison for Appointment to the Commission for Citizens with Disabilities - Term ending 4/30/21



**Village Board
3/18/2019**

Item: Roadway Maintenance Materials 2019

Department: Public Works

Included in the 2019 operating budget is \$317,000 for materials used in roadway maintenance. The Public Works Department uses roadway maintenance materials for street and sidewalk repairs, the in-house paving program, and utility roadway restoration work.

On February 28, 2019 a bid opening was held and four bids were publicly opened. Included in the bid specifications is a mileage differential to equalize the bids because the Public Works Department picks up the material directly from the material plants and distance to the source is an important factor. The mileage differential has been factored into the attached itemization.

<u>BIDDER</u>	<u>HOT MIX SURFACE</u>	<u>HOT MIX BINDER</u>	<u>BITUMUOUS</u>
<u>MATL.</u>			
Arrow Road	\$51.24/ton	\$45.74/ton	\$7.25/gal.
Builders Asphalt	\$52.41/ton	\$48.41/ton	\$7.00/gal.
Plote Const. Inc.	\$64.15/ton	\$59.57/ton	\$7.60/gal.
Peter Baker & Son Co.	\$73.61/ton	\$67.61/ton	\$3.00/gal.

Staff is requesting authorization to purchase from multiple vendors due to material availability and location of project. Periodically, the lowest bidder cannot furnish materials when needed and it becomes necessary to place an order from the next lowest responsible bidder. Funds for the Roadway Maintenance Materials are available in Account 101-7101-531.31-90.

RECOMMENDATION

It is recommended that the Village Board award the 2019 Roadway Maintenance Material contract to the lowest responsible bidders, Arrow Road of Elk Grove, Illinois, and Builders Asphalt of Hillside, Illinois, per unit bid prices up to approved budgeted amount of \$317,000.



**Village Board
3/18/2019**

Item: Concrete Flatwork 2019 - Contract Award

Department: Public Works

For the past few years the Public Works Department has participated in the Municipal Partnering Initiative (MPI) group bid for Concrete Flat Work. MPI is a collaboration of more than 18 local municipalities that jointly bid out maintenance contracts to benefit from economies of scale.

Bids for the Concrete Flatwork were duly advertised and publicly opened by the Village of Mount Prospect on behalf of MPI on March 4, 2019. This MPI bid was jointly bid for the Villages of Mount Prospect, Glenview, Rolling Meadows, Wilmette, Northfield and Arlington Heights. The duration of the bid is for 2 years with the option to extend with a nominal increase for two separate one year extensions. The total bid price for all municipalities is listed below:

BIDDER

TOTAL

Schroeder & Schroeder, Skokie, IL	\$604,355*
D 'Land Construction, Bensenville, IL	\$757,075*
A. Lamp Concrete, Schaumburg, IL	\$792,025*
Summit Construction, Chicago, IL	\$1,084,810*

*This number is based upon an estimated quantity of units from the collective municipalities.

The contract for Concrete Flatwork generally includes unit prices and procedures for restoration/construction related to street, driveway apron, sidewalk, curb and catch basin concrete work. Unit prices are also included for traffic control and tree grate installation. While the total costs are dependent on the actual quantities used, Public Works expenditures will not exceed the total budgeted amount. The Budget Account Numbers for this work are 101-7101-531.21-15 (\$185,000) & 505-7201-561.21-30 (\$125,000). The Village has worked with Schroeder & Schroeder in the past with favorable experiences. They have been determined to be responsible and their bid meets specifications.

RECOMMENDATION

It is recommended that the Village Board award the competitive bid received by the Municipal Partnering Initiative from the low responsible bidder, Schroeder & Schroeder of Skokie, Illinois and approve the two year contract issued by MPI to Schroeder & Schroeder for the Concrete Flatwork at bid unit prices up to the budgeted amount and further authorize execution of a contract regarding this engagement.



**Village Board
3/18/2019**

Item: Pavement Crack Sealing Program 2019

Department: Public Works

The approved 2019 Capital Budget includes \$200,000 for pavement crack sealing services.

Crack Sealing is one of the most cost effective roadway maintenance activities. The purpose of crack sealing is to prevent water from penetrating through existing cracks into the base of the roadway. The Public Works Department annually budgets for this contractual work in order to extend the useful life of the Village's asphalt streets.

This year, the Village of Arlington Heights led the crack sealing bid for the Municipal Partnering Initiative (MPI). MPI is a collaboration of more than 18 local municipalities that jointly bid out maintenance contracts to benefit from economies of scale. In addition to Arlington Heights, Evanston, Glenview, Kenilworth, Mount Prospect, Northbrook, Rolling Meadows, Skokie, and Wilmette all contributed budgeted projects for crack sealing for a total three-year contract value of \$1,635,692. Bids were advertised and publicly opened by the Village on behalf of the MPI on March 12, 2019.

<u>BIDDER</u>	<u>UNIT PRICE</u>
Patriot Pavement Des Plaines, IL	\$1.150/lb.
Denler, Inc. Joliet, IL	\$1.255/lb.
SKC Construction West Dundee, IL	\$1.350/lb.

Patriot Pavement's pricing is a 3.4% decrease from the previous year's contractual unit pricing and will increase at year 2 to \$1.19/lb., and to \$1.21/lb. for the third and final year of the contract. Public Works Staff has checked their references and found them acceptable. Patriot Pavement has successfully completed numerous crack sealing contracts with our Village and other area Municipalities.

Funding for these services is available in Account No. 401-7101-571.50-40 (ST9201).

RECOMMENDATION

It is recommended that the Village Board award the bid for the Pavement Crack Sealing to the lowest responsible bidder, Patriot Pavement of Des Plaines, Illinois, and approve a three year contract at bid unit prices, not to exceed the annual budgeted amount.



Village Board
3/18/2019

Item: Resolution - Final Plat of Resubdivision - Kurzynski Resubdivision
- 608-614 N Haddow Ave

Department: Planning/Legal

A Resolution Approving a Final Plat of Resubdivision
(Kurzynski Resubdiviison, 608-614 N Haddow Ave)

ATTACHMENTS:

Description	Type
Final Plat - Kurzynski Resubdivision	Resolution

**RESOLUTION APPROVING A
FINAL PLAT OF RESUBDIVISION**

WHEREAS, on February 27, 2019, in Petition Number 18-016, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by Terry and Tanis Kurzynski, to resubdivide the property located at 608-614 N Haddow Ave, Arlington Heights, Illinois (the "Subject Property"); and

WHEREAS, the Plan Commission has found the final plat of resubdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of resubdivision would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That the final plat of resubdivision for Kurzynski Resubdivision, prepared by Norman J. Toberman and Associates, Illinois registered land surveyors, dated February 19, 2019, is hereby approved for the property legally described as follows:

Parcel 1: The North 66 feet of the South 297 feet of the East 165 feet of Block 11 in D. W. Miller's Arlington Heights Acre Addition in the East half of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in in Cook County, Illinois.

Parcel 2: The North 66 feet of the South 231 feet of the East 165 feet of Block 11, measured from the center of the streets, (except the West 9 feet of the South 17.7 feet of said tract), in D. W. Miller's Arlington Heights Acre Addition in the East half of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in in Cook County, Illinois.

P.I.N. 03-29-123-006, 03-29-123-017

and commonly described as 608-614 N Haddow Ave, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of resubdivision granted by this Resolution is subject to the condition the Petitioner shall comply with all conditions of approval as outlined within the ordinance granting preliminary approval of Kurzynski Resubdivision as well as Federal, State and local policies, regulations and codes, to which the Petitioner has agreed.

SECTION THREE: The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

SECTION FOUR: The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Recorder of Cook County. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

SECTION FIVE: 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 18th day of March, 2019.

Village President

ATTEST:

Village Clerk

KURZYNSKI RESUBDIVISION

of

PARCEL 1:

THE NORTH 66 FEET OF THE SOUTH 297 FEET OF THE EAST 165 FEET OF BLOCK 11 IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 03-29-123-006-0000

COMMONLY KNOWN AS: 614 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

PARCEL 2:

THE NORTH 66 FEET OF THE SOUTH 231 FEET OF THE EAST 165 FEET OF BLOCK 11, MEASURED FROM THE CENTER OF THE STREETS (EXCEPT THE WEST 9 FEET OF THE SOUTH 17.7 FEET OF SAID TRACT) IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 03-29-123-017-0000

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
Bearings are based on an assumed local meridian.

SURVEYOR'S CERTIFICATE

State of Illinois }
County of Cook } ss.

I, David R. Bycroft, an Illinois Professional Land Surveyor in compliance with the laws of the State of Illinois and do hereby certify that this Plat correctly represents a survey completed by me on July 30, 2015 and that all monuments and markers shown hereon actually exist, and that I have accurately shown the materials they are made of.

I do further certify that iron pipes have been placed at all corners and curve control points in accordance with the Arlington Heights Subdivision and Development Code; that the property is within the corporate limits of the Village of Arlington Heights which has adopted an official comprehensive plan.

I do further certify that according to FEMA Map 17031C0203J, Map revised August 19, 2008, the subject property is situated within Zone X, which are areas determined to be outside the 0.2% annual chance floodplain.

dated at Arlington Heights, Illinois, this 19TH day of FEBRUARY, 2019

by David R. Bycroft
as Illinois Professional Land Surveyor No. 2846

Prepared by:

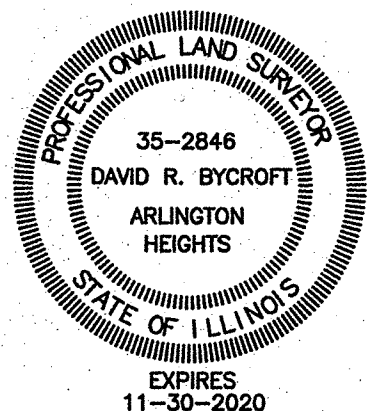
Norman J. Toberman and Associates

115 South Wilke Road

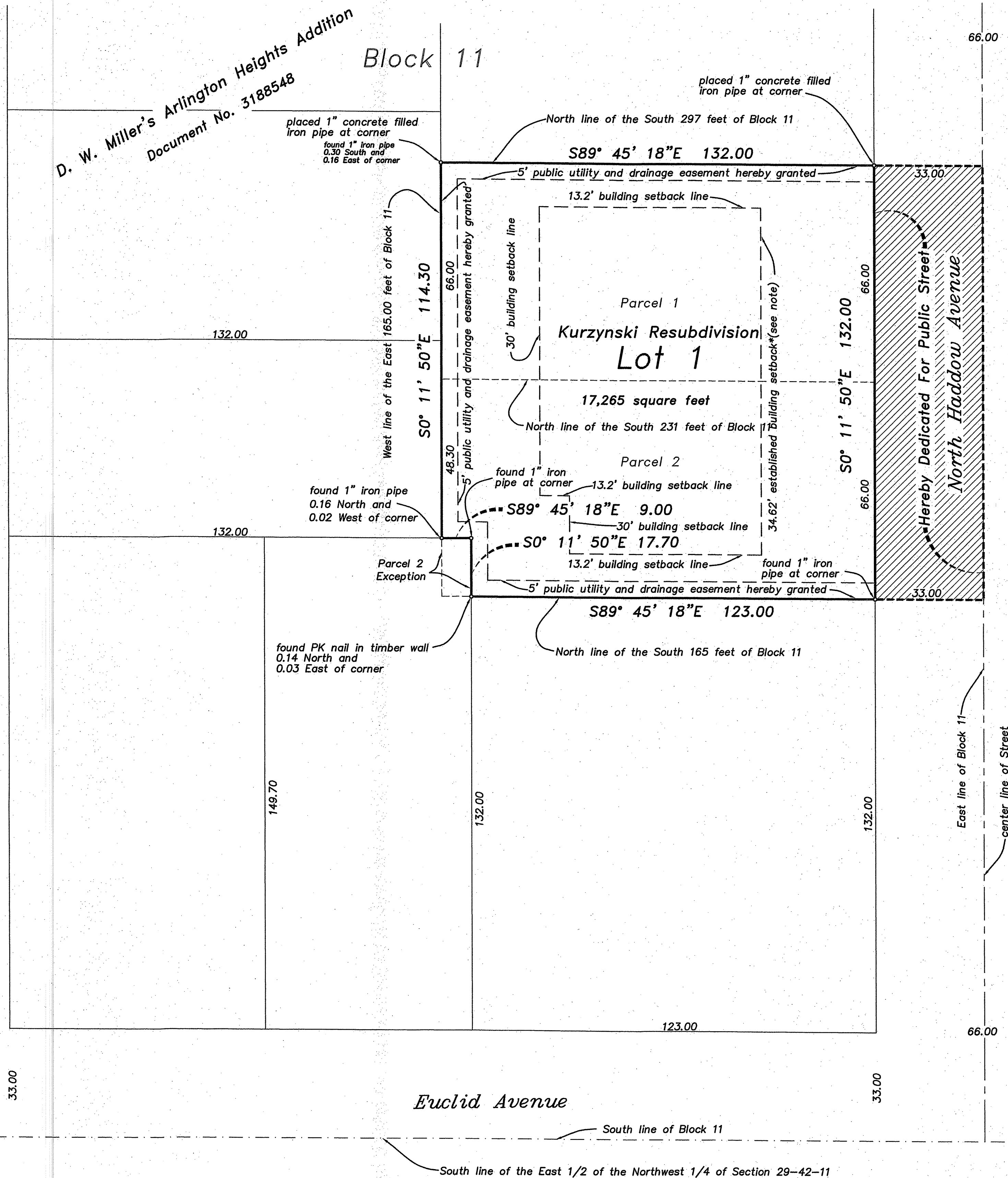
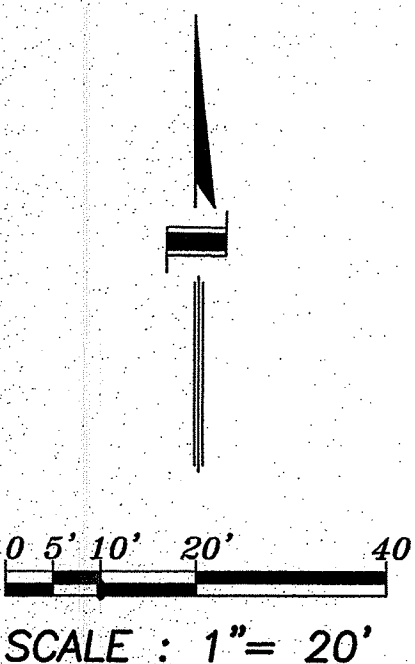
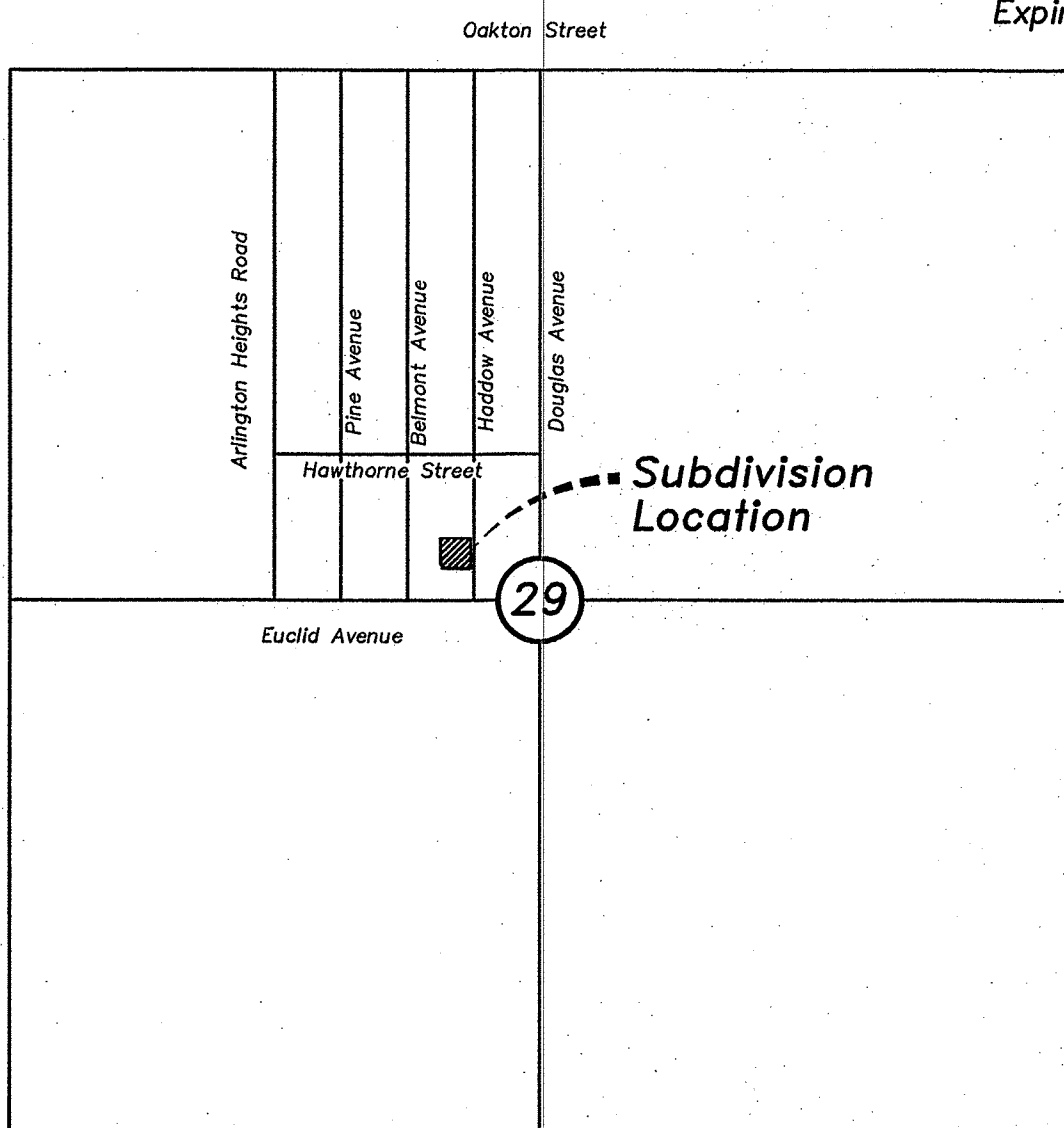
Suite 301

Arlington Heights, Illinois 60005

(847) 439-8225



Design Firm #184-005910
Expires April 30, 2019



*Note: The actual required front yard building setback line may be less than or greater than 34.62 as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing front yard setbacks of the frontage when 40% or more of the frontage is developed with front yards of more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements.

KURZYNSKI RESUBDIVISION

NOTARY CERTIFICATE

State of Illinois }
County of Cook } ss.

I, _____ a notary public in and for said County in the State aforesaid, does hereby certify that Terry A. and Tanis J. Kurzynski are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the sole owners, who appeared before me this day in person & acknowledged that they signed and delivered said instrument of their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2019

Notary Public

My commission expires on _____

MORTGAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

_____ AS MORTGAGEE OF THE PROPERTY (Mortgage Loan: #_____)

COMMONLY KNOWN AS 614 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS, IL. DOES HEREBY

CONSENT TO THE KURZYNSKI FINAL PLAT OF RESUBDIVISION OF THE PROPERTY DESCRIBED HERON.

Dated this _____ day of _____, A.D., 2019

(Bank Officer)

Deed of Dedication

We, the undersigned, Terry A. and Tanis J. Kurzynski, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the plat. This subdivision shall be known and designated as Kurzynski Resubdivision,an addition to the Village of Arlington Heights, Cook County, Illinois.

All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

The right to enforce these provisions by injunction, together with the right to the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public.

WITNESS our hands and seals this _____ day of _____, 2019.

Terry A. Kurzynski

Tanis J. Kurzynski

State of Illinois)
County of Cook) S.S.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Terry A. and Tanis J. Kurzynski each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this _____ day of _____, 2019.

Notary Public

WIDE OPEN WEST,LLC CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

ATT/SBC COMMUNICATIONS CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

COMMONWEALTH EDISON/EXCELON CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

COMCAST CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR & GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ARLINGTON HEIGHTS, INCLUDING, BUT NOT LIMITED TO: WIDE OPEN WEST CABLE, COMCAST CABLE, ATT/SBC COMMUNICATIONS, COMMONWEALTH EDISON/EXCELON AND NORTHERN ILLINOIS GAS CO. AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS DEFINED AS PUBLIC UTILITY EASEMENTS ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RE-CONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG UNDER AND THROUGH SAID VINDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM AND REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN, OR LATER, INTERFERE WITH THE AFORESAID USES OR RIGHTS AND SAID GRANTEE SHALL REPLACE AND RESTORE THE SURFACE TO ITS EXISTING CONDITION AT ANY TIME IN THE FUTURE THAT SAID SURFACE IS DISTURBED BY GRANTEE IN THE COURSE OF REPAIRING, MAINTAINING AND OPERATING SAID UTILITIES. WHERE A PUBLIC UTILITY EASEMENT IS USED BOTH FOR SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE AS TO DESIGN AND LOCATION AND ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

COUNTY CLERK CERTIFICATE

State of Illinois }
County of Cook } ss.

I, _____ County Clerk of Cook County, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat.
I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at _____, Illinois this ____ day of _____, 2019

By: _____

County Clerk

This plat submitted for recording by: (name) _____

(address) _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

THIS _____ DAY OF _____, 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE VILLAGE ENGINEER OF ARLINGTON HEIGHTS, ILLINOIS

THIS _____ DAY OF _____, 20____

Village Engineer

VILLAGE OF ARLINGTON HEIGHTS CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11 - 12, AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

PLAN COMMISSION CERTIFICATE

APPROVED BY AT PLAN COMMISSION MEETING HELD ON: _____, ____ , 20____

PLAN COMMISSION CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD ON: _____, ____ . 20____

VILLAGE PRESIDENT

VILLAGE CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

TO THE BEST OF OUR KNOWLEDGE & BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL BE MADE BY THE SUBDIVISION LAND OWNERS FOR COLLECTION & DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION IN THE RESUBDIVISION.

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

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

SEND TAX BILL TO:

Name: Terry A. Kurzynski
614 North Haddow Avenue
Arlington Heights, Illinois 60004

KURZYNSKI RESUBDIVISION

MORTGAGE CERTIFICATE

State of Louisiana
Parish of Ouachita

JPMorgan Chase Bank, N.A., as mortgagee of the property commonly known as 614 N. Haddow Avenue.,
Arlington Heights, Illinois 60004, Mortgage dated May 29, 2012 and recorded June 18, 2012 as
Document No. 1217035077, Cook County, Illinois, does hereby consent to the Kurzynski Resubdivision
of the property described hereon.

Dated this _____ day of _____, A.D., 2019

JPMorgan Chase Bank, N.A.

Print Name:

Its: Vice President

NOTARY CERTIFICATE

State of Louisiana
Parish of Ouachita

On _____ before me appeared _____, to me personally known,
who did say that she/he/they is (are) the Vice President of JPMorgan Chase Bank, N.A. and that the instrument
was signed on behalf of the corporation (or association), by authority from its board of directors, and that she/he/they
acknowledged the instrument to be the free act and deed of the corporation (or association).

_____, Notary Public

LA Notary ID: _____

Lifetime Commission

revised February 6, 2019 per Mortgagee comments



Village Board
3/18/2019

Item: Ordinance - Special Use Permit - 7-11 Gas Station and Convenience Store, 1650 W Algonquin Rd

Department: Planning/Legal

An Ordinance Granting a Special Use Permit and Variations from Chapter 28 of the Arlington Heights Municipal Code
(7-11 Gas Station and Convenience Store, 1650 W Algonquin Rd)

ATTACHMENTS:

Description	Type
7-11 Gas Station and Convenience Store	Ordinance

**AN ORDINANCE GRANTING A
SPECIAL USE PERMIT FOR AN AUTO SERVICE
STATION WITH A CONVENIENCE STORE
AND VARIATIONS FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on February 13, 2019, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 18-026, conducted a public hearing on a request for a special use permit for an auto service station with a convenience store and variations from the Zoning Ordinance for the property located at 1650 W Algonquin Rd, Arlington Heights, Illinois, which property is located in a B-2 General Business District; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting the request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of an auto service station with a convenience store in that location will be desirable for the public convenience and that such facility will be compatible with other uses in the vicinity of the site,

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

SECTION ONE: That a special use permit for an auto service station with a convenience store in a B-2 General Business District is hereby granted for the property legally described as:

Lot 35 in Chante' Claire Subdivision, being a subdivision of part of Section 8, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat of said subdivision recorded on October 20, 1968 as Document No. 20661961, in Cook County, Illinois.

and commonly described as 1650 W Algonquin Rd, Arlington Heights, Illinois.

SECTION TWO: That the following variations from Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 10.2-9, Access, to allow a reduction in the required driveway entrance width from 37 feet to 36 feet.

2. A variation from Section 10.2-8, related to required drive aisle widths, to allow a reduction in the required drive aisle width from 24 feet to 23 feet.

SECTION THREE: That the auto service station with a convenience store shall be constructed in compliance with all Village Codes and in substantial conformance with the following plans submitted by the Petitioner:

The following plans dated December 7, 2018 with revisions through January 30, 2019, have been prepared by Ilekis Architects + Planners:

Cover Sheet, Drawing Index and Project Info., consisting of sheet G0.00;
Site Key Plan, consisting of sheet AS1.00;
Site Plan, consisting of sheet AS1.01;
Fire Truck Travel Path, consisting of sheets AS1.01A and AS1.01B;
Site Details, consisting of sheets AS1.02 and AS1.03;
Floor Plan, consisting of sheet A1.01;
Roof Plan, consisting of sheet A2.01;
Exterior Elevations and Schedule, consisting of sheet A3.01;
Exterior Color Elevations and Schedule, consisting of sheet A3.02;
3D Views, consisting of sheet A3.03;
Fuel Canopy Elevations, consisting of sheet A3.04;
Photometric Plan, consisting of sheet PH1.01;
Photometrics Schedule, consisting of sheet PH1.02;

The following plans dated December 7, 2018 with revisions through January 31, 2019, have been prepared by LG Workshop, LLC:

Tree Protection and Removal Plan, consisting of sheet L-1;
Landscape Plan, consisting of sheet L-2;
Details and Notes, consisting of sheet L-3;

The following plans dated December 7, 2018 with revisions through January 30, 2019, have been prepared by Waterman Engineering Resources, LTD:

Cover Sheet, consisting of sheet C-1;
Geometric Plan, consisting of sheet C-2;
Grading and Utility Plan, consisting of sheet C-3;
Project Details and Specifications, consisting of sheet C-4;
MWRD Specifications, consisting of sheet C-5;
Project Details, consisting of sheet C-6;
IDOT Details, consisting of sheet C-7,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION FOUR: That the special use permit and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. If the Village determines that ingress/egress into and out of the subject property utilizing the access point along New Wilke Road becomes problematic, the Petitioner shall work with the Village to address this problem through the gradual implementation of various strategies to restrict problematic access along New Wilke such as signage and striping to limit left turns into and out of the site during peak times. Ultimately, if the Village determines that previous measures to address concerns have not addressed any such concerns, the Village has the authority to restrict full access along New Wilke Road, which will require the property owner to install a right-in/right-out mountable median at this access point.

2. At the request of the Village, the Petitioner shall grant and cause to be recorded an access easement that provides two-way cross access to the property to the east, which shall only be required if and when the Taco Bell property provides reciprocal access to the subject property.

4. Deliveries and trash collection shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

5. Compliance with the January 8, 2019, motion from the Design Commission shall be required.

6. Illinois Department of Transportation review and approval shall be required.

7. The Petitioner shall comply with all Federal, State, and Village policies, regulations, and codes.

SECTION FIVE: That the Director of Building & Life Safety of the Village of Arlington Heights is directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 18th day of March, 2019.

ATTEST:

Village President

Village Clerk



**Village Board
3/18/2019**

Item: Resolution - Easement/Abrogation - Olympic Park, 660 N Ridge Ave

Department: Engineering/Legal

As part of the Plan Commission review of the Arlington Heights Park District's Olympic Park redevelopment project at 660 N Ridge Ave, certain existing public utility easements were identified as requiring abrogation, and a new public storm sewer easement was identified as requiring dedication.

The attached Plat of Easement and Plat of Abrogation, as a single plat, has been signed by the property owner, the Arlington Heights Park District.

The recommended action will abrogate 12,299 square feet of existing public utility easement on the Park District's property and establish a public storm sewer easement 2,673 square feet in area over the existing previously relocated public storm sewer located on the Park District's property at 660 N Ridge Ave.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution Accepting a Plat of Easement and Plat of Abrogation for Public Storm Sewer, on the Olympic Park property, located at 660 N Ridge Ave.

ATTACHMENTS:

Description	Type
Easement/Abrogation - Olympic Park	Resolution

A RESOLUTION ACCEPTING A PLAT OF EASEMENT
AND PLAT OF ABROGATION FOR
FOR PUBLIC STORM SEWER

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

SECTION ONE: The Plat of Easement and Plat of Abrogation, attached hereto and made a part hereof, abrogating 12,299 square feet of existing public utility easements and granting to the Village of Arlington Heights, a 2,673 square foot easement for public storm sewer on the property commonly known as Olympic Park, located at 660 N Ridge Ave, Arlington Heights, Illinois, is hereby approved and accepted.

SECTION TWO: The Village President is hereby authorized and directed to execute said Plat of Easement and Plat of Abrogation, which shall be attested by the Village Clerk, on behalf of the Village of Arlington Heights.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law and the resolution and plat shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 18th day of March, 2019.

ATTEST:

Village President

Village Clerk

EASEMENTS: plat of easement – abrogation – storm sewer – Olympic Park

Plat of Easement and Plat of Abrogation of part of

LOTS 8 AND 9 IN BLOCK 16; LOTS 1 THROUGH 19, BOTH INCLUSIVE, AND LOT 22 IN BLOCK 17; LOT 8 IN BLOCK 15, LOTS 10 THROUGH 15, BOTH INCLUSIVE, AND LOTS 24 THROUGH 27, BOTH INCLUSIVE, IN BLOCK 18; ALL THAT PART OF VACATED HAWTHORNE STREET AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20833210, ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 17 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833209; ALL THAT PART OF VACATED FERNANDEZ AVENUE AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20833211; ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 18 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833209, EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SAID VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 16 THROUGH 19, BOTH INCLUSIVE, IN SAID BLOCK 18; ALL AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 2, 1925, AS DOCUMENT No.LR 270771.

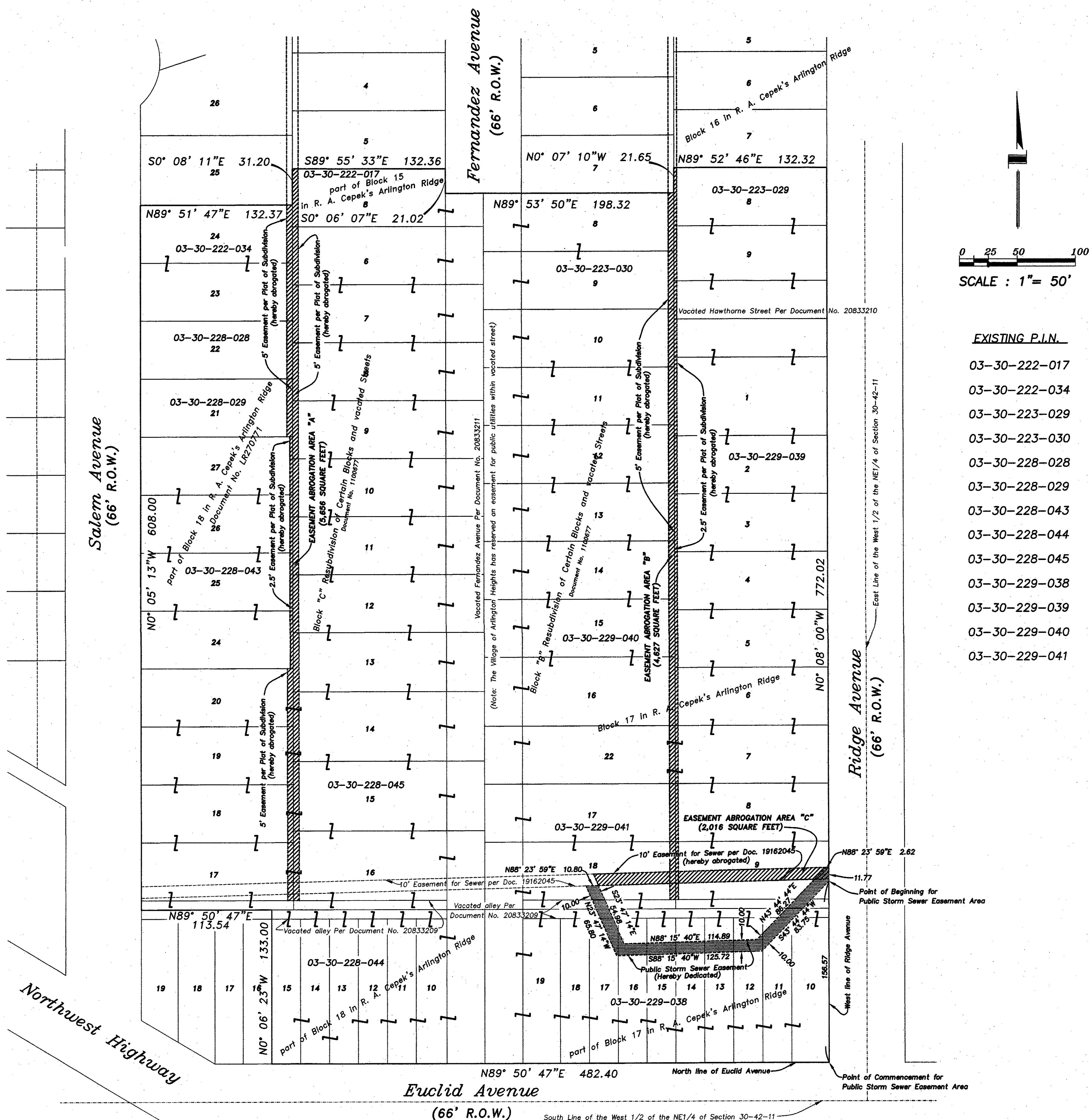
ALSO

LOTS 8 THROUGH 16, BOTH INCLUSIVE AND LOTS 17 AND 18 IN BLOCK B; LOTS 6 THROUGH 24, BOTH INCLUSIVE, IN BLOCK C, ALL IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ON MAY 27, 1946, AS DOCUMENT No.LR 1100677

LEGAL DESCRIPTION FOR PUBLIC STORM SEWER EASEMENT AREA:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF EUCLID WITH THE WEST LINE OF RIDGE AVENUE; THENCE N00°08'00"W ALONG THE SAID WEST LINE OF RIDGE AVENUE, A DISTANCE OF 156.57 FEET TO THE POINT OF BEGINNING; THENCE S43°44'44"W, A DISTANCE OF 83.75 FEET; THENCE S88°15'40"W, A DISTANCE OF 125.72 FEET; THENCE N23°47'14"W, A DISTANCE OF 65.80 FEET TO THE SOUTH LINE OF A 10' EASEMENT FOR SEWER AS PER DOCUMENT NO. 19162045; THENCE N88°23'59"E, ALONG SAID SOUTH LINE, A DISTANCE OF 10.80 FEET; THENCE S23°47'14"E, A DISTANCE OF 54.98 FEET; THENCE N88°15'40"E, A DISTANCE OF 114.89 FEET; THENCE N43°44'44"E, A DISTANCE OF 86.27 FEET TO THE NORTH LINE OF THE SAID 10' EASEMENT FOR SEWER AS PER DOCUMENT NO. 19162045; THENCE N88°23'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 2.62 FEET TO THE SAID WEST LINE OF RIDGE AVENUE; THENCE S00°08'00"E ALONG THE SAID WEST LINE OF RIDGE AVENUE, A DISTANCE OF 11.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,673 SQUARE FEET.



Indicates easement area to be abrogated

Indicates easement area to be dedicated

LAND OWNERS CERTIFICATE

State of Illinois }
County of Cook } ss.

This is to certify that Arlington Heights Park District is the sole owner of the property described hereon, and that they have caused said property to be surveyed as shown hereon, for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the title herein indicated.

Dated this _____ day of _____, A.D., 2019

Benjamin M. Rea, Director of Parks and Planning
Arlington Heights Park District

NOTARY CERTIFICATE

State of Illinois }
County of Cook } ss.

I, _____ a notary public in and for said County in the State aforesaid, does hereby certify that Benjamin M. Rea is personally known to me to be the same person whose name is subscribed to the foregoing instrument as agent for the sole owner, who appeared before me this day in person & acknowledged that he signed and delivered said instrument of his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2019

Notary Public

My commission expires on _____

SURVEYOR'S CERTIFICATE

State of Illinois }
County of Cook } ss.

I, David R. Bycroft, an Illinois Professional Land Surveyor do hereby certify that I have prepared this plat from office records for the uses and purposes therein set forth, and that this plat is a correct representation of said office records.

Further, I hereby authorize The City of Arlington Heights to record this plat.

dated at Arlington Heights, Illinois, this 22nd day of JANUARY, 2019

by DLR
as Illinois Professional Land Surveyor No. 2846

Prepared by:

Norman J. Toberman and Associates

115 South Wilke Road

Suite 301

Arlington Heights, Illinois 60005

(847) 439-8225



Design Firm #184-005910
Expires April 30, 2019

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
Bearings are based on an assumed local meridian.

VILLAGE OF ARLINGTON HEIGHTS CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11 - 12, AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

VILLAGE BOARD CERTIFICATE

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD ON: _____, _____. 20____

VILLAGE PRESIDENT

VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

THIS _____ DAY OF _____, 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE VILLAGE ENGINEER OF ARLINGTON HEIGHTS, ILLINOIS

THIS _____ DAY OF _____, 20____

VILLAGE ENGINEER

WIDE OPEN WEST, LLC CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: _____ - _____ - _____

TITLE: _____

ATT/SBC COMMUNICATIONS CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: _____ - _____ - _____

TITLE: _____

COMMONWEALTH EDISON/EXCELON CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: _____ - _____ - _____

TITLE: _____

COMCAST CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: _____ - _____ - _____

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: _____ - _____ - _____

TITLE: _____

PUBLIC STORM SEWER EASEMENT PROVISIONS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "PUBLIC STORM SEWER EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN, AND OPERATE PUBLIC STORM SEWERS IN, UNDER, ACROSS, AND ALONG SAID EASEMENT. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS "PUBLIC STORM SEWER EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, INCLUDING STORMWATER RUNOFF, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS, AND OTHER LANDSCAPE MATERIAL, OR CURBS, SIDEWALKS, AND PAVEMENT. THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS, ROOTS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC STORM SEWER EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF THE PUBLIC STORM SEWER AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILLING ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

SHEET NO. 2 OF 2

revised January 21, 2019 per Village Engineer comments.



**Village Board
3/18/2019**

Item: Resolution - Temporary Employment Agreement - Interim Engineer

Department: Engineering/Legal

Attached is an Employee Leasing Agreement between the Village of Arlington Heights and GovTempUSA, LLC for a work site contract employee within the Engineering Division of the Public Works Department. Due to staff reductions and increased work load with permit reviews, it is extremely difficult to manage the volume of work and maintain accuracy and good customer service. Funds were budgeted for contract engineering work in the FY19 Budget. The leased employee will work approximately 20 hours per week. This is a cost effective approach to providing service to our customers.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution Approving an Employee Leasing Agreement between the Village and GovTempUSA, LLC.

ATTACHMENTS:

Description	Type
Employee Leasing Agreement - Interim Engineer	Resolution

A RESOLUTION APPROVING AN
EMPLOYEE LEASE AGREEMENT WITH
GOVTEMPSUSA, LLC

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

SECTION ONE: That an Employee Lease Agreement by and between the Village of Arlington Heights and GOVTEMPSUSA, LLC, for the temporary part-time employment of an interim engineer, a true and correct copy of which is attached hereto, be and the same is approved.

SECTION TWO: The Village President is hereby authorized and directed to execute said employee leasing agreement on behalf of the Village of Arlington Heights.

SECTION THREE: 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 18th day of March, 2019.

Village President

ATTEST:

Village Clerk

EMPLOYEE LEASING AGREEMENT

THIS EMPLOYEE LEASING AGREEMENT (this "Agreement") is made this 25th day of February 2019 ("Effective Date") by and between **GOVTEMPSUSA, LLC**, an Illinois limited liability company ("GovTemps"), and the Village of Arlington Heights (the "Municipality") (GovTemps and the Municipality may be referred to herein individually as "Party" and collectively as the "Parties").

RECITALS

The Municipality desires to lease an employee of GovTemps to assist the Municipality in its operations and GovTemps desires to lease certain one of its employees to the Municipality on the terms and conditions contained herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, and other good and valuable considerations, the receipt and sufficiency of which are mutually acknowledged by the Parties, the Parties hereby agree as follows:

SECTION 1 SCOPE OF AGREEMENT

Section 1.01. Worksite Employee. The Municipality hereby agrees to engage the services of GovTemps to provide, and GovTemps hereby agrees to supply to the Municipality, the individual fully identified on **Exhibit A** hereto, hereinafter the "Worksite Employee." **Exhibit A** to this Agreement shall further identify the employment position and/or assignment ("Assignment") the Worksite Employee shall fill at the Municipality and shall further identify the base compensation for the Worksite Employee, as of the effective date of this Agreement. **Exhibit A** may be amended from time to time by a replacement **Exhibit A** signed by both GovTemps and the Municipality. GovTemps shall have the sole authority to assign and/or remove the Worksite Employee, provided, however, that the Municipality may request, in writing, that GovTemps remove or reassign the Worksite Employee, and such request shall not be unreasonably denied by GovTemps. The Parties hereto understand and acknowledge that the Worksite Employee shall be subject to the Municipality's day-to-day supervision.

Section 1.02. Independent Contractor. GovTemps is and shall remain an independent contractor, and not an employee, agent, partner of, or joint venturer with, the Municipality. GovTemps shall have no authority to bind the Municipality to any commitment, contract, agreement or other obligation without the Municipality's express written consent.

SECTION 2 SERVICES AND OBLIGATIONS OF GOVTEMPS AND MUNICIPALITY

Section 2.01. Payment of Wages. GovTemps shall timely pay the wages and related payroll taxes of the Worksite Employee from GovTemps's own account in accordance with federal and Illinois law and GovTemps's standard payroll practices. GovTemps shall withhold

from such wages all applicable taxes and other deductions elected by the Worksite Employee. GovTemps shall timely forward all deductions to the appropriate recipient as required by law. The Municipality hereby acknowledges that GovTemps may engage a financial entity to maintain its financing and record keeping services, which may include the payment of wages and related payroll taxes in accordance with this Section 2.01. The Municipality agrees to cooperate with any such financial entity to ensure timely payment of (i) wages and related payroll taxes pursuant to this Section 2.01, and (ii) Fees pursuant to Section 3.03.

Section 2.02. Workers' Compensation. To the extent required by applicable law, GovTemps shall maintain and administer workers' compensation, safety and health programs. GovTemps shall maintain in effect workers' compensation coverage covering all Worksite Employee and complete and file all required workers' compensation forms and reports.

Section 2.03. This Section intentionally left blank.

Section 2.04. Maintenance and Retention of Payroll and Benefit Records. GovTemps shall maintain complete records of all wages and benefits paid and personnel actions taken by GovTemps in connection with the Worksite Employee, shall retain control of such records at such GovTemps location as shall be determined solely by GovTemps, and shall make such records available as required by applicable federal, state or local laws.

Section 2.05. Other Obligations of GovTemps. GovTemps shall be responsible for compliance with any federal, state and local law that may apply to its Worksite Employee(s).

Section 2.06. Direction and Control. The Parties agree and acknowledge that the Municipality has the right of direction and control over the Worksite Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Worksite Employee shall be supervised, directly and indirectly, and exclusively by the Municipality's supervisory and managerial employees.

Section 2.07. Obligations of the Municipality. As part of the employee leasing relationship, the Municipality hereby covenants, agrees and acknowledges:

(a) The Municipality shall comply with OSHA and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Worksite Employee or to his or her place of work. The Municipality agrees to comply, at its expense, with all health and safety directives from GovTemps internal and external loss control specialists, GovTemps workers' compensation carrier, or any government agency having jurisdiction over the place of work. The Municipality shall provide and ensure use of all personal protective equipment as required by any federal, state or local law, regulation, ordinance, directive, or rule or as deemed necessary by GovTemps workers' compensation carrier. GovTemps and GovTemps insurance carriers shall have the right to inspect the Municipality's premises to ensure that the Worksite Employee is not exposed to an unsafe work place. In no way shall GovTemps rights under this paragraph affect the Municipality's obligations to the Worksite Employee under applicable law or to GovTemps under this Agreement;

(b) With respect to the Worksite Employee, the Municipality shall comply with all applicable employment-related laws and regulations, including and, without limitation, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act of 1974, the Illinois State Constitution, the Illinois Human Rights Act, and any other federal, state or local law, statute, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination or otherwise establishing or relating to rights of employees;

(c) The Municipality shall retain the right to exert sufficient direction and control over the Worksite Employee as is necessary to conduct the Municipality's business and operations, without which, the Municipality would be unable to conduct its business, operation or comply with any applicable licensure, regulatory or statutory requirements;

(d) The Municipality shall not have the right to remove or reassign the Worksite Employee unless mutually agreed to in writing by GovTemps and the Municipality in accordance with Section 1.01;

(e) The Municipality agrees that the Municipality shall pay no wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Worksite Employee;

(f) The Municipality shall report to GovTemps any injury to the Worksite Employee of which it has knowledge within 24 hours of acquiring such knowledge. If the Worksite Employee is injured in the course of performing services for the Municipality, the Municipality and GovTemps shall follow the procedures and practices regarding injury claims and reporting, as determined by GovTemps. Upon receipt of notification from GovTemps or its insurance carrier that the injured Worksite Employee is able to return to work and perform "light duty," the Municipality shall immediately make available an appropriate light duty work assignment for such Worksite Employee to the extent required or permitted by any applicable law and providing the Municipality has determined, in its sole authority, that "light duty" work is available; and

(g) The Municipality shall report all on-the-job illnesses, accidents and injuries of the Worksite Employee to GovTemps within 24 hours following notification of said injury by employee or employee's representative.

SECTION 3 FEES PAYABLE TO GOVTEMPS

Section 3.01. Fees. The Municipality hereby agrees to pay GovTemps fees for the services provided under this Agreement as follows:

(a) The base compensation as fully identified on **Exhibit A**, as amended; plus

(b) This Item intentionally left blank.

Section 3.02. Increase in Fees. GovTemps may increase fees to the extent and equal to any mandated tax increases, e.g. FICA, FUTA, State Unemployment taxes when they become effective. GovTemps may also adjust employer benefit contribution amounts by providing the Municipality with a written 30day notice, provided, such changes in employer benefit contribution amounts apply broadly to all GovTemps employees.

Section 3.03. Payment Method. Following the close of each month during the term of this Agreement, GovTemps shall provide the Municipality a written invoice for the fees owed by the Municipality pursuant to this Agreement for the prior month. Within 30 days following receipt of such invoice, the Municipality shall pay all invoiced amounts by check, wire transfer or electronic funds transfer to GovTemps to an account or lockbox as designated on the invoice.

SECTION 4 INSURANCE

Section 4.01. General and Professional Liability Insurance. The Municipality shall maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability and Professional Liability (if applicable) insurance policy or policies (the "Policies"), with minimum coverage in the amount of \$1,000,000 per occurrence, \$3,000,000 aggregate. At a minimum, the Policies shall insure against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage.

Section 4.02. Certificate of Insurance. Upon request, the Municipality shall provide GovTemps with one or more Certificates of Insurance, verifying the Municipality's compliance with the provisions of Section 4.01.

Section 4.03. Automobile Liability Insurance. If the Worksite Employee drives a Municipal or personal vehicle for any reason in connection with his or her Assignment, the Municipality shall maintain in effect automobile liability insurance which shall insure the Worksite Employee, GovTemps and the Municipality against liability for bodily injury, death and property damage.

SECTION 5 DURATION AND TERMINATION OF AGREEMENT

Section 5.01. Effective and Termination Dates. This Agreement shall become effective on April 15, 2019 and shall continue in effect through September 13, 2019, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of the Agreement, the date on which this Agreement expires and/or is terminated shall be referred to as the "Termination Date." Agreement may be extended for any period up to December 27, 2019, with agreement between the parties.

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the Municipality fails to timely pay the fees required under this Agreement, GovTemps may give the Municipality notice of its intent to terminate this Agreement for such failure and if such failure is remedied

within ten days, the notice shall be of no further effect. If such failure is not remedied within the ten day period, GovTemps shall have the right to terminate the Agreement upon expiration of such remedy period.

Section 5.03. Termination of Agreement for Material Breach. If either Party materially breaches this Agreement, the non-breaching Party shall give the breaching Party notice of its intent to terminate this Agreement for such breach and if such breach is remedied within ten days, the notice shall be of no further effect. If such breach is not remedied within the ten day period, the non-breaching Party shall have the right to immediately terminate the Agreement upon expiration of such remedy period.

Section 5.04. Termination of Agreement to execute Temp-to-Hire Arrangement. At the end of the term of the agreement, as outlined in Section 5.01, the Municipality may hire the Employee as a permanent employee of the Municipality. If the Municipality exercises this option, the sum of two weeks gross salary is payable to GovTemps within 30 days of the permanent employment date. If the Municipality does not exercise the Temp-to-Hire Arrangement by the end of the contract, as outlined in Section 5.01, it agrees not to extend an offer of employment to the Employee for two years after the conclusion of this agreement. If an offer is made within two years after the conclusion of this agreement, as outlined in Section 5.01, then the two weeks gross salary fee is payable to GovTemps within 30 days of the permanent employment date.

SECTION 6 NON-SOLICITATION

Section 6.01. Non-Solicitation. The Municipality acknowledges GovTemps legitimate interest in protecting its business for a reasonable time following the termination of this Agreement. Accordingly, the Municipality agrees that during the term of this Agreement and for a period of two years thereafter, the Municipality shall not solicit, request, entice or induce Worksite Employee to terminate his or her employment with the GovTemps, nor shall the Municipality hire Worksite Employee as an employee, unless under the terms outlined in Section 5.04.

Section 6.02. Survival. The provision of this Section 6 shall survive any termination of this Agreement.

SECTION 7 DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 7.01. Indemnification by GovTemps. GovTemps agrees to indemnify, defend and hold the Municipality and its related entities or their agents, representatives or employees (the "Municipality Parties") harmless from and against all claims, liabilities, damages, attorney's fees, costs and expenses ("Losses") (a) arising out of GovTemps' breach of its obligations under this Agreement, (b) related to the actions or conduct of GovTemps and its related business entities, their agents, representatives, and employees (the "GovTemps Parties"), taken or not taken with respect to the Worksite Employee that relate to events or incidents occurring prior,

during, or subsequent to the term of this Agreement, and (c) arising from any act or omission on the part of GovTemps or any of the GovTemps Parties.

Section 7.02. Indemnification by the Municipality. The Municipality agrees to indemnify, defend and hold the GovTemps Parties harmless from and against all Losses (a) arising out of the Municipality's breach of its obligations under this Agreement, (b) arising from any act or omission on the part of the Municipality or any of the Municipality Parties. Notwithstanding the foregoing, the Municipality shall have no obligations to the GovTemps Parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

Section 7.03. Indemnification Procedures. The Party that is seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 7, shall give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto; provided however that, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party shall demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 7 and (b) takes steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party shall fully cooperate with the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Worksite Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party shall be entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section shall not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except to the extent that the Indemnifying Party demonstrates that the defense of such action has been materially prejudiced by the Indemnified Party's failure to timely give such notice.

Section 7.04. Survival of Indemnification Provisions. The provisions of this Section 7 shall survive the expiration or other termination of this Agreement.

SECTION 8 ADDITIONAL PROVISIONS

Section 8.01. Amendments. This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all of the Parties to this Agreement, except for changes to the fees as set forth in Section 3.

Section 8.02. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their respective heirs, successors, representatives and assign. Neither Party may assign its rights or delegate its duties hereunder without the express written consent of the other Party, which consent shall not be unreasonably withheld.

Section 8.03. Counterpart Execution. This Agreement may be executed and delivered in any number of counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered via facsimile.

Section 8.04. Definitions. Terms and phrases defined in any part of this Agreement shall have the defined meanings wherever used throughout the Agreement. The terms "hereunder" and "herein" and similar terms used in this Agreement shall refer to this Agreement in its entirety and not merely to the section, subsection or paragraph in which the term is used.

Section 8.05. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding GovTemps provision of Worksite Employee to the Municipality, and contains all of the terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements, tentative agreements, and oral agreements between the Parties, made prior to and including the date hereof, and not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party hereto has authority to make, and the Parties shall not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

Section 8.06. Further Assurances. Each of the Parties shall execute and deliver any and all additional papers, documents, and other assurances and shall do any and all acts and things reasonably necessary in connection with the performances of their obligations hereunder and to carry out the intent of the parties hereto.

Section 8.07. Gender. Whenever the context herein so requires, the masculine, feminine or neuter gender and the singular and plural number shall each be deemed to include the other.

Section 8.08. Notices. Notices given under this Agreement shall be in writing and shall either be served personally or delivered by certified first class U.S. Mail, postage prepaid and return receipt requested or by overnight delivery service. Notices also may effectively be given by transmittal over electronic transmitting devices such as Telex or facsimile machine if the Party to whom the notice is being sent has such a device in its office, provided that a complete copy of any notice shall be mailed in the same manner as required for a mailed notice.

Notices shall be deemed received at the earlier of actual receipt or three days from mailing date. Notices shall be directed to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party in accordance with this Section:

If to GovTemps:

GOVTEMPSUSA, LLC
630 Dundee Road, Suite 130
Northbrook, Illinois 60062
Attention: Michael J. Earl
Telephone: 847-224-261-8366
E-Mail: mearl@govhrusa.com

If to the Municipality:

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Attention: Randall Recklaus, Village Manager
Telephone: 847-368-5100
Email: rrecklaus@vah.com

Section 8.09. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

Section 8.10. Severability. If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which shall continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

Section 8.11. Waiver of Provisions. The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement. Such waiver shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.

Section 8.12. Confidentiality. Each Party shall protect the confidentiality of the other's records and information and shall not disclose confidential information without the prior written consent of the other Party, unless otherwise required by law. Each Party shall ~~reasonably~~ cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

Section 8.13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed entirely within such state, except the law of conflicts.

Section 8.14. Arbitration.

(a) Negotiation/Arbitration Process. The parties will attempt to settle any dispute arising out of or relating to this Agreement, or the breach thereof, through good faith negotiation between the parties. If settlement cannot be reached through good faith negotiation within 30 days after the initial receipt by the allegedly offending party of written notice of the dispute, the controversy or claim shall be settled by binding arbitration conducted before a single arbitrator who is knowledgeable in employment law. Either party may submit the dispute to arbitration. The arbitration will be conducted in accordance with the then applicable rules and regulations of the American Arbitration

Association ("AAA"). The arbitration will be held in Cook County, Illinois. The arbitrator shall be mutually agreed upon by the parties, but if they are unable to agree on an arbitrator, the arbitrator shall be appointed by AAA. All arbitration proceedings shall be closed to the public and confidential. All records relating thereto shall be permanently sealed, except as necessary to obtain court confirmation of the arbitrator's decision.

(b) Arbitration Award. The arbitrator will be bound by the terms and conditions of this Agreement and shall have no power, in rendering his or her award, to alter or depart from any express provision of this Agreement, and his or her failure to observe this limitation shall constitute grounds for vacating the award. Except as otherwise provided in this Agreement, the arbitrator shall apply the law specified in Section 8.3. The arbitrator will not be empowered to award punitive damages except for willful misconduct. The award of the arbitrator shall be final and binding upon the parties and judgment upon the award may be entered in any court having jurisdiction thereof.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed as of the day and year first above written.

GOVTEMPSUSA, LLC,
an Illinois limited liability company

By Joellen Cademartori
Name: Joellen Cademartori
Title: President/Co-owner

MUNICIPALITY

By _____
Name: _____
Title: _____

EXHIBIT A
Worksite Employee and Base Compensation

WORKSITE EMPLOYEE: Joseph Wywrot

POSITION/ASSIGNMENT: Interim Engineer

Village of Arlington Heights, IL

POSITION TERM: April 15, 2019 to September 13, 2019. Agreement may be
extended for any period up to December 27, 2019, with agreement between both parties.

Please review Section 5 of this Agreement for the complete terms of position.

BASE COMPENSATION: \$63 per hour. Hours are estimated at 20 per week,

Worksite employee shall be paid for hours worked only. Any time taken off for
vacations will be unpaid. Hours should be reported via email to payroll@GovTempssusa.com on
the Monday after the prior work week. The Village will be invoiced every other week for hours
worked.

GOVTEMPSUSA, INC.:

MUNICIPALITY:

By: 

By: _____

Date: February 25, 2019

Date: _____

This Exhibit A fully replaces all Exhibits A dated prior to the date of the Company's signature above.

EXHIBIT B

Not Applicable



Village Board
3/18/2019

Item: Resolution - Consultant Agreement - Mac Strategies Group, Inc.

Department: Village Manager/Legal

Attached is a professional services agreement with Mac Strategies Group, Inc. to assist the Village in obtaining Capital Improvement Funds from the State of Illinois. State leaders are currently discussing the creation of the first capital bill in 10 years. This process will likely be very competitive among jurisdictions.

Staff believes it would be beneficial to hire an outside firm for the purpose of helping the Village obtain funds for the numerous Road, Water, and Stormwater infrastructure needs it currently has throughout the community.

The Village Board budgeted \$36,000 in the Capital Projects Fund in 2019 for this purpose. The contract calls for a one year agreement at \$3000 per month, so expenditures will be within budget. Staff interviewed three consulting firms and recommends hiring Mac Strategies Group, Inc. as we believe they are best suited to assist Arlington Heights given their familiarity with Arlington Heights, the balance and experience of their staff, and their approach.

Recommendation

It is recommended that the Village Board approve the attached Resolution Approving a Consultant Agreement with Mac Strategies Group, Inc.

ATTACHMENTS:

Description

Mac Strategies Group, Inc.

Type

Resolution

**A RESOLUTION APPROVING A
CONSULTANT AGREEMENT WITH
MAC STRATEGIES GROUP, INC.**

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

SECTION ONE: That a Consultant Agreement by and between the Village of Arlington Heights and Mac Strategies Group, Inc. to perform legislative and lobbying services on behalf of the Village of Arlington Heights, a true and correct copy of which is attached hereto, be and the same is approved.

SECTION TWO: The Village Manager is hereby authorized and directed to execute the Consultant Agreement on behalf of the Village of Arlington Heights.

SECTION THREE: 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 18th day of March, 2019.

Village President

ATTEST:

Village Clerk

CONSULTANT AGREEMENT

THIS AGREEMENT FOR CONTRACT LOBBYING SERVICES (“Agreement”) is made the 19th day of March 2019 by and between, the Village of Arlington Heights, an Illinois municipal entity, with its principal address at 33 S. Arlington Heights Rd. Arlington Heights, Illinois 60005 (hereinafter referred to as the “Client”) and **MAC STRATEGIES GROUP, INC.**, an Illinois Corporation, with its principal address at 53 W. Jackson Blvd, #550, Chicago, Illinois, 60604 (hereinafter referred to as the “Lobbyist”).

WHEREAS, the Client desires to engage Lobbyist to perform legislative consulting and lobbying services for the Client and Lobbyist desires to perform such services on a non-exclusive basis and pursuant to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the premises hereof and of the mutual promises and agreements contained herein, the parties hereto, intending to be legally bound, do hereby agree as follows:

1. Engagement; Scope of Services.

The Client hereby engages Lobbyist to perform the duties set forth in this Agreement. The engagement by the Client of Lobbyist under this Agreement is non-exclusive and shall not limit the Client's right to engage other persons to conduct activities on behalf of the Client, nor shall it restrict Lobbyist's right to accept other engagements so long as such other engagements do not interfere with Lobbyist's ability to perform.

2. Duties and Responsibilities of Lobbyist.

The Lobbyist is engaged to (1) identify, prioritize, monitor and recommend strategy on pending legislation and regulatory matters in the State of Illinois relating to priorities of the Client including, but not limited to, legislation providing for the expenditure by the state of funds for capital construction projects; (2) provide legislative and regulatory representation and establish relationships on behalf of Client before the legislators, Executive Branch officials and other Illinois governmental agencies; (3) develop and implement strategies to advocate the positions of Client consistent with its government relations program; (4) prepare correspondence and other materials needed to support the legislative or regulatory effort; (5) present testimony at hearings before the Illinois General Assembly and/or prepare others to testify in support and to meet legislators, legislative staff, Executive Branch officials, Executive Branch staff, and regulatory agency staff as deemed necessary by Client, and (6) provide briefing reports on key issues, and legislative and regulatory activity on a regular basis.

3. Representations, Warranties, Covenants and Agreements.

3.1. Lobbyist's Representations, Warranties, Covenants and Agreements. Lobbyist hereby represents and warrants to the Client as follows:

- (a) Lobbyist shall not hold himself out, directly or by implication, as being an employee or agent of the Client.
- (b) Except as required by law, Lobbyist shall keep confidential the nature and scope of the engagement as well as its relationship with the Client unless the Client expressly authorizes, in writing, specific disclosures.

Mac Strategies Group, Inc.

- (c) Lobbyist shall return all Client information to the Client, or shall destroy same if directed to do so by the Client, at the conclusion of the engagement.
- (d) This Agreement, when fully executed, will constitute the valid and legally binding obligation of Lobbyist, fully enforceable against it in accordance with its terms. Lobbyist represents that the execution and performance of this Agreement by Lobbyist will not violate any confidentiality agreements or restrictive covenants provisions, or agreements.
- (e) Lobbyist shall inform the Client immediately if any representation, warranty, covenant, or agreement contained in Section 3.1 hereof is no longer accurate.

3.2. Client's Representations, Warranties, Covenants and Agreements. The Client hereby represents and warrants to Lobbyist as follows:

- (a) This Agreement, when executed, will constitute the valid and legally binding obligation of the Client, fully enforceable against it in accordance with its terms. The Client represents that the execution and performance of this Agreement by the Client will not violate any confidentiality agreements or restrictive covenants provisions, or agreements.
- (b) The Client shall inform Lobbyist immediately if any representation, warranty, covenant, or agreement contained in Section 3.2 hereof is no longer accurate.

3.3 Conflicts of Interest. While providing lobbying services under this Agreement, Lobbyist shall not represent any other party whose interests directly conflict with the interests of Client in matters relating to the Scope of Services outlined in this Agreement. It is acknowledged by both the parties that representation by Lobbyist of any other unit of local government does not violate this provision, as long as such representation is not in direct conflict with any interests of Client in matters relating to the Scope of Services outlined in this Agreement.

4. Compensation.

4.1 Lobbyist shall be compensated in the amount of \$3,000.00 per month for the term of the Engagement.

(a) It is the policy of Mac Strategies Group, Inc. to issue invoices on the 4th day of each billable month.

(b) Payment of an issued invoice shall be no later than the last business day of the month in which it is issued.

5. Term of Engagement.

5.1 The term of this Agreement (the "Term") shall commence on March 19, 2019 and shall be completed on February 20, 2020, unless the term or scope is modified pursuant to agreement of both parties.

5.2 Both parties reserve the right terminate the terms of this agreement upon providing a written notice 30-days prior to the date of termination. Upon termination, Client's only obligation shall be to pay for services rendered by the Lobbyist prior to termination and not yet paid. Lobbyist shall promptly return any fees previously paid by Client for services that were to be rendered following the date of termination.

Mac Strategies Group, Inc.

6. Indemnifications.

- 6.1. Lobbyist shall defend, indemnify and hold harmless, at Lobbyist's sole cost and expense, the Client and its elected and appointed officers, officials, Village President and Board of Trustees, agents, employees, volunteers, representatives, assigns, attorneys, or other persons or property standing in the interest of the Client, from any and all risks, lawsuits, actions, damages, losses, expenses (including attorneys' fees), claims, or liabilities of any character, brought because of any death, injuries or damages received or sustained by any person, persons, or property on account of any act, omission, neglect or misconduct of Lobbyist, its officers, agents and/or employees, or arising out of or in performance of any provision of this Agreement or the Services provided under this Agreement, including any claims or amounts arising or recovered under the Workers' Compensation Act or any other law, ordinance, order or decree, except for injuries and damages caused by the sole negligence of the Client, or arising out of any breach by Lobbyist of any representation, warranty, covenant or agreement contained herein.
- 6.2. The Client shall defend, indemnify and hold harmless Lobbyist and its officers, directors, employees, agents, parent, subsidiaries and other affiliates, from and against any and all damage, cost, liability, and expense whatsoever (including attorney's fees and related disbursements) incurred by reason of (a) any failure by the Client to perform any covenant or agreement of the Client set forth herein, or (b) any breach by the Client of any representation, warranty, covenant or agreement contained herein.

7. Independent Status of Lobbyist.

This Agreement establishes the rights, duties and obligations of the Client and Lobbyist and does not create an employer-employee or agency relationship between the Client, or any entity affiliated with the Client, and Lobbyist, or any of Lobbyist's employees or agents. Lobbyist acknowledges and agrees that Lobbyist is an independent contractor to the Client and Lobbyist shall not act as an agent of the Client. As an independent contractor, Lobbyist shall be responsible for any social security taxes, insurance and any other taxes or fees that are applicable to him and his employees and agents pursuant to Illinois and Federal laws.

8. Compliance with Applicable Laws.

Lobbyist agrees to comply in all respects with any and all applicable laws, rules and regulations regarding its conduct, including, but not limited to, lobbying action and registration, and all applicable laws and regulations related to political contributions and gifts to public officials. Without limiting the generality of the foregoing, Lobbyist covenants that Lobbyist is in full compliance with the immigration laws of the United States relating to Lobbyist's employees assigned by Lobbyist to perform services for Client. Lobbyist further certifies that all of Lobbyist's employees are authorized by law to work in the United States, and that Lobbyist's employees have presented documentation to Lobbyist that establishes both identity and work authorization in accordance with applicable immigration regulations. Lobbyist certifies that to the best of its knowledge, information and belief, after due inquiry, the documentation presented to Lobbyist is genuine and accurate. Lobbyist further certifies that Lobbyist complies with all federal, state and local labor and employment laws, and wage and hour laws, as these laws may relate to Lobbyist's employees performing services for Client. Lobbyist represents and warrants that there are no agreements, orders or other restrictions which would interfere with or prevent Lobbyist from entering into this Agreement or performing the services and obligations contemplated hereunder. Lobbyist also agrees to comply with applicable laws concerning lobbyist registration, including the timely submission of all necessary lobbyist filings required under such laws. Lobbyist shall inform Client if Lobbyist is required to make such lobbyist filings. Lobbyist shall notify Client if any filing requirements are applicable to Client itself as a result of Lobbyist's representation of Client under this Agreement and shall assist Client in satisfying such requirements.

Mac Strategies Group, Inc.

9. Governing Law.

This Agreement shall be governed by, and its terms and conditions shall be construed and enforced in accordance with the domestic laws of the State of Illinois.

10. Notices.

All notices or other communications required or permitted to be given hereunder shall be (as elected by the person giving such notice) (a) personally delivered, (b) transmitted by postage prepaid registered mail, (c) via electronic communications, or (d) transmitted by facsimile, with postage prepaid mail information, to the parties as follows:

10.1 If to Client:

Randall Recklaus
Village Manager, Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
rrecklaus@vah.com 847-368-5100

10.2 If to Lobbyist:

Ryan McLaughlin
President/CEO, Mac Strategies Group, Inc. 53
W. Jackson Blvd. Suite 550
Chicago, Illinois 60604
ryan@macstrategiesgroup.com | 312-588-4102

Except as otherwise specified herein, all notices and other communications shall be deemed to have been given on the date of receipt if delivered personally, seven days after posting if transmitted by mail, or the date of transmission for electronic communications, or date of transmission with confirmed answer back if transmitted by facsimile, whichever shall first occur. Any party hereto may change its address for purposes hereof by written notice to the other party.

11. Confidentiality.

Any information or materials provided by or on behalf of Client, or created by Lobbyist in connection with the Services shall be treated as confidential and not shared with any third parties in any manner without the prior written consent of Client. Upon the conclusion of the Agreement, Lobbyist shall return to Client any materials that were provided or created in the course of the Agreement, or otherwise dispose of such items as directed by Client. This obligation will survive the termination or conclusion of the Agreement.

Mac Strategies Group, Inc.

12. Use of Information.

- 12.1. Any information including, but not limited to, data, business information, technical information, specifications, drawings, sketches, models, samples, tools, promotional material, computer programs and documentation, written, oral or otherwise together with analyses, compilations, comparisons, studies or other documents (all hereinafter designated “Information”) furnished to Lobbyist hereunder or in contemplation hereof shall remain the Client’s property or the property of the Client subsidiary or affiliate which furnished the Information to Lobbyist. All copies of such Information in written, graphic or other tangible form shall be returned to the Client or such Client subsidiary or affiliate upon request. Unless such information was previously known to Lobbyist free of any obligation to keep it confidential or has been or is subsequently made public by the Client or a third party without violation of this Agreement, it shall be kept confidential by Lobbyist and its employees; and shall be disclosed only upon the prior written consent of the Client or upon such terms as may be agreed upon in writing by the parties. Any findings, reports, questionnaires, or other results of this Agreement shall be the exclusive property of the Client including title to copyright in all copyrightable material and shall be considered a “work made for hire” in accordance with the copyright statute.
- 12.2. Any materials, templates, formula or analytical methodology, used or employed by the Lobbyist during the course of the engagement including, but not limited to, Lobbyist’s own databases, business information, technical information, specifications, analytical models, tools, promotional material, computer programs and documentation, written, oral or otherwise together with analyses, compilations, comparisons, studies or other documents utilized by Lobbyist to perform under this Agreement (all hereinafter designated “Lobbyist’s Information”) furnished to the Client or any of its subsidiaries or affiliates hereunder or in contemplation hereof shall remain Lobbyist’s property. All copies of such Lobbyist’s Information in written, graphic or other tangible form shall be returned to Lobbyist upon request. Unless such Lobbyist’s information was previously known to the Client or any of its subsidiaries or affiliates free of any obligation to keep it confidential or has been or is subsequently made public by Lobbyist or a third party without violation of this Agreement, it shall be kept confidential by the Client and its employees or any of its subsidiaries or affiliates and shall be disclosed only upon the prior written consent of Lobbyist or upon such terms as may be agreed upon in writing by the parties. Compliance by the Client with the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.* (“Illinois FOIA”) or other similar “sunshine law,” including compliance with an Illinois FOIA request, or an opinion or directive from the Illinois Public Access Counselor or the Illinois Attorney General under the Illinois FOIA, or with a decision or order of a court with jurisdiction over the Client, or pursuant to a subpoena, shall not be a violation of this Section.

13. Miscellaneous.

This Agreement constitutes the entire understanding of the parties concerning the subject matter hereof, and supersedes all prior agreements and understandings, whether written, oral or otherwise, between the parties, and may be altered or amended only in a writing signed by both parties. Except as otherwise expressly provided herein, no purported waiver by any party of any breach by the other party of its obligations, representations, warranties, agreements or covenants hereunder shall be effective unless made in a writing, and no failure to pursue or elect any remedy with respect to any default under or breach of any provisions of this Agreement shall be deemed to be a waiver of any subsequent, similar or different default or breach.

Mac Strategies Group, Inc.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date first written above.

Client: The Village of Arlington Heights

By: Randall Recklaus

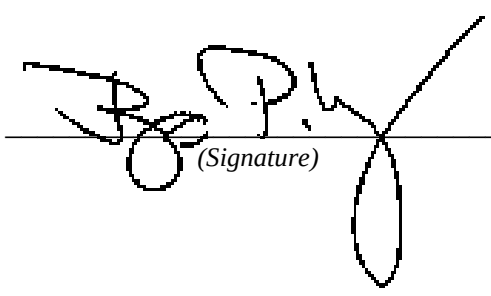
Its: Village Manager

(Signature)

Lobbyist: Mac Strategies Group, Inc.

By: Ryan P. McLaughlin

Its: President & CEO



(Signature)



Village Board
3/18/2019

Item: Settlement - Workers' Compensation Claim - Tamosaitis

Department: Human Resources

At the February 4, 2019 Closed Session, the Village Board authorized settlement of the workers' compensation claim of former Fire Division Chief Victor Tamosaitis. Mr. Tamosaitis injured his left shoulder and elbow while lifting and moving an unconscious patient.

The settlement amount of \$151,044 falls within the authorization previously granted by the Board.

Recommendation

It is recommended that the Village Board approve a settlement of \$151,044 for the workers' compensation claim of former Fire Division Chief Victor Tamosaitis.



**Village Board
3/18/2019**

Item: Bond Waiver - Transitional Living Services (TLS Veterans)

Department: Building & Life Safety

Background

Transitional Living Services (TLS Veterans) is requesting a waiver of the bond requirement for their raffle on March 9, 2019 at their event held at Eddie's of Arlington. Tickets are sold the day of the event from 11:00am to 5:00pm.

Recommendation

Staff recommends that the Village Board grant a waiver of the bond requirement.

ATTACHMENTS:

Description

Letter

Type

Correspondence



5330 W Elm Street
McHenry, Illinois 60050-4029
Phone: 815.679.6667
Fax: 815.322.2742
www.tlsveterans.org

Board of Directors

Gary Elkins, President
Jordin Katzenberger, Vice President
Mike Richberg, Secretary
Gary Kempinski, Treasurer
Tom Morrissey
Mark Saladin
Meredith Schaefer
Tim Havenhill
Michele Gill
Travis McDonald
Paula Dorion-Gray
Joel Van Cleve
Chad Miller
Laura Franz
Executive Director



Three-Year Accreditation ~ SSVF Housing Program

February 11, 2019

Arlington Heights Village Manager:

This letter serves as a request to waive the bond requirement for the submitted raffle permit by Transitional Living Services (TLS Veterans). On March 9, 2019 from 11am-5pm we will be hosting an event at Eddie's of Arlington which will offer a variety of raffle baskets.

Proceeds from the event directly support the programs and services offered by TLS Veterans to our clients. Our area of service encompasses Northern IL and Kenosha Co. WI. Our comprehensive services include but are not limited to veteran assistance in housing, employment, transitional living, mental health counseling, peer support, an onsite food pantry and drop in resource center.

The raffle baskets will be offered at 3 tickets for \$5, 7 tickets for \$10, and 15 tickets for \$20. They include a Taste of Arlington Heights basket, a Sweet Treat Basket, a gift card tree and a Treat Yourself Basket.

If I can answer any questions in regard to the event or raffle permit, please contact me at 815-679-6667 x306 or mott@tlsveterans.org.

With appreciation,

Mary Ott
Director of Resource Development, TLS Veterans



**Village Board
3/18/2019**

Item: Goddard School - 1316 N. Arlington Heights Rd. - PC#18-023

Department: Planning & Community Development

Requested Action

1. Rezoning from R-3, One-Family Dwelling District to the O-T, Office-Transitional Zoning District.
2. Planned Unit Development.
3. Land Use Variation to allow a Day Care Facility within the OT District.

Variations Required

1. Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to 1 foot.
2. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
3. Variation to Chapter 28, Section 6.13-3(a) to allow a six foot tall open and six foot tall solid fence in the front yard where code restricts open fences in a front yard to 36-inches in height and prohibits solid fences in a front yard.

Recommendation

A public hearing was held by the Plan Commission on February 27, 2019 where Commissioner Cherwin moved and Commissioner Lorenzini seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#18-023, a Rezoning from the R-3, One-Family Dwelling District to the O-T Office-Transitional Zoning District; a Planned Unit Development; A Land Use Variation to allow a Day Care Facility within the O-T District, and the following variations:

1. Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to 1 foot.
2. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
3. Variation to Chapter 28, Section 6.13-3(a) to allow a six foot tall open and six foot tall solid fence in the front yard where code restricts open fences in a front yard to 36-inches in height and prohibits solid fences in a front yard.

Approval shall be subject to the following conditions:

1. The maximum number of children at the facility shall be restricted to 165 and the maximum number of employees shall be restricted to 27. Should an increase in either children or employees be proposed, the petitioner shall be required to demonstrate through a parking study and surveys of the parking lot usage, that there is adequate capacity for any increase. Final judgement of adequate capacity shall be at the discretion of the Village staff. Alternatively, the petitioner may alter the site plan, for review and approval by Village staff, to create additional parking areas.
2. Should egress from the site become problematic, at the discretion of the Village, the petitioner shall be required to alter movements from the site, either through the widening of the southern access point to create a third lane of travel or through restrictions on northbound egress from the southern access point.
3. IDOT review and approval of the proposed access to Arlington Heights Road shall be required.
4. One additional shade tree shall be provided to the west of the two northernmost parking stalls at the front of the building.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Roll Call Vote: Commissioners Dawson, Green, Jensen, Sigalos, Warskow, Ennes, Lorenzini, and Chair Ennes voted in favor. Motion carried.

ATTACHMENTS:

Description

PC Staff Report
 PC Minutes 2/27/19 - DRAFT
 Aerial
 DC Minutes 11/27/18
 DC Staff Report
 Project Narrative

Type

Board or Commission Report
 Minutes
 Exhibits
 Minutes
 Board or Commission Report
 Correspondence

Justification for Land Use Variation & Variations

Plans

Market Analysis

Traffic Study

Lighting Cut Sheets

Department Comments - Round 1

Department Comments - Round 1 -
Petitioner Response

Department Comments - Round 2

Department Comments - Round 2 -
Petitioner Response

PC Timeline Tracker

Correspondence

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits



VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

File Number: PC 18-023

Project Title: Goddard School

Address: 1316 N. Arlington Heights Rd.

PIN: 03-20-305-045

To: Plan Commission

Prepared By: Sam Hubbard, Development Planner

Meeting Date: February 27, 2019

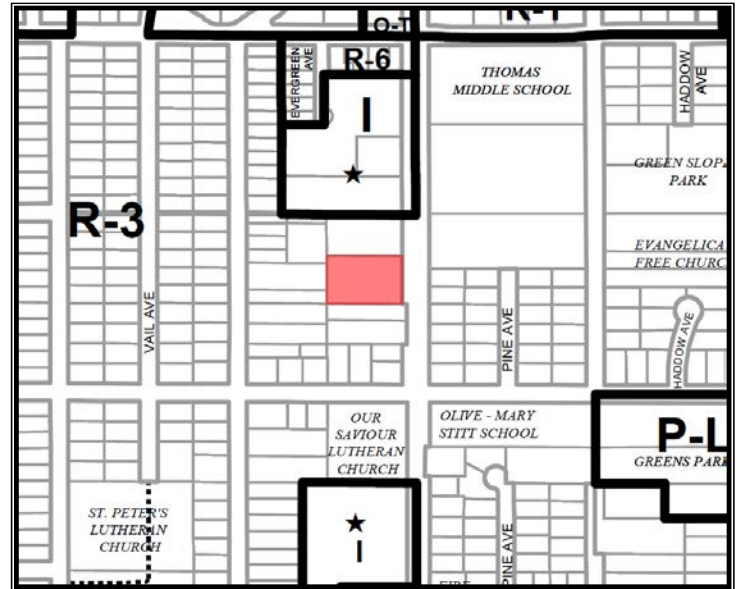
Date Prepared: February 22, 2019

Petitioner: Amir Khowaja

Address: 1584 E. Citadel Ct.
Palatine, IL 60074

Existing Zoning: R-3: One-Family Dwelling District

Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Daycare (KinderCare)	Commercial
South	R-3, One Family Dwelling District	Single-Family home	Single-Family Detached
East	R-3, One Family Dwelling District	Single-Family homes, Thomas Middle School	Single-Family Detached, Schools
West	R-3, One Family Dwelling District	Single-Family homes	Single-Family Detached

Requested Action:

1. Rezoning from R-3, One-Family Dwelling District to the OT, Office-Transitional Zoning District.
2. Planned Unit Development.
3. Land Use Variation to allow a Day Care Facility within the OT District.

Variations Required:

1. Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to 1 foot.
2. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
3. Variation to Chapter 28, Section 6.13-3(a) to allow a six foot tall open and six foot tall solid fence in the front yard where code restricts open fences in a front yard to 36-inches in height and prohibits solid fences in a front yard.

Project Background:

The subject property is approximately 50,362 square feet in size (1.15 acres) and is the former home to Sylvia's Flower shop. The site is occupied by two buildings; the first is a two-story former residential structure located at the front of the site. Immediately adjacent to this structure at the rear is a larger two-story building, which extends back towards the rear of the site. There are two separate parking lots on the site, each with their own access to Arlington Heights Road, which has two lanes of travel in each direction and a posted speed limit of 30 miles per hour.

The petitioner has proposed the establishment of a Goddard School day care facility on the subject property. Goddard School is a national day care franchise with 460 locations across 36 states that offers day care and preschool services for infants and children up to five years old, as well as private Kindergarten classes and after-school programs for children in elementary school. The proposed location will offer care for children as young as six weeks up to pre-school aged kids (five years old). In the future, the facility may offer a private kindergarten option and after-school care for elementary age children, which would require an amendment to the proposed land use variation since the definition of "Day Care Center" encompasses care for children under six years of age.

The petitioner has proposed the removal of the existing residential building at the front of the site to allow for the expansion of the front parking area and the connection of this area to the rear parking lot. Additionally, the rear parking lot would be expanded to provide for a circular parking area for pick-up/drop-off, which would be adjacent to the main entrance along the southern side of the building. The rear parking lot would be reconfigured and expanded to the west. In total, 41 parking spaces would be provided on the subject property. It should be noted that parents are required to park their cars and walk their children in and out for drop-off and pick-up. Other than the removal of the smaller residential structure at the front of the site, no changes to the total of floor area on the subject property have been proposed. Upon completion of the interior remodel, the building size would be approximately 13,300 square feet.

The proposed day care will have capacity for 165 children with 27 staff members. Hours of operation would be between 7:00am and 7:00pm Monday through Friday. Lunches would be provided on site, either prepared in the school or dropped off through a catering service. Parents are also permitted to bring lunches for their children, which can be served cold or heated in a microwave. The facility would have two separate playground areas, one at the front of the site and one at the rear.

Conceptual Plan Review Committee:

The petitioner met with the Conceptual Plan Review Committee on June 13, 2018. Discussion at the meeting ranged from appropriateness of the land use given single-family homes to the south and west, traffic, parking, and market need for the facility. The Conceptual Plan Review Committee suggested that the petitioner hold a neighborhood meeting prior to appearing before the Plan Commission.

Neighborhood Meeting:

The petitioner sent letters to all neighboring property owners within 250 feet of the subject property inviting them to a neighborhood meeting that occurred on August 19, 2018. According to the petitioner, no one showed up at the meeting.

Zoning and Comprehensive Plan

The subject property is currently zoned R-3, One-Family Dwelling District. Day care centers are neither a permitted nor a special use within the R-3 District, and therefore staff is recommending that the property be rezoned into the OT, Office-Transitional Zoning District. The Comprehensive Plan designates this property as "Offices Only", which means that it is appropriate for the OT District. While the OT District does not allow for day

care centers, staff believes this zoning is appropriate for three reasons; 1) single-family residential uses in this location are not practical given that the property abuts Arlington Heights Road, which is a major arterial street, 2) the Comprehensive Plan identifies this property as suitable for offices uses via the “Offices Only” land use designation, and 3) if the proposed day care is not successful, the OT zoning would limit reuse of the property to transitional uses that would be more appropriate given the neighboring single-family homes.

All developments within the OT District are required to develop as a PUD and therefore PUD approval is required. As identified above, day care centers are neither a permitted nor a special use within the OT District, therefore a Land Use Variation is required. All Land Use Variations are required to conform to the following hardship criteria necessary for approval:

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

The petitioner has provided a written response to the Land Use Variation approval criteria, which has been included in the packet provided to the Plan Commission. Staff concurs with the petitioner that the necessary criteria for Land Use Variation approval have been met for the following reasons; 1) given that there is an existing day care facility abutting the property to the north (Kinder Care), the proposed use is consistent with the essential character of the locality, 2) the subject property has been vacant for over three years, 3) the petitioner has submitted a market study that shows low vacancy at existing day care facilities within the vicinity, and 4) the proposed use will facilitate the reuse of an existing structure, consistent with one of the purposes of the zoning code to “conserve the taxable value of land and buildings throughout the Village”.

The petitioner has submitted a market analysis in conjunction with their Plan Commission application. As part of this analysis, the petitioner had an associate call ten neighboring day care facilities to determine if they had openings for additional children. The petitioner reports that seven of the ten day care facilities stated that they had no openings; two out of the ten facilities said they had one space open, and one stated that they had limited availability. Additionally, the Goddard School franchise analyzed the demographics of households within four miles of the proposed facility and found that the demographics within this area met or exceeded the minimum standards necessary for a successful Goddard School facility as per the franchise criteria.

Building, Site, Landscaping:

The petitioner is proposing a significant exterior upgrade to the building, as well as site upgrades to accommodate for the necessary circulation, fire truck access, and landscaping requirements. In addition, the plans show installation of a small underground detention vault, which in combination with a restrictor in the catch basin at the front of the site, will slow the release of stormwater into the IDOT system within Arlington Heights Road. The petitioner will need to provide final details and detention calculations as part of any building permit submittal, however, the Engineering Division has reviewed the preliminary engineering plans and believes the site plan to be viable.

Staff has identified several variations that are necessary for the proposed facility. The first variation relates to the existing building setback on the north side of the site:

- **Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to 1 foot.**

It should be noted that this is an existing condition of the building and there is no substantial change to the existing setback on the north; the need for this setback is triggered by the rezoning of the property from the R-1 district to the OT district. The R-3 regulations require a side yard setback of 18', from which the property had previously been granted a variation in 1994, however, the OT district requires a 20 side yard setback when an OT property abuts a residentially zoned property (the property to the north is zoned R-3). Since the petitioner is proposing a different exterior building material on the northern side of the building (which reduces the building setback to 1-foot from the northern property line), and since the extent of the variation has changed from 18' to 20', the above variation is required. Staff is supportive of this variation as it is an existing condition of the building and since the property to the north is not used as a residence.

Relative to the outdoor play areas, the petitioner has proposed two playgrounds; one for preschool aged children (to be located in the rear yard), and one for toddler aged children (to be located in the front yard). The structures in these playgrounds are considered accessory structures and therefore they are only allowed within the rear yard. Since accessory structures are proposed in the front playground, the following variation is necessary:

- **Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.**

Staff is supportive of this variation since it allows one of the playgrounds to be located in front of the building and away from the residential areas to the rear. By creating the secondary playground in front, it will reduce the intensity of use within the rear playground and the potential for the rear playground to adversely impact the residential areas to the rear of the property. No bells, chimes, or sound making equipment will be part of either playground equipment.

The final variation relates to the proposed fencing on the property. At the request of staff, the petitioner has proposed a six-foot tall solid wood fence along the southern side of the site that will provide screening from the existing single-family home south of the subject property. A portion of this fence extends into the front yard, where fences are restricted to three feet in height and must be "open". Additionally, the petitioner has proposed a six-foot tall decorative wrought iron style fence around the front play area, and the height of this fence is restricted to three feet as well. Therefore, the following variation is required.

- **Variation to Chapter 28, Section 6.13-3(a) to allow a six foot tall open and six foot tall solid fence in the front yard where code restricts open fences in a front yard to 36-inches in height and prohibits solid fences in a front yard.**

Staff is supportive of this variation for the following reasons; 1) the fence around the play area will create a safe area for children to play and will prevent access from adults outside of the Goddard School, 2) the fence along the southern property line will help to provide a buffer for the property to the south, and 3) although the southern solid fence extends into the front yard of the subject property, it will not extend into the front yard of the property to the south.

In extending the parking lot to the rear of the property, the petitioner will be removing the existing trees and greenspace that is currently located there. Staff notes that a total of 31 trees will be removed from the site, 22 of which are located at the rear of the property. Of these 22 trees, two are currently dead. In order to mitigate for the removal of the 22 trees and to comply with code, the petitioner has proposed 19 new deciduous trees

and 131 arborvitae, which will create a dense landscape screen along south, west, and portions of the northern property line. Additionally, at the request of staff, the petitioner has increased the rear yard setback of the parking stalls from three feet to 10 feet to allow additional space for landscaping. One additional shade tree must be provided to the west of the two northern most parking stalls at the front of the building, and a condition of approval requiring this has been included below.

Traffic and Parking:

The subject property currently has two full access drives to Arlington Heights Road. The existing northern access drive provides ingress and egress to the front parking lot, and the southern access point provides ingress and egress to the rear parking lot. There is no connection between the two existing parking areas on the site. The petitioner has proposed significant modifications to the site access, which would connect both parking areas on the site; the southern access drive would remain as a full access intersection with Arlington Heights Road, and the northern access drive would become a right-out only driveway (the southern access point would be the only entrance into the site). Traffic would flow into the site and would have the option to take a right into the one-way drive aisle and parking area at the front of the building (leading to the right-out only northern driveway connection to Arlington Heights Road). Alternatively, cars could continue along the southern driveway to the circular drop-off parking area at the rear of the site. Staff would be instructed to park in the front parking area or within the parallel parking stalls at the south of the site, which would reserve the spaces closest to the main entrance for drop-off and pick-up.

Pursuant to Chapter 28, Section 6.12-1(2)(a), any Land Use Variation adjacent to a major arterial street, such as Arlington Heights Road, must provide a traffic study and parking analysis from a qualified professional engineer. The study, which was prepared by Kenig, Lindgren, O’Hare, Aboona, Inc. (KLOA) analyzed trip generation, traffic analyses, site access, internal circulation, and parking.

The study evaluated the ability of adjacent intersections to handle the anticipated traffic volumes that will be generated by the proposed day care during peak travel times (7:15am-8:15am and 5:00pm-6:00pm). The proposed day care would generate 141 new trips during the morning peak and 134 new trips during the evening peak. According to the traffic study, the adjacent intersections have adequate reserve capacity to accommodate these new trips. A summary of the trip generation rates is included in **Table 1** below:

Table 1: Trip Generation Analysis

	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	Inbound	Outbound	Total	Inbound	Outbound	Total
Day Care	70	71	141	63	71	134

In a Level of Service (LOS) analysis, the study found that northbound left turns into the site will operate at a LOS of B during both the morning and evening peak travel times, which shows that this movement will flow smooth without substantial delay. Relative to the southern full access driveway, the study found that egress from the site will function at a LOS of F during both the morning and evening peaks, which indicates significant delay and queuing of vehicles. The study points out that the LOS for both of these movements is no different from the LOS for the same movements that would occur at the existing Kinder Care to the north of the subject property. Per staff review, the petitioner has revised the traffic circulation within the site to allow substantial queuing capacity at the full access southern ingress/egress driveway, which helps to accommodate for the expected egress delays that will be experienced at this intersection with Arlington Heights Road.

To determine if northbound left turn ingress into the site and left turn egress from the site will be viable, KLOA conducted a gap analysis of the traffic flow along Arlington Heights Road. This analysis concluded that given the traffic signals at Thomas Street and Olive street, there are sufficient gaps in traffic to accommodate the anticipated number of trips into and out of the subject property during peak times.

That being said, staff has concerns about the level of traffic that the proposed facility will generate during both the morning and evening peaks. Crossing two lanes of traffic to enter into the site, and crossing two lanes of traffic (combined with the need to merge into northbound traffic) to make a left turn out of the site will be a difficult movement. Additionally, the subject property is adjacent to an existing day care facility that will have peak movements coinciding with the proposed peak travel times at the day care facility. Finally, the proximity of the site to both Thomas Middle School and Olive-Mary Stitt Elementary School increases the likelihood that young children will be walking in the vicinity of the subject property, which pedestrian movements could slow down traffic in the area. Staff is recommending a condition of approval that would require the petitioner to alter the southern access point, either through the widening of this access point to create a third lane of travel or through restrictions on northbound egress from the southern driveway, should egress from the site become problematic.

With regards to traffic, the number of required parking spaces is determined by the number of employees that will work within the vicinity. The petitioner has stated that there will be a maximum of 27 employees, which equates to 40 required parking spaces. A summary of the parking calculation has been included in **Table 2** below:

Table 2: Parking Calculations

Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Number of Occupants/Employees	Parking Required
Goddard School	Day Care Center	13,300	3 spaces per 2 employees	27	40
Total Parking Required					40
Total Parking Provided					41
Surplus/(deficit)					1

At the request of staff, the petitioner provided the number of employees, licensed capacity of children, and number of parking spaces at nine other Goddard School day care facilities in the Chicagoland area. Based on an analysis of this data, staff is concerned that the estimated number of employees is lower than what the actual amount may be. Specifically, the data shows that the average employee-to-licensed capacity of children is 0.241, whereas the proposed facility will have 0.163 employees-per-child. If the average rate of 0.241 employees per child is applied to the 165 child capacity of the proposed Goddard School facility, the total number of employees would be 36, which translates to a parking requirement of 54 stalls. This data is summarized in **Table 3** below:

Table 3: Parking Analysis

Code Required Parking	40
Proposed Parking	41
Average Number of Employees per Child*	0.241 Employees per Student
Proposed Employees per Child	0.163 Employees per Student
Number of Staff Calculated Using Average Staff per Child	36 Employees
Number of Required Parking Using Average Staff Per Child	54 Spaces

*Per 9 Goddard Day Care Facilities in Chicago Suburbs

The petitioner has stated that the nine other Chicagoland Goddard Schools may have more infant rooms, which require more staff and is likely why their employee-to-child ratio's are greater than the proposed facility in Arlington Heights. Furthermore, they posit that the other daycares may rely more heavily on part time staff, which could also explain why they have a higher employee-to-child ratio.

Staff has concerns that the proposed parking supply, although code compliant, may not be sufficient for the proposed facility. Should the number of staff increase beyond 27 employees, a deficit in required parking would exist and a parking shortage could occur on the site during peak drop-off and pick-up times. Therefore, staff recommends a condition of approval that restricts the maximum number of children at the facility to 165 and the maximum number of staff to 27. Should an increase in either children or staff be proposed, the petitioner shall be required to demonstrate through a parking study and surveys of the parking lot usage, that there is adequate capacity for any increase. Final judgement of adequate capacity shall be at the discretion of the Village staff. Alternatively, if an increase in employees or children is proposed, the petitioner could alter the site to include additional parking spaces, for review and approval by staff.

Per the Village's recently adopted bicycle parking regulations, three bicycle parking spaces are required. The petitioner will provide a bicycle parking rack by their front entrance that will have more than the required number of spaces.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed rezoning from the R-3 to the OT District, Planned Unit Development, and Land Use Variation to allow a Day Care Facility within the OT District, as well as the following variations:

- Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to 1 foot.
- Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
- Variation to Chapter 28, Section 6.13-3(a) to allow a six foot tall open and six foot tall solid fence in the front yard where code restricts open fences in a front yard to 36-inches in height and prohibits solid fences in a front yard.

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

1. The maximum number of children at the facility shall be restricted to 165 and the maximum number of employees shall be restricted to 27. Should an increase in either children or employees be proposed, the petitioner shall be required to demonstrate through a parking study and surveys of the parking lot usage, that there is adequate capacity for any increase. Final judgement of adequate capacity shall be at the discretion of the Village staff. Alternatively, the petitioner may alter the site plan, for review and approval by Village staff, to create additional parking areas.
2. Should egress from the site become problematic, at the discretion of the Village, the petitioner shall be required to alter movements from the site, either through the widening of the southern access point to create a third lane of travel or through restrictions on northbound egress from the southern access point.
3. IDOT review and approval of the proposed access to Arlington Heights Road shall be required.
4. One additional shade tree shall be provided to the west of the two northern most parking stalls at the front of the building.

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

February 22, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN

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

COMMISSION

RE: GODDARD SCHOOL - 1316 NORTH ARLINGTON HEIGHTS ROAD - PC# 18-023
REZONING, PUD, 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 27th day of February, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner
JACOB SCHMIDT, Assistant Planner

CHAIRMAN ENNES: We're calling this meeting of the Arlington Heights Plan Commission to order. If you would all please rise and join us in the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Please be seated. I'm going to ask the Commissioners if they have any problem with changing the order of our hearings. It seems that one of our petitioners has a family medical issue. They were the second on the agenda, and the petitioner in the first place has very generously offered to let them go first. Does anybody have a problem with that?

(Chorus of noes.)

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Okay, so we're going to proceed that way. First, we have approval of minutes from our last meeting on the --

MR. HUBBARD: Should we take attendance first? Attendance, should we take roll call attendance first?

CHAIRMAN ENNES: Yes. I was going to wait for a second, here we are. Sam, would you take roll call?

MR. HUBBARD: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. So, the first item on the agenda is the minutes from our last meeting from 2/13/19, the 7-Eleven Gas Station. Is there a motion to approve the minutes?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed? Or does anybody need to abstain?

COMMISSIONER JENSEN: I need to abstain, I wasn't there.

COMMISSIONER LORENZINI: Nor was I.

CHAIRMAN ENNES: So, Lynn and Joe. Okay, based on the change in the schedule of public hearings, we are going to ask the Petitioner for PC# 18-023, the Goddard School, to please come forward. If the Petitioner and anybody else who is going to talk/tell us about your project, if they would come up also? If there is somebody else that's going to talk.

MS. WITT: They're going to talk if there's questions. You're mainly going to have to listen to me.

CHAIRMAN ENNES: Well, then let's have them come up and we will swear everybody in. If they do come up, when they come up, if you would please state your name and spell it for our court reporter? But we'll start out now. I'm sorry? Okay, please raise your name.

(Witnesses sworn.)

CHAIRMAN ENNES: So, if our first speaker would start, and please state your name and spell it?

MS. WITT: Sure. My name is Erin Witt, E-r-i-n, last name is Witt, W-i-t-t.

CHAIRMAN ENNES: Erin, would you tell us about your project?

MS. WITT: Sure. I'm the site development manager for Goddard Systems, the corporate franchisor for the Goddard School. So, I'm here to speak on behalf of our Applicant because they have not been through our training which I'll get to in a little bit. So, I'm going to first run through a little bit about the history of Goddard, a little bit about our program, and then move into the site and the market study that we did for this.

CHAIRMAN ENNES: Okay.

MS. WITT: So, just so you know, this is our 30th year of operation for Goddard. We will be opening our 500th school next month, and we are a nationwide franchisee. We serve children anywhere from six weeks to six years of age. We have an educational advisory board that develops programs that are used within our school and it's a learning-through-play educational program.

Each Goddard School has an onsite owner. They are our franchisee, they sign an agreement with us. They work with our franchise business consultants and educational support staff to develop training for the teachers and the educational program for each school. We provide service to our franchisees from the moment they sign up for the initial franchise agreement through the life of however long they own their school. So, there is not a day that goes by that they're not in contact or have the support from the corporate office.

Every building has biometric security entrance. So, there's a door that's open to the public, and then the door past that they must either scan their hand, their irises, something along those, or they must be buzzed in by either the owner or the director who face that entrance. From there, the parents walk the children to their classrooms and have to sign them in, drop them off, put their lunches away, all of that fun stuff.

Pickup works very much the same in reverse. We don't have, children are not walked out or greeted by a staff member outside. The parents are required to walk them in and pick them up from their classrooms.

We have two separate play areas, and that again is designed by our educational board. We have two appropriate playground systems that are aimed for different age groups, so we like to keep them separate and on the appropriate equipment as that. We maintain all state licensing regulations for student-to-teacher ratios. We're generally, most of our schools are open from 7:00 a.m. to 6:00 p.m., although that can be adjusted plus or minus a half

hour or so, depending on the needs of the parents and the local community.

This is a new movement that has really come up in the past two to three years, is vehicle protection. We've seen so many stories that have come in about people mistaking brake for gas, reverse for forward. So, this is something that our senior management has taken very seriously, and we now require vehicle protection. We show it on our plan as bollards, and that's what we present to all of our franchisees. Anywhere a vehicle can come within 30 feet of a kid, be it on the playground or in the building, our franchisees are required to put in vehicle protection. That's again just to protect the kids that are in our care everyday.

All of our buildings are also required to have fire sprinklers. This is something that's not necessarily required by the building classification that they go for, but this is something that Goddard stands behind. We need to provide the most safe atmosphere that we can for these children, excuse me.

Our daily schedule. So, like I said, parents drop their kids off. We then have morning circle time, kids go through education in the morning. Every classroom is out on the playground twice per day; once in the morning and once in the afternoon. On these two playgrounds, there's only ever one classroom out at a time. So, we're not sending the whole school out at one time, it's one preschool classroom is on the preschool playground and one infant toddler playground is on the infant toddler playground. From there, after their morning time outside and their morning education, they have lunch. Then they all sleep, somehow these amazing teachers get them all to sleep at the same time. Then from there, they have an afternoon activity, they go out on the playground again, and parents pick them up. That is our daily.

The site specific information. So, this is an existing building that we are retrofitting. This is not something that's out of the ordinary for Goddard Schools. It just depends on the market, land available, land usage, is the building really usable for converting to a school. We stand behind it in this instance. We are proposing 11 classrooms with a multipurpose room, and what that multipurpose room really provides for this area is that if there's inclement weather in your area out here, the kids still have somewhere to get that energy out. So, they will funnel the classes through that multipurpose room one classroom at a time to be able to run. I know at my son's school they do a soccer program, and if it's raining outside the soccer coach still comes in and they're kicking the balls around in there. They have a rock climbing wall. I mean, he comes home and talks about it, it's so cool.

That's just our student capacity and our square footage for the playgrounds. Again, the square footage for the playground must meet a state licensing requirement. So, for the number of kids we have in the building, we have to meet a minimum. One of Goddard's standpoints is that we want to exceed that everywhere that we can just because having the minimum is not necessarily enough in our minds. So, we do exceed it here.

So, our market study for this area, and all of these demographics were taken within four miles of our site. Within that, there are 14,200 children under the age of five. Of those 14,200 children, only 32 percent are currently enrolled in childcare. From there, this is a big demographic factor when Goddard considers sites, we average household income and the number of people within that area that have Bachelor's degree or higher. We know our target demographic and what we're aiming for, so we want to make sure we're setting our franchisees up for success no matter where we put them.

We did, our franchisee did do or had someone do a competitive

analysis of the schools, both our national competitors and the local schools here. Of those competitors within that market, they are either full or have very limited availability.

So, I'm sure you're all very familiar with our site plan. We've done some revisions on this which if, our engineer is here to speak to you if we need to work through that. We've worked with Staff though on this. I've reviewed the plan, and from a Goddard perspective I review all of our site plans. It meets my expectations and my requirements for a site plan for Goddard.

These are proposed building elevations or renderings that you can see. In here, again you can see the vehicle protection, the fencing. I know one of the things we're going for is the six-foot fencing. It's not to make it look like a prison, I promise. On our schools years ago, we did four-foot fencing; sadly, in today's day and age, four-foot fencing is not the correct height to truly protect children. It still provides that one in a million chance that someone could reach over and take a child, and that's a chance that we are willing to stand behind and say no, we're not going to ever have that chance. So, a six-foot fence is required by Goddard corporate.

Some more renderings. You'll see our playground equipment there a little bit. This is the playground equipment. I know there was some concern about, you'll see in the larger image on the left, it has the musical notes, that's actually a piano and that's one of the pieces on this that we will be taking off of this equipment. It can be customized by our franchisee, so that will be something that we take off. So, there will not be any noise-making features on this outside of the kids playing on them. So, that's what we have for there.

Then that's just an aerial perspective of the site. I believe that brings us to the end. So, if you guys have any questions, I would love to answer them. Thank you again for allowing us to go first. It was me that needed to get out of here, I apologize.

CHAIRMAN ENNES: You need to thank the other petitioner.

MS. WITT: I know, I did. They were fantastic.

CHAIRMAN ENNES: But we're happy to oblige. I do have a question for you. You're familiar with the Staff report and the conditions they've put on their approval?

MS. WITT: Yes, I am.

CHAIRMAN ENNES: There's five conditions, do you agree with all of those?

MS. WITT: Yes, we do.

CHAIRMAN ENNES: Okay, why don't you be seated? At this point in time, we're going to get the Staff report.

MS. WITT: Great.

CHAIRMAN ENNES: And then once that's concluded, the Commissioners will be able to ask questions. Sam, if you would please provide the Staff report?

MR. HUBBARD: Sure. So, the property in question is located at 1319 North Arlington Heights Road. It's currently in the R-3 One-Family Dwelling District. In order to accommodate for the proposed daycare facility, we're recommending and the Petitioner has agreed to request the rezoning of the property into the O-T District which is our Office-Transitional District. In the O-T District, daycare facilities are not a permitted or a special use, so a land use variation is needed to allow this proposed daycare facility in the O-T District. Additionally, all developments in the O-T District are required to obtain planned unit development approval, and so the Petitioner has requested approval of a planned unit development to allow

for the proposed daycare facility. Additionally, there are three variations requested in order to facilitate the proposed site plan, and I'll get into those as we go through this report.

The Petitioner has gone through a few steps in order to get them to where they're at this evening. First, on June 13th of last year, they appeared in front of the Conceptual Plan Review Committee. There was a lot of discussion about, you know, the market need for this proposed facility, especially given that there's a daycare facility just to the north. Traffic and access and parking at the site were also discussed at the Conceptual Plan Review meeting.

One of the things that Conceptual Plan Review Committee did was encourage the Petitioner to hold a neighborhood meeting. They did do this on August 19th of last year. According to their accounts, nobody attended the meeting. On November 27th of last year, they appeared in front of the Design Commission and got a recommendation of approval. There was only one requirement placed by the Design Commission, and that was to change the style of one of the egress doors on the front of the building from a standard white door to a more decorative door.

So, here's an aerial of the subject property. You can see the site bounded by red. To the north of the subject property is the existing KinderCare facility which was approved in 1977 and later was amended in 1985 to allow an expansion of the facility to the back here. Let's see if I can get the pointer up. So, in 1985, the land use variation that allowed this daycare was amended to include this area in the back. To the south of the property is a single-family home. To the east, I'm sorry, the west of the property is a portion of the KinderCare play lot in the back and some single family homes. Then across the street to the east of the property are single-family homes and the Thomas Middle School.

So, here's the site plan for the development. One of the variations that the Petitioner is requesting is for a setback on the north. So, that's going to be right here. The existing building is set back a little over one foot from the property line. They are adding some additional brick to the base of that which decreases that setback to about one foot. When they rezone the property, the setback to the north is required to be 20 feet where that property abuts a residential zoning district. It just so happens that the KinderCare to the north is within a residential zoning district, so technically, code requires a 20-foot setback on the north, and the Petitioner will provide a one-foot setback. Staff is supportive of this variation because it's an existing condition of the building. Although the property to the north is zoned residential, it's not used residentially, it's used as a daycare.

The next variation is for accessory structures; this is the play equipment in the front yard. Accessory structures are only allowed in the rear yard, and so a variation is required to allow this structure at the east of the property. Staff is supportive of this variation as well. We believe that it will decrease the intensity of use of the playground at the rear of the site, which will decrease potential adverse impacts and disturbance to the residences at the west of the subject property.

Finally, the Petitioner is requesting a variation to allow the six-foot tall fence that extends past the front plane of the building and into the front yard. That would be here and on the south here. In the front yard, fences are required to be a maximum of three-foot tall and open, meaning it would have to be, you know, not a privacy fence. Here along the south, the fence is six-foot tall and it's a full privacy fence, and that's to meet some of the requirements for buffering to the residential property to the south.

/

We're supportive of this variation because, although it's technically in the front yard of the Goddard School property, it will not extend into the front yard of what would be considered the property to the south. Additionally, that six-foot tall fence will help with any buffering and screening to the southern property as well. On the north side, the six-foot tall fence again helps with the buffer to the north, and the fence actually extends all the way down here. As you heard from the Petitioner, they're now requiring a six-foot tall fence to provide for greater security. Staff believes that, you know, the fence will provide better security. It will prevent outside adults from accessing the children in the playground area, and so we are supportive of this variation as well.

I'm going to talk a little bit about landscaping. There are currently 31 trees on the subject property that are going to be removed in order to accommodate for this development. Of those 31 trees, 22 are in the back area, that's kind of a heavily landscaped green space existing in the back; and 22 of those trees that are going to be removed in the back there, of those 22, two are dead. So, to mitigate for the loss of these trees and in order to comply with code requirements, the Petitioner has proposed 19 new deciduous trees and 131 arborvitae which will be planted on the borders of the site in this location as shown. These arborvitae will provide a dense, year-round screen to the residential properties at the south and at the west.

That being said, in order to comply with code requirements, they do need to add one more tree adjacent to the termination of a parking row, and that's shown here. So, Staff has recommended a condition of approval that would require the Petitioner to revise their landscape plan if they're approved and move forward with a building permit, to incorporate this tree into their site.

The Petitioner did submit a traffic and parking analysis in conjunction with their application. It did identify that during the morning peak, inbound traffic will be generated. Approximately 70 cars will be arriving at the site and 71 cars will be leaving during the morning peak hour, and during the evening peak hour, about 63 cars are projected to enter into the site and 71 would be leaving.

In order to make sure that these movements would be safe, the traffic study did include a gap analysis of the gaps in traffic along Arlington Heights Road. They found that there were sufficient gaps in that traffic to allow for the movements in and out of the site. One of the reasons being that there are stoplights at Olive Street to the south and Thomas at the north, and those stoplights provide, you know, some of these gaps that allow traffic to flow in and out of the site.

But that being said, Staff is a little concerned that the volume of traffic projected from the site, especially considering that this use has its peak traffic generation during the peak morning and evening rush hours and that the drop-off and pickup times for the Goddard School coincide with those same times at the KinderCare to the north, we do have a little concern that these movements in and out of the site will be, could be problematic. So, we're recommending a condition of approval that would require the Petitioner to modify the southern access driveway, either through widening of that access point to accommodate a third lane of travel, or through restrictions on the northbound left turns from the site if egress out of the site becomes problematic.

So, on the bottom of the screen here, you can see the southern drive. This condition would require the Petitioner, at the request of the Village, to modify that

intersection to allow three lanes of travel. That would look something like this and there would be three lanes of travel, two outbound lanes, a dedicated left turn lane and a dedicated right turn lane, and then a singular inbound lane. I would mention this is similar to what's provided at the KinderCare to the north. They do have a 24-foot wide outbound only egress point on Arlington Heights Road that does provide enough room for two lanes of travel outside of the site, a dedicated left turn and a dedicated right turn lane.

Relative to parking, parking for daycare facilities are based on the projected number of employees. Based on the number of employees, 40 spaces are required by code and the site would provide 41 spaces. Staff is a little concerned that the projected number of employees is a little bit low. We had asked the Petitioner to provide information on other Goddard daycare facilities in the Chicagoland area, and they did provide data on nine other Goddard Schools in the vicinity including the number of licensed children at each facility, the number of staff, and the number of parking spaces. Based on an analysis of that data, we found that out of these facilities, the average number of employees per children was 0.241 employees per student. Based on the estimate of 27 employees at the proposed facility, the average number here would be 0.16 employees per student, so we had a little bit of concern that the proposed facility is a little bit outside of the normal of what currently occurs at Goddard daycare facilities here. If we take that average number of 0.241 employees per student and we apply that to the projected maximum student count of 165 students at this facility, that would equate to 36 employees; and the parking requirement for 36 employees is actually 54 spaces as opposed to the 41 provided on the site.

So, we do have a little concern that there could be a potential parking problem and a noncompliant parking situation if the number of employees increase beyond 27. So, we are recommending a condition of approval that would cap the number of students at 165 and the number of employees at 27.

That being we are recommending approval of the application. We are supportive of the land use variation. We believe that it won't alter the essential character of the locality given that there is an existing daycare facility just to the north. We do note that the property has been vacant for three years which is somewhat of a unique circumstance, and we do note that the market study shows there are low vacancies at existing daycare facilities.

Relative to the rezoning, we are supportive of the rezoning. We don't think that the existing zoning for single-family residential is appropriate at this location. It hasn't been used as a residence for decades. Given that it's located on a major arterial, we don't think that the R-1 zoning is appropriate. Additionally, the Comprehensive Plan designates this site as suitable for offices, and that would correspond with the O-T Zoning District that's been requested.

Finally, the O-T District is kind of going to protect the adjacent residential uses compared to two other zoning districts where a daycare facility would be allowed such as, you know, any of our B-1 or B-2 Zoning Districts. So, for example, if the property was rezoned to one of those zoning districts which is appropriate for daycare and this proposed facility went out of business, the O-T zoning on the site actually, you know, allows less intense uses than what would be allowed under the B-1 or B-2 zoning classification.

So, we are supportive of the application, and we are recommending five conditions of approval. That concludes the Staff report this evening.

CHAIRMAN ENNES: Sam, thank you very much. Can I have a motion to

approve the Staff report?

COMMISSIONER GREEN: So moved.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

(No response.)

CHAIRMAN ENNES: Okay, thank you. Commissioner Cherwin, would you like to start with questions?

COMMISSIONER CHERWIN: Thank you. Yes, you know, I think it's a good project. I saw actually quite a bit in the, I saw it previously in the Conceptual Review. My biggest concern at the time was turning movements which I think Sam has talked a little bit about. It sounds like they have, you know, potentially some solutions to help things. I know I think in the Committee, you know, we talked, you know, a little bit about the issues being mitigated because of the lights on either side up by Thomas and Olive.

I think the, you know, the fact here, it is a little bit of a different use and I'd be interested to see what any other neighbors are concerned about. But I think mitigating circumstances that would otherwise be brought up, because the noise I think are mitigated because we have a similar use right next door to it with similar, you know, production of noises. We have Thomas School across the street which has like, I don't know 500 kids or something in it. So, you know, this isn't something that's totally out of the blue for this area. So, I'm supportive of it.

CHAIRMAN ENNES: Okay, thank you. Commissioner Sigalos.

COMMISSIONER SIGALOS: I remember sometime ago, there was a proposed daycare center up on North Dundee Road where the old Chuck E. Cheese was or whatever, but that never went ahead. Is that correct?

MR. HUBBARD: They withdrew their application.

COMMISSIONER SIGALOS: But, I mean, it's never been constructed.

MR. HUBBARD: Right, yes.

COMMISSIONER SIGALOS: At that time, I seem to remember there was quite an outpouring of other daycare facilities saying that they had vacancies and so forth and they were, you know, kind of opposing the thought process that there was a great need for another daycare facility in the area. Has things changed since then?

MS. WITT: I can't speak to however many years ago it was, just because we weren't necessarily looking in this area. But the real estate managers that we have that assist every franchisee that comes through our system, Goddard puts every site through a very rigorous test on our end. One, because we are a franchise company that wants to see our franchisees do well, and secondly, we want to be known as, you know, world class provider of childcare. So, we're not going to put a school in some place we didn't think it was going to do well.

We do our own competitive analysis when we look at these, so we found the exact same information that our franchisee found when we did the market study here. I don't know how it was three years ago. I know that there is more development coming. So, I know we fully support this location being here with the demographics. I don't know if that

answers your question.

COMMISSIONER SIGALOS: It does. The other question I had is why does this facility have fewer employees per student than your average?

MS. WITT: Absolutely. So, this school, compared to some of the others that are in this general area, this school has more of the preschool age classrooms. As the kids get older, the student-to-teacher ratio increases. So, many of our older schools have two or three infant and younger classrooms where the ratios I believe are four students to one teacher. As you get up to the preschool classrooms, it's 10 students to one teacher. So, all of our classrooms are designed based on two teachers being in there at the correct state ratios. So, all of our schools run at two teachers, and then there's floaters in the middle of the day so that those teachers can go on breaks, take lunch, do all that good stuff, while still maintaining the correct ratios in the building.

So, I don't know the exact breakdown of the other schools around here. I can get that information. It was just not, it wasn't something that we looked into just because every school is unique here and it really depends on what the market needs. So, we may have more preschool rooms than they do which may throw off that balance.

COMMISSIONER SIGALOS: As time goes on, could that change?

MS. WITT: It's not going to, it's actually going to take down the number of students in the building then. You can't take a room that has 20 preschool, three or four-year-olds, and make it 20 infants. It can only ever be a maximum group size of eight.

COMMISSIONER SIGALOS: The only reason I'm asking is because of limited parking.

MS. WITT: Correct.

COMMISSIONER SIGALOS: If you have more employees, then it's going to increase the need for more parking.

MS. WITT: Correct, and the way that we look at it from Goddard, I would never approve a site if I thought it didn't have enough parking. We look at it as two teachers per room, plus probably two to three floating staff during the middle of the day when the fewest number of parents are there for pickup and drop-off. There's always going to be an onsite owner and a director. So, that was our number of staff into the building, and then I look at anywhere from 10 to 12 spaces over that for pickup and drop-off.

So, that's kind of always our guiding line in there. We know that the demographic we're going to get for teachers in our building, not all of them are going to own cars or be able to drive themselves to work. It's the nature of the business in that aspect in that many of them take public transportation, they get dropped off by a family member. So, we always account for the worst case scenario, but in reality it's, I'm going to say 9.9 times out of 10, I know at my son's school many of the teachers get dropped off.

COMMISSIONER SIGALOS: My last question is the ingress and egress. Right now, you're proposing a dual lane, but if it's an issue it would be three lanes?

MR. HUBBARD: Yes, there is enough room, given their site plan, that they could accommodate a third lane.

COMMISSIONER SIGALOS: Then I guess my question is why don't you just do that now? Because again the traffic on Arlington Heights Road, and I know we have KLOA here and they did a traffic study, I'm familiar with them, but I could see that possibly being an issue with the traffic along Arlington Heights Road. Why not just do the three lanes initially?

MR. VEER: We have no issue in --

CHAIRMAN ENNES: Would you please state your name and spell it?

MR. VEER: Abhijit Veer, A-b-h-i-j-i-t V-e-e-r. I'm a civil engineer with Bono Consulting. We have no issue in expanding the width of the driveway to 30 feet that could accommodate three lanes.

CHAIRMAN ENNES: From the start? From the beginning or at a later date if there's a problem?

MR. VEER: No, even right now we can modify the driveway to have a --

COMMISSIONER SIGALOS: Again, that would be my suggestion. Because if I understood you correctly, the KinderCare to the north has three lanes.

MS. WITT: That's fine.

MR. VEER: That's fine. We can modify to have three lanes.

COMMISSIONER SIGALOS: Again, I'd just be concerned with the amount of traffic flow along Arlington Heights Road.

MR. VEER: We can accommodate that.

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

CHAIRMAN ENNES: Mrs. Witt, you're okay with that?

MS. WITT: Yes, that's fine.

MR. HUBBARD: I have to say I don't know if the counts have shown that it's needed at this time. But you know, we as Staff recommended that condition of approval in case it's a problem, although their projections are showing that it's not needed. They redesigned the site to have significant stacking capacity to accommodate for if it was just a dual, you know, right and shared, you know, right/left turn lane, and their modeling is predicting that it's not going to be needed. To prevent a worst case scenario, we recommended the condition of approval, and that's why.

COMMISSIONER SIGALOS: Is this similar, the number of students that the KinderCare has?

MS. WITT: I don't know their capacity off the top of my head.

MR. HUBBARD: KinderCare has 123 I believe.

MS. WITT: I don't know if I have that info.

MR. HUBBARD: 126.

COMMISSIONER SIGALOS: That's actually fewer students, and this is proposed to have a limit of 165.

MR. HUBBARD: Right.

COMMISSIONER SIGALOS: So, to me that tells me there's going to be more traffic in and out.

MS. WITT: I would say I think that we would probably, if it's a condition, I'd rather see them put it in rather than disrupt, you know, entrance/exit if we need to do construction at a later date. I would suggest to our franchisees to do it in the beginning.

COMMISSIONER SIGALOS: That's my suggestion.

MS. WITT: I agree.

COMMISSIONER SIGALOS: Thank you.

CHAIRMAN ENNES: Commissioner Dawson?

COMMISSIONER DAWSON: I think it's a very well thought out project. Usually when these daycares come by, I get all crazy about them since I spend all my life in and

out of daycares, but fortunately, I'm beyond that now. Now I get obsessed when schools come before us.

Anyway, on the ingress and egress, I completely agree that it should just go in now. I don't even know that it's, it's not to me even a matter of traffic requirements. It's that your customers are going to be really mad if someone is trying to make a left turn at 8:00 a.m. out onto Arlington Heights Road.

MS. WITT: I agree.

COMMISSIONER DAWSON: So, I would just, yes, just put that in now. I do have concerns about the teacher ratios only because it seems to me a classic case of, and no offense to you, of 10 years from now the owner, maybe it's changed hands or maybe there's a different manager involved, they don't know about this limit, they have been hiring people. We have no way of controlling that. You know what I'm talking about. Like this seems to be the classic situation where business owners run afoul of their approvals unknowingly, and then problems come about in all of that. So, I understand your rationale, but I do find it interesting that it's that much lower.

MS. WITT: Can I add one more thing to my reasoning before? And I don't know if this will help you or not. So, I get my information from our CRM system at work. In there, I don't know if that equates to all full-time staff, if they're including part-time which may be, you know, certain days of the week but not others, and that overlaps. I know from operationally what we tell them they need in the building to function at those ratios. So, that is the information I'm going by. I mean, I can get information from our operational staff if you need more additional information. But the way I've been taught by the rest of the departments in my office to look at these plans for how they should function is exactly how I laid it out before.

So, if for some reason a particular school or schools in this area have, you know, certain teachers that can't be there on certain days and they're kind of equating, raising that number to equate for that, I don't know. I just know what I've been taught to kind of calculate based on their rationale for what we need in a school to operate.

COMMISSIONER DAWSON: You know, the problem with daycares in terms of parking, as you well know, is that it's just a drop-off and pickup, and everyone is pretty condensed into a very small period of time when they need these spaces. So, you know, it's not like during the day that it matters, you know, during the span of the day; it's who's going to be there when it starts and who's going to be there when it ends, and then all the cars that come in.

But it doesn't seem, I mean, there's no possible way to reconfigure this to add more parking? I'm kind of looking at you, Sam. Or there's nowhere to landbank anything, right? Because they've pretty much utilized the whole, just the whole site, correct?

MR. HUBBARD: Yes, they started out with 36 spaces, and so they've been working very diligently to try and squeeze in as much parking as possible. You know, we did explore some options, if I can put it back here, that, you know, that would change this to, you know, angled parking like this and you'd be able to fit more spaces in here. The problem is that the fire truck needs suitable access to get around the site without having to back up, and putting angled parking in here might hamper that access. So, we did explore options for additional parking spaces, we just don't think that they'd fit.

MS. WITT: Another take on what you just said, so when parents come to register at Goddard, they fill out a little form to ask them what time they estimate to be dropping off. That's so that our franchisees can, we don't have all 27 staff members show up at 7:00

o'clock in the morning. I mean, it's going to be, we have X number of students and at certain times of the day, by state regulations you're allowed different ratios if that makes sense. So, that happens to be one of the times, and you know, I know when I drop my son off, typically we're the ones who put them over the ratios. They make the phone call to the front office and the director or someone has to come to help and be in that room to make sure we're still at ratio until the second teacher arrives.

So, they have teachers that are there from, you know, 7:00 or 6:00 in the morning until 3:00. It's not as though, really the only time that all teachers will be there is the middle of the day. That's really when our pickup/drop-off is at its lowest.

COMMISSIONER DAWSON: So, I'm not against the project because of this. Because of your location on Arlington Heights Road and it's not as if this is going to be impacting a community, it's not as if cars are going to be lined up and impacting, you know, others; it's really going to work or it's not. If you have a parking problem, people aren't going to be happy with your school.

The only, the one thing I would be concerned about is people that park in the KinderCare lot because of overflow. So, you might have some issues with the neighbor there, you know, if they think that they can get in and out of KinderCare easier, and obviously KinderCare is not going to want you using their parking lot. So, I can foresee a potential issue there. But with the way you have the entrance configured, everybody wants to be as close to the door as possible. So, it seems unlikely that people are going to want to park over there and come all the way through.

MS. WITT: Right.

COMMISSIONER DAWSON: But it's just, you know, it's a little tight on parking and I'm a little concerned that it's not going to stay at 27 teachers. But you know, again I'm just voicing that. I understand your rationale and I don't think that you're misleading us in any way.

MS. WITT: If it does become a problem, the other thing, sorry to interrupt, we have other franchisees that have had to, you know, lease parking from another facility and, you know, either bus the teachers in or something like that. I mean, I would offer that solution here if it does become a problem and this is what it really amounts to, that's what our franchisee will have to go to.

COMMISSIONER DAWSON: Okay, well, and we do have the ability, if it's a problem and people are calling and complaining, we'll go in and ask how many employees you have and then we'll find out you're over capacity and we'll deal with it.

MS. WITT: Right.

COMMISSIONER DAWSON: I'm just saying that this happens.

MS. WITT: Right, absolutely.

COMMISSIONER DAWSON: That people forget about these requirements, things shift in their businesses, and then people have to come back to us and then we're faced with this issue. That's all I'm saying.

In terms of the number of daycare out there, I know that there's been some people talking about market study. Now, I haven't again had a daycare kid in a while, but there is definitely room for more daycare facilities in Arlington Heights, and there is definitely room for high quality daycare facilities. I remember when I was looking for daycares, there wasn't a Goddard obviously around us, but my husband worked near a Goddard facility and we

were very interested in sending our children there because your reputation is so high level and stellar. It is a different level of daycare facility, at least that's its reputation.

So, I don't believe that we're bringing in anything that won't be attractive to the community and that won't be utilized, or that it's really very different to a lot of the daycare facilities we have out there. But also, I'd just like to remind that it's not our job to worry about competition up here. People are allowed to have competitors move in. So, it's really not up to us to decide whether or not they need more daycare facilities in the town.

So, anyway, I am very supportive of the project. I'm curious to see if anyone in the audience is speaking about it. But I think it's very well thought out. I love the design and all the thought that went into it to protect the children.

MS. WITT: I can't take credit for that.

COMMISSIONER DAWSON: I think it's great.

MS. WITT: Thanks.

CHAIRMAN ENNES: Thanks, Sue. Commissioner Jensen?

COMMISSIONER JENSEN: Yes. Since Staff is suggesting that we cap the number of students at 165 and the number of employees at 27, let me ask you, are those 27 full-time equivalents or are they just 25 employees and it doesn't matter whether they're full time or not? What does that 27 mean?

MS. WITT: I would say it would be a 27 maximum per day.

COMMISSIONER JENSEN: Full-time equivalents though?

MS. WITT: Yes, yes. I mean, it's hard to say that we're going to get 27 employees at that kind of pay range and availability, to say that's the number of employees we can cover everyday that we need to.

COMMISSIONER JENSEN: Well, I guess what I'm trying to get at is if you ended up adding, you know, two or four or six part-time people who did half time, your total employee count would go up but your FTE wouldn't.

MS. WITT: Correct.

COMMISSIONER JENSEN: So, I don't know what Staff is going to be asking you to cap if, when you get to that point, whether the cap being FTEs or whether the cap being headcount.

MS. WITT: Okay.

COMMISSIONER JENSEN: But for you, how do you interpret the 27? Because you're going to be asked can you live with that.

MS. WITT: I would like it to be interpreted as the FTEs.

COMMISSIONER JENSEN: Okay, let me ask Staff what you meant by wanting to cap the, clear to see what you want to do with the students, 165. What are you capping with respect to the employees?

MR. HUBBARD: It's employees that are at the facility at one time. So, that's how the code --

COMMISSIONER JENSEN: So, it's headcount at one time would be maxed at, excuse me, 27 irrespective of their status in terms of being full time or not?

MR. HUBBARD: Right.

COMMISSIONER JENSEN: Can you live with that?

MS. WITT: Yes, I can.

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

MS. WITT: Thank you.

CHAIRMAN ENNES: Thank you. Commissioner Warskow?

COMMISSIONER WARSKOW: I think everybody's already addressed my concerns. I'd like to hear if there is anyone from the public, if any have further questions.

CHAIRMAN ENNES: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Just a quick question. Do you do part-time daycare?

MS. WITT: We do do part time. My son is actually only in it for three days a week. That is considered full time in Goddard's eyes.

COMMISSIONER LORENZINI: I think your school is great. Good luck with it.

MS. WITT: Thank you.

CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: All my questions have been answered. I was concerned about the traffic and the three lanes, and I think if you're going to do that, that will solve the problem. So, I think it's a great project.

MS. WITT: Thank you.

CHAIRMAN ENNES: Sam, is the three -- I'm sorry, you're done?

COMMISSIONER GREEN: Fine, no, go ahead.

CHAIRMAN ENNES: Okay, Sam, a question for you. Is the provision of three lanes, ingress/egress, is that one of your conditions?

MR. HUBBARD: Only if requested by Staff after operation commences and it becomes problematic. So, if the Plan Commission wants to change that condition to require it, you know, from the start, then they would have to amend that language.

CHAIRMAN ENNES: Or we could just recommend that to the Village Board when they consider it.

MR. HUBBARD: Right.

CHAIRMAN ENNES: As long as the Petitioner wants to do it, okay. Also, Sam, while I have you, because of a change in zoning, does that put any requirement on us in regard to the Comprehensive Plan? Do we have to do something with that or is that just something that Staff will take care of in changing that?

MR. HUBBARD: No, it actually makes it more compliant with the Comprehensive Plan because the Comprehensive Plan lists this as suitable for offices, so the O-T District would be compatible with that offices designation on the Comprehensive Plan. So, nothing needs to be done.

CHAIRMAN ENNES: Okay, thank you. Ms. Witt, does Goddard own the property or does your franchisee?

MS. WITT: All of our franchisees are individually owned.

CHAIRMAN ENNES: Okay, and is your drop-off and start-off time for the students the same time as it is for the adjoining property?

MS. WITT: I don't know the specific answer to that. Like I said, it will most likely fall in line with the competitors. We're not going to have them open later, open earlier. It's not an advantage in our market to do that.

CHAIRMAN ENNES: Okay, and since I think they may be in the audience and have some questions, maybe they could tell us. What is your drop-off time and your pickup

time?

MS. WITT: Like I said, once they open, they will do a market study of that, not market study but they will --

CHAIRMAN ENNES: So, you don't have a set time at this point?

MS. WITT: I don't, no. I mean, generally our schools are open, I know my son's school is open from 7:00 a.m. until 6:00 p.m.

CHAIRMAN ENNES: Okay, and all of your students are five or younger?

MS. WITT: Six or under, yes.

CHAIRMAN ENNES: Six or under, okay. That limitation on the number of students, you said as the kids get older, you end up having more teachers. Do you believe, or I'm sorry, fewer teachers.

MS. WITT: Correct.

CHAIRMAN ENNES: So, if that teacher headcount works for you at the beginning, although the number of new students is going to change every year --

MS. WITT: No, it's a state-regulated ratio. So, if anything, the Goddard program, the educational program that we have put forward is under that.

CHAIRMAN ENNES: Okay, so you've reviewed this and it will work for the number of students here.

MS. WITT: Absolutely.

CHAIRMAN ENNES: There was a suggestion that you consider finding alternative parking in the neighborhood if that becomes an issue. Just because of some other petitions we've had of late, good luck.

MS. WITT: Well, hopefully it's not an issue.

CHAIRMAN ENNES: But it's not to say that they're not out there. Locating right next door to a competitor, how do you consider your service different?

MS. WITT: I mean, we're nationally ranked in providing high quality childcare. We tend to provide more programs that are included in just the general fee that we charge, the tuition that we charge. Many of our competitors charge extra for that. I know we provided a list, it was quite extensive of the programs that we provide. I mean, my son does yoga at school, they do chess, there's some crazy stuff that they do.

CHAIRMAN ENNES: But you're a little more of a full-service?

MS. WITT: Yes, absolutely.

CHAIRMAN ENNES: Let's see. Did I hear you correctly that parents will have to park, bring the kids in to the school, take them in to their room?

MS. WITT: Correct, yes.

CHAIRMAN ENNES: Okay, that's all I have at this point in time. So, what I'm going to do is I'm going to open it up to anybody in the audience that would like to come and talk to us. Just to go over, can I see a show of hands of how many people would like to, from the audience that would like to comment? So, two, at least two, okay. When you come up, if you could, are you from the same organization or neighbors or something? Okay, if you can, if one of the speakers has made a comment on the subject, we don't need to hear it twice. But why doesn't one of you come up, again state your name, it's helpful if we know your address, spell it for our court reporter, and tell us what your questions are and we'll see if we can address them.

So, the lady in the light sweater. What?

MS. PERICOLOSI: I don't know that I have questions, but I have some concerns.

CHAIRMAN ENNES: Sure, that's what we'd like to hear. Did you go to the neighbor meeting?

QUESTIONS FROM AUDIENCE

MS. PERICOLOSI: No, I did not. I did not go to that. My name is Jacqueline, J-a-c-q-u-e-l-i-n-e, and my last name is Pericolosi, P-e-r-i-c-o-l-o-s-i. I am actually the director of the KinderCare that's directly north of them.

CHAIRMAN ENNES: Why did I suspect that?

MS. PERICOLOSI: I have been running that center for almost 14 years along with my partner Alissa. We have been in the community for 40 years, correct. We are nationally accredited as well and we also have our Gold Circle through ExceleRate Illinois which recognizes the staff and our program that we have. I think that knowing my families, knowing our area, we are not a full building, and actually our capacity is incorrect that they have. I know that it is not the best to get in and out of that area where we're at to begin with, so to add three more in and outs right in between that space in Olive is going to be very detrimental to my families getting in and out. My office faces Arlington Heights Road, so I see the traffic flow day in and day out.

CHAIRMAN ENNES: Your customers come in off of Arlington Heights off the south?

MS. PERICOLOSI: They do, correct. They do. So, we have an exit --

CHAIRMAN ENNES: Is that your only ingress and egress?

MS. PERICOLOSI: So, we have, the top one, the north is actually where we come in, and the bottom is where we exit. So, our exit, most of our families are commuters in the area, since I know my area pretty well. So, they're going to be running right, a majority of them are going to be going, flowing towards them, which is going to be a huge issue for my families. We also go to the school at Olive in Arlington Heights Road, that's one of our schools that we take care of in the community. So, that's also going to be an issue with the flow of our families that come and drop off kids by us and then go that way to their school. So, we know our area, we know what we need.

I think that we are a very highly accredited location as well. We have a curriculum that I've been running for over 13 years at my location that my three boys have gone through. So, certainly I know what we provide for the community and what is needed.

So, my assistant director Alissa Kuhlman came as well.

CHAIRMAN ENNES: Feel free to come up, we don't bite, if you have concerns.

MS. PERICOLOSI: Anything else you want to say? Yes, I think our biggest concern, too, is, you know, not only the traffic flow but just having it right next to our, you know, literally the fence is connected to theirs where our kids are at. You know, I think that that's a big concern as well. You know, obviously we have safety things that we do for our children, too. I just think it's not the best place to be putting someone else right next to us, to be honest.

CHAIRMAN ENNES: I can understand your concerns doing what you do.

MS. PERICOLOSI: Yes, absolutely.

CHAIRMAN ENNES: It will be like prom weekend when the --

MS. PERICOLOSI: I just know the traffic flow better from 14 years of seeing it in and out, as well as my partner. So, I just know that that's going to be not great.

CHAIRMAN ENNES: I'm up and down the street every rush hour morning.

MS. PERICOLOSI: Yes, so we're about 90 percent occupied, and I'll tell you that 90 percent of my families are not going to be happy about that. I'll guarantee it.

COMMISSIONER JENSEN: So, what's your total number of students that you have?

MS. PERICOLOSI: We have about 110 enrolled, but we're at 92 FTE which is full-time enrollment. So, we look at on a daily basis how many kids come, and that means from open to close which a majority are 7:00 to 6:00 because we're open 6:45 to 6:00.

COMMISSIONER JENSEN: So, you have about 92 you said?

MS. PERICOLOSI: 92 on a daily basis, but we do have Kindergartners that flow through the day as well. We have about 20 staff that come through, and our capacity is 108. So, I'm concerned about how many, you know, just knowing and what I've been doing for how many years, the staffing and the capacity of 165 doesn't seem correct to me. That's concerning to me.

COMMISSIONER JENSEN: Right, so your capacity is about 108 and you have about 92 FTE.

MS. PERICOLOSI: Right, and we have 20 staff that come through on a daily basis.

COMMISSIONER JENSEN: Okay.

CHAIRMAN ENNES: What's your primary drop-off time and pickup time?

MS. PERICOLOSI: I would say in between 7:00 and 8:30 is drop-off for the most part, and then in the evening 4:30 to 6:00. We really do have people who are there until 6:00.

CHAIRMAN ENNES: I'll bet.

MS. PERICOLOSI: Well, they're commuters in our community, so they're going to be, if they're going to be using that facility, they're going to have the same times because they're going to be commuters in our area. So, yes.

CHAIRMAN ENNES: Your drop-off procedure, do the parents come inside? Do they park and come inside?

MS. PERICOLOSI: The parents do. They do park and they come in, and I only have six classrooms in my building. So, they come in, they drop their kids off, they sign them in and out as well, and talk if they need to with the teachers, and then leave when they can. Then the evening is the same way, they do come in, they sign their children out, pick them up for the day, and that's probably when a lot of the parents are probably staying longer because they are talking with their teachers, learning about their child's days. So, I would say the evening can get pretty full in the parking lot because you're going to have more staying a little bit longer than first thing in the morning.

CHAIRMAN ENNES: Thank you for your comments. Do you have anything else or is that --

COMMISSIONER DAWSON: Can I just ask a clarification? You said that you have 92 staff but you only have 20 then?

MS. PERICOLOSI: No, I have 92 children and 20 staff.

COMMISSIONER DAWSON: 92 children and 20 staff on a daily basis?

MS. PERICOLOSI: Yes, correct.

COMMISSIONER DAWSON: Okay, so --

MS. PERICOLOSI: Because when you have the infant and toddler programs, they have to stay the same ratios. So, for instance, I have a classroom that can be up to 12 infants, but right now we're about eight. So, I have to have two teachers in there at all times. So, when they get broke, they have to have two other teachers come in at different times or at the same time. Usually they stay on property because of licensing, so if we had something going on, we would need those staff to come help if we had to, like if we had to leave the building. Then our toddler room, it's a one-to-five ratio, you also have to have the same amount of teachers through the whole time of the day. So, whereas preschool, pre-K, as long as half the children are on their cots sleeping, they can break one another.

So, that's how it's been designed through licensing to get through those things. So, it all depends on how many rooms they have, how many kids are going to be staffed and whatnot as well.

CHAIRMAN ENNES: Okay, well, it sounds like we have two very high quality daycares that might be located next door to one another, so hope you guys get along real good.

Okay, Sam, I have one other, did your associate want to, she covered everything? Is there anybody else in the audience that would like to make a comment? Okay, I'm going to close the public portion of the hearing so that the Commissioners can deliberate, and thank you.

MS. PERICOLOSI: Thank you.

CHAIRMAN ENNES: So, where are we? Do we have a motion?

COMMISSIONER JENSEN: Could we ask, or could I ask Ms. Witt the sensibility or the reason of locating one facility right next to the other? Is that a sensible thing? Is that a common thing that's done in this industry?

MS. WITT: It's very common. I mean, I get calls probably weekly of our existing franchisees and a competitor coming in. It's healthy business. Like we've demonstrated earlier, there's a need for this in the community. The fact that our franchisees are willing to rehab a facility, I think it's great for this community putting that, you know, we're going to take an existing building and renovate it and make it, in my opinion, look beautiful.

So, I think it's an ideal spot for it. Our company thinks it is an ideal spot and we stand behind it.

COMMISSIONER JENSEN: The other question I have on that is how much stock should we put in your competitive analysis when we have one here listed at 126 and no availability and she says a different set of numbers and they have a 10 percent vacancy.

MS. WITT: We had an independent person call and do competitive analyses. They signed an affidavit, I believe, and submitted that. I did not personally do it so I don't want to speak to that, but I know that the person that did it stands behind it.

COMMISSIONER JENSEN: So, you had a process and they signed an affidavit that it is accurate to the best of their ability?

MS. WITT: Yes, correct.

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

CHAIRMAN ENNES: Anyone else?

COMMISSIONER LORENZINI: Yes. Sam, real quick, so obviously you've looked at the additional traffic that's going to be in the area with this additional facility, and we're still okay with the level of service?

MR. HUBBARD: Yes. Yes, our traffic engineer did look at it. He had some concerns when they came in for our first round of review. They made some significant changes to the circulation and flow of the site that we felt made a major improvement. So, we're, you know, we're comfortable with this use moving forward given the traffic, projected traffic circulation.

COMMISSIONER LORENZINI: Yes, the site layout looks good, the parking and all that. But the actual cars dumping out on the street next to each, two facilities next to each other, we're still okay with that volume?

MR. HUBBARD: Right, the level of service analysis on adjacent intersections came back as, you know, it's not going to create an unsafe traffic situation. Yes, there will be, there are some intersections that will function at a level of F, but that's somewhat typical for a major arterial when there are, you know, stoplights and controlled access during rush hour times. So, yes.

COMMISSIONER LORENZINI: Okay, thank you, Sam.

COMMISSIONER CHERWIN: Yes, I would just follow up I guess with two comments. As I mentioned earlier, my concern about the traffic pattern I think, you know, the Village, you know, that was a concern of mine. I think the Village has come up with, you know, three lanes that would help. I also look at, you know, potential alternative uses, and there's nothing to say that this wouldn't be developed as something, you know, also intense. I mean, this property is, you know, at some point going to change over and there will be parking and traffic issues created by it. So, I think that, you know, it sounds to me, you know, I'm comfortable with the position the Village is taking.

The second one, you know, I don't think I could say it any better than Commissioner Dawson did earlier which is, you know, while we do have another facility here, you know, the market study, I guess we're not really in the position of choosing, you know, coming in with competitive outcomes, choosing winners and losers and stifling competition. So, to the extent that, you know, a market study has been done, it's reasonable. Who knows, you know, how perfect it is, but it sounds like that there is a demand and that these may look to different audiences potentially. It sounds like KinderCare is doing very well and they have their own, you know, business that's very successful, and I don't think that we're kind of, or that we're going to be in a good position if we sit up here and look at choosing who competitors may be and who they may not be. So, that's all I would say.

CHAIRMAN ENNES: Anyone else? Let me throw this out. Do we want to make one of the conditions that the Petitioner has indicated that they're more than happy to do the three lanes now, do we want to make that one of the conditions? Or should we recommend that to the Village Board if we're going to approve this?

COMMISSIONER LORENZINI: I think we should make it a condition would be my recommendation.

COMMISSIONER CHERWIN: I agree.

COMMISSIONER SIGALOS: I agree with that.

CHAIRMAN ENNES: Can I have a motion?

COMMISSIONER CHERWIN: I'll move.

A motion to recommend to the Village Board of Trustees approval of PC# 18-023, a Rezoning from R-3, One-Family Dwelling District to O-T, Office-Transitional Zoning District; a Planned Unit Development; a Land Use Variation to allow a daycare facility within the O-T District, and the following variations:

1. Variation to Chapter 28, Section 5.1-9.3(B), to reduce the required side yard setback on the north from 20 feet to one foot.
2. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
3. Variation to Chapter 28, Section 6.13-3(A), to allow a six-foot tall open and six-foot tall solid fence in the front yard where code restricts open fences in a front yard to 36 inches in height and prohibits solid fences in a front yard.

Approval shall be subject to the following conditions:

1. The maximum number of children at the facility shall be restricted to 165 and the maximum number of employees shall be restricted to 27. Should an increase in either children or employees be proposed, the Petitioner shall be required to demonstrate through a parking study and surveys of the parking lot usage that there is adequate capacity for any increase. Final judgment of adequate capacity shall be at the discretion of the Village Staff. Alternatively, the Petitioner may alter the site plan, for review and approval by Village Staff, to create additional parking areas.
2. Should egress from the site become problematic, at the discretion of the Village, the Petitioner shall be required to alter movements from the site, either through the widening of the southern access point to create a third lane of travel or through restrictions on northbound egress from the southern access point.
3. IDOT review and approval of the proposed access to Arlington Heights Road shall be required.
4. One additional shade tree shall be provided to the west of the two northernmost parking stalls at the front of the building.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

COMMISSIONER CHERWIN: Approval shall be subject to the following conditions one through five that are noted on the Staff's report provided that condition number two is amended to be a requirement from the outset of the development.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER LORENZINI: I'll second.

CHAIRMAN ENNES: Can we have a roll call vote?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

CHAIRMAN ENNES: So, you have a unanimous approval from the Plan Commission. You would proceed forward, as you probably know to the Village Board.

MS. WITT: Thank you again for letting us go first, I appreciate it.

CHAIRMAN ENNES: Okay, thank you.

MR. VEER: I just wanted to thank Sam Hubbard for all his work. We have been working for a year with him.

CHAIRMAN ENNES: It has been a while. It was June that you came through our initial review.

MR. VEER: Yes. So, thank you very much.

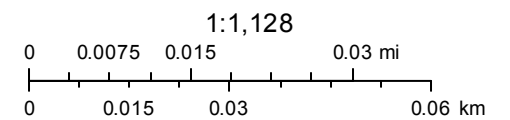
CHAIRMAN ENNES: Thank you. Good luck.

(Whereupon, the public hearing on the above petition was adjourned at 8:34 p.m.)

Aerial - 1316 N Arlington Heights Rd



June 8, 2018



APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 27, 2018

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Ted Eckhardt

Members Absent: Kirsten Kingsley
Scott Seyer

Also Present: Andy & Voula Behlis, Owners of *1518 W. Thomas St.*
Jeff Eichhorn & Beth DeBaker, DeBaker Design Group for *1209 N. Dunton Ave.*
Aidan Quinn, AKA Architects for *Goddard School*
James Cazares for *European Crystal Hotel*
John Powers, Dryvit Systems for *European Crystal Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 13, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF NOVEMBER 13, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald stated that a positive vote from all 3 commissioners is required for approval of a project tonight.

ITEM 3. COMMERCIAL SCHOOL REVIEW

DC#18-097 – Goddard School – 1316 N. Arlington Heights Rd.

Aidan Quinn, representing *AKA Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for exterior modifications to an existing commercial building. This project requires Plan Commission review and Village Board approval for Rezoning, PUD, Land Use Variation, and other variations to allow redevelopment of the site as a new day care facility. Because this project is going to the Plan Commission, the role of the Design Commission is limited to architecture and signage only.

There are two buildings on the subject property, a two-story single-family residence and a commercial building, formerly Sylvia's Flower Shop. The petitioner is proposing to demolish the former residence in its entirety, and renovate the commercial building with a complete interior and exterior makeover to convert it into a day care facility.

The scope of the exterior building improvements include the following:

- Replacement of all exterior materials with new stone base, thin-brick veneer, and fiber cement siding and trim.
- New windows throughout.
- A small classroom addition at the southeast corner.
- New covered porches/porch columns at the front and rear classrooms.
- New canopy above the new main entrance on the south end of the building.

The existing vacant single-family residence (to be demolished) is located in front of the existing commercial building, which blocks the view of the commercial building and creates an odd appearance from the street. The existing commercial building has an overall nice massing and composition, and the proposed exterior improvements will create an excellent fresh appearance for this building. The proposed exterior materials and details have a rich appearance and they are very nicely coordinated.

The petitioner is proposing one new 28 sf ground sign facing Arlington Heights Road. The proposed sign is a simple design supported by two 4x4 aluminum posts. Per Chapter 30 sign code, the maximum allowed size is 24 sf. In general, the sign is nicely designed, but it is recommended that the sign panel be reduced to 24 sf to comply with code, and that the base of the sign be enhanced with stone to match the building.

Staff recommends approval of the proposed design for the exterior modifications for the new school, with the recommendation to reduce the size of the ground sign panel to 24 sf to comply with code, and enhance the base of the ground sign with stone to match the building.

Mr. Quinn responded to the comments about the ground sign and said they would consider enhancing the base of the ground sign with stone; however, they were planning to add landscaping at the base of the sign, which could hide the stone. He had no additional comments.

Chair Fitzgerald asked if there was any public comment and there was no response from the audience.

Commissioner Eckhardt said that the renderings really help to show what is going on, but also show how the pavement goes right up against the building along the drop off/pick up area, and he recommended added planting areas there to help soften the building as it hits the walks. He is very familiar with this building and felt the proposed design brings the building to life and maintains the farmhouse charm, while keeping the important elements. He said the design was well done.

Commissioner Kubow agreed and said it was an impressive transformation of the existing building. It is completely different, looks fantastic, and the color palette is warm and welcoming. He also agreed with the comment about adding

landscaping along the drop off/pick up areas to make it more welcoming. He also suggested adding an architectural element above the door on the east elevation, which almost feels like a front entrance, although he acknowledged that doing so could draw people to think that was the drop-off area. Mr. Quinn clarified that these doors are an exit for the classrooms and they do not want to confuse them for an entrance. Commissioner Kubow understood and suggested adding landscaping there, which Mr. Quinn was not opposed to. Commissioner Kubow also said that the flat element above the new covered entrance on the south did not fit with the architecture and felt out of place with all of the low sloping roofs, and Mr. Quinn replied that they want to make this element stand out as the entrance, with possible future signage on it. Commissioner Kubow reiterated that other than adding more landscaping to help soften some of the harder areas of the building as previously suggested, he felt this was a great transformation of the existing building.

Chair Fitzgerald agreed with most of what was said. He did not feel that more landscaping was necessary at the main entrance because it does not face the street; he was open to it, but was also okay with leaving it as proposed. On the east elevation that faces Arlington Heights Road, he suggested more landscaping along the east wall, as well as a small amount where the fence is located to help soften that area. He also commented that although the exit doors along the east elevation are not meant to be welcoming, he felt the flat white doors should be a more attractive material, which is a requirement for him. Mr. Quinn was not opposed to the doors being a more traditional type design/material. Chair Fitzgerald also liked the colors being proposed and felt the design looked great and will be an enormous improvement.

Mr. Hautzinger suggested painting the exit doors the same color tone as the brick to down play their prominence. Chair Fitzgerald said he was open to that but did not want to see flat steel doors, but rather something decorative to go with the rest of the building, which could be reviewed and approved by Staff. To avoid someone mistaking these as the entrance, Commissioner Eckhardt agreed with painting the exit doors to match the adjacent siding, as opposed to white doors that could encourage entry. With regards to the south entry canopy, Commissioner Eckhardt liked that it indicates it is the main entrance, but suggested more cabinet framing on the canopy, rather than one big flat surface as currently shown on the drawings, which is not realistic. This could be approved by Staff. Mr. Quinn did not see a problem with breaking up the canopy face with additional detailing.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS FOR GODDARD SCHOOL TO BE LOCATED AT 1316 N. ARLINGTON HEIGHTS ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 10/23/18, 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 REQUIREMENT TO ADJUST THE COLOR AND PROFILE OF THE FLAT, WHITE FRONT FACING EXIT DOOR SO THAT IT HAS A MORE DECORATIVE APPEARANCE.
2. A RECOMMENDATION TO ADD LANDSCAPING ALONG THE FRONT WALL OF THE BUILDING.
3. 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 RESPONSIBILITY 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.

Commissioner Kubow commented that he was okay with the petitioner adding landscaping to the ground sign, or with not adding landscaping; however, he would require some type of base to match the sign. His requirement would be to either add landscaping or some type of base that would be the same material as proposed for the building. Chair

Fitzgerald was okay with the ground sign either way but pointed out that code requires landscaping at the base of a ground sign, which Mr. Hautzinger confirmed. Chair Fitzgerald also wanted the recommendation to add landscaping along the front wall of the building to be a requirement, and approved by Staff. Mr. Hautzinger asked that the landscaping comment remain as a recommendation because of the potential conflict with Plan Commission comments regarding landscaping. Commissioner Eckhardt concurred with the comments made by the other commissioners regarding the sign.

Mr. Hautzinger suggested adding a recommendation to add a stone base to the ground sign. Commissioner Eckhardt was concerned that adding a stone base could create site line issues with small children running around the site or walking pedestrians being blocked by the sign. Mr. Quinn felt this would not be an issue because they are maintaining the required 12' visibility triangle. Mr. Hautzinger clarified that the 12' visibility triangle is for vehicular visibility clearance, but there is a pedestrian walkway there so he recommended moving the sign and the 12' visibility triangle back away from the sidewalk. Commissioner Eckhardt said he was in favor of the stone base, to the extent that it did not create a hazard.

Chair Fitzgerald asked Staff if the commissioners were voting on a variation to allow the ground sign to be larger, or would the sign meet code, and Mr. Quinn said the sign would meet code.

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

4. A RECOMMENDATION TO REDUCE THE GROUND SIGN SIZE TO COMPLY WITH CODE AND ADD A DECORATIVE STONE BASE.

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Goddard School
Project Address: 1316 N. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: November 16, 2018

PETITIONER INFORMATION:

DC Number: 18-097
Petitioner Name: Amir Khowaja
Petitioner Address: 701 Forum Square, Unit 608
Glenview, IL 60025
Meeting Date: November 27, 2018

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to an existing commercial building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for Rezoning, PUD, Land Use Variation, and other variations to allow redevelopment of the site as a new day care facility. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

There are two buildings on the subject property, a two-story single-family residence and a commercial building, formerly Sylvia's Flower Shop. The petitioner is proposing to demolish the former residence in its entirety, and renovate the commercial building with a complete interior and exterior makeover to convert it into a day care facility.

The scope of the exterior building improvements include the following:

- Replacement of all exterior materials with new stone base, thin-brick veneer, and fiber cement siding and trim.
- New windows throughout.
- A small classroom addition at the southeast corner.
- New covered porches/porch columns at the front and rear classrooms.
- New canopy above the new main entrance on the south end of the building.

Architectural Design:

The existing vacant single-family residence (to be demolished) is located in front of the existing commercial building, which blocks the view of the commercial building and creates an odd appearance from the street. The existing commercial building has an overall nice massing and composition, and the proposed exterior improvements will create an excellent fresh appearance for this building. The proposed exterior materials and details have a rich appearance and they are very nicely coordinated.

Signage:

The petitioner is proposing one new 28 sf ground sign facing Arlington Heights Road. The proposed sign is a simple design supported by two 4x4 aluminum posts. Per Chapter 30 sign code, the maximum allowed size is 24 sf. In general, the sign is nicely designed, but it is recommended that the sign panel be reduced to 24 sf to comply with code, and that the base of the sign be enhanced with stone to match the building.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for exterior modifications for Goddard School at 1316 N. Arlington Heights Road. This recommendation is based on the plans dated and received 10/23/18, 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. Reduce the size of the ground sign panel to 24 sf to comply with code.
2. Enhance the base of the ground sign with stone to match the building.
3. 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30.

November 16, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-097



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

11/13/18

Mr. Bill Enright
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Project Description and Narrative – The Goddard School - 1316 Arlington Heights Rd

Dear Mr. Enright

Mr. Amirali Khowaja is purchasing the vacant property located at 1316 Arlington Heights Road for the purpose of operating The Goddard School as a franchisee. The existing site contains two (2) structures: a vacant 2 story building that is approximately 13,300 sqft which was used for commercial purposes, and a vacant 2 story residential building that is approximately 2,400 sqft. Mr. Khowaja intends to invest his time and capital to transform this vacant property into a safe and attractive daycare facility to facilitate the needs of surrounding community. The intended work for this project includes but is not limited to the following:

- Demolish the vacant residence.
- New parking lot to accommodate 36 cars and fire truck turning.
- New site lighting
- New site grading.
- New landscaping
- (2) new playground areas, one on the east and one on the west side of the building.
- New storm water detention system.
- Reclad entire façade of existing building
- Construct new gable roof on the south east corner of the existing building
- Construct new porch roof on the west side of the building
- Replace and install new windows throughout.
- Replace and install new doors throughout
- Gut interior of building
- Construct new interior layout, new interior doors windows, etc
- Rebuild existing interior stairs
- Install new elevator

concept to completionSM

- New mechanical work
- New plumbing work
- New electrical work
- New finishes and equipment

Project Timeline:

The anticipated project timeline is as follows:

- Permit submittal – 3/20/19
- Permit acquired – 5/20/19
- Construction Start – 5/27/19
- Construction Complete – 11/27/19
- Opening Day – 11/28/19

Business Operations:

The Goddard School is a national franchise with 460 locations across 36 states that offers daycare and preschool services for infants and children up to five years old, as well as private kindergarten classes and afterschool programs for children in elementary school. The proposed location will offer care for children as young as six weeks up to pre-school ages kids (five years old). This location will not offer private kindergarten or afterschool care for elementary children at this time but may do so in the future.

Students and employees:

The Goddard school of Arlington Heights anticipates a max child capacity of 165 students with 24 staff members which would bring the total occupancy to 189. Child grouping will be as follows:

- Infant – age 6 weeks to 12 months
- First Steps – age 13 months to 18 months
- Young Toddler – age 24 months to 30 months
- Get Set – age 30 months to 36 months
- Preschool through Kindergarten – age 3 years to 5 years.

Work Hours:

The hours of operation for The Goddard School of Arlington Heights will be between 7am and 6pm Monday through Friday 12 months a year.

Drop off and Pick up:

Nationally Goddard experiences peak times from 7am-9am

- No set “Start” time for the school so there is no set drop off time for parents more so what accommodates their schedules is how the individual drop off times are set.
- Parents must park their car and walk the child or children into the school, sign them in and walk them to their classroom(s).

concept to completionSM

- Drop off takes approximately 5-10 minutes so each space can turn over approximately 10-12 times per hour.
- There are parking spaces allocated for employees on the site and 11 spaces for parent drop off and pickup.
- Pick up is very similar in that the parents need to park and come into the building to get their child/children.

Food Service:

Illinois is a food service state, so lunches will be prepared in the school as required by licensing. The menu will be reviewed by licensing to ensure it provides nutritional value. Parents are also permitted to bring lunches in for children that can be served cold or warmed in a microwave.

If catering is done the truck is small and lunches are dropped off around 11am. Typically, the size of a large van or small box truck.

Thank you for the opportunity to submit this application. We look forward to working with the Village of Arlington Heights.

Sincerely,



Atul Karkhanis, AIA, LEED AP BD+C

concept to completionSM

Wednesday, October 17, 2018

Mr. Bill Enright
Bill Enright, Deputy Director of Planning and
Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

**RE: Land Use Variation to allow a Day Care Facility within the OT District
1316 N Arlington Heights Rd., Arlington Heights, IL 60004 as more fully
described in the Agreement ("Property")**

Dear Mr. Enright:

I represent Amir Khowaja and his assigns ("Purchaser") who is a contract purchase of the above-referenced Property. My client intends on acquiring the Property for the operation of a Day Care Facility. As you know, the Property is currently zoned R-3: One-Family Dwelling District.

Purchaser seeks a rezoning and land use variation of the Property to OT, Office-Transitional Zoning District in order to facilitate the use of the Property as a Day Care Facility.

In accordance with your zoning code and the land use variation criteria, the Purchaser states as follows:

- **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 proposed use of the Property is a Day Care Facility. Currently, the nearby properties have the following existing uses:

<u>Direction</u>	<u>Existing Use</u>
North	Daycare (KinderCare)
South	Single-Family Home
East	Single-Family homes, Thomas Middle School
West	Single-family homes

Based on the existing uses of the nearby properties, which include another day care facility, a middle school and single-family residences, we can state that the proposed use by Purchaser as a Day Care Facility will be consistent with the essential character of this locality.



- **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 is a vacant building that is not in use and to our knowledge has been vacant since March 31, 2015.

- **The proposed variation is in harmony with the spirit and intent of this chapter.**

We believe the proposed land use variation will bring an otherwise vacant and non-productive Property into use for a legitimate business purpose, and is consistent with the spirit and intent of the zoning code.

- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Based upon our research and investigation, the proposed land use variation is the minimum necessary facilitate the proposed use of the Property as a Day Care Facility.

We look forward to working with the Village of Arlington Heights, and can provide you with any additional information you may require in connection with the foregoing.

Very Truly Yours,

AMIN LAW OFFICES, LTD.

Jayal Amin



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

11/13/18

Mr. Bill Enright
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Goddard School - 1316 Arlington Heights Rd – Front Yard Fence Variance

Dear Mr. Enright

Mr. Amirali Khowaja is purchasing the vacant building located at 1316 Arlington Heights Road for the purpose of operating The Goddard School as a franchisee. The Goddard School is a national franchise with 460 locations across 36 states that offers daycare and preschool services for infants and children up to five years old, as well as private kindergarten classes and afterschool programs for children in elementary school. The proposed location will offer care for children as young as six weeks up to pre-school (five years old). This location will not offer private kindergarten or afterschool care for elementary children at this time but may do so in the future.

The current location is zoned R-3 Residential but is currently being petitioned to be rezoned to OT Office Transitional District. The location of the existing building as it pertains to the site allows for two (2) outdoor play areas; one immediately to the west of the building and one immediately east of the building facing Arlington Heights Road. To ensure child safety, Goddard maintains a minimum fence height of six feet around all playground areas however Arlington Heights maximum allowable fence in the front yard is three feet for all districts. Therefore, Mr Khowaja respectfully requests a zoning variation from the Village of Arlington Heights to permit a six foot tall fence in the front yard around the children play area instead of the maximum three foot high fence permitted by the Village of Arlington Heights Zoning Code.

- **The fence height variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**

Granting a variance to allow for a six (6) foot high fence around the play area in the front yard will not alter the essential character of the locality and be compatible with existing uses because Thomas Middle School directly across the street has a 6-foot-high chain link fence abutting the public sidewalk along Arlington Heights Road.

- **Plight of the owner.**

The current building is vacant and has been for several years. By granting the variance it will allow Mr Khowaja to operate a reputable franchise.

concept to completionSM

- **The fence height variation is in harmony with the spirit and intent of this chapter.**

According to Goddard School representatives and goddardschool.com, granting a variance to allow for a six (6) foot high fence around the play area in the front yard will ensure the safety and welfare of the children occupying that said play area.

- **The fence height request is the minimum variance necessary to allow reasonable use of the property.**

A fence height of six feet around the perimeter of the play area is a requirement of Goddard to ensure the safety of the children occupying the outdoor play areas. Without the variance, Goddard will not allow the play area in the front yard. Given the existing building location on the site and the DCFS requirement for outdoor play space, the existing site conditions would only allow for one (1) outdoor play area which would drastically reduce the child capacity of the building making the use no longer feasible for Mr Khowaja.

Thank you for the opportunity to submit this application. We look forward to working with the Village of Arlington Heights.

Sincerely,

Atul Karkhanis, AIA, LEED AP BD+C

concept to completionSM



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

11/13/18

Mr. Bill Enright
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Goddard School - 1316 Arlington Heights Rd – Accessory Structure Variance

Dear Mr. Enright

Mr. Amirali Khowaja is purchasing the vacant building located at 1316 Arlington Heights Road for the purpose of operating The Goddard School as a franchisee. The Goddard School is a national franchise with 460 locations across 36 states that offers daycare and preschool services for infants and children up to five years old, as well as private kindergarten classes and afterschool programs for children in elementary school. The proposed location will offer care for children as young as six weeks up to pre-school (five years old). This location will not offer private kindergarten or afterschool care for elementary children at this time but may do so in the future.

The current location is zoned R-3 Residential but is currently being petitioned to be rezoned to OT Office Transitional District. The location of the existing building as it pertains to the site allows for two (2) outdoor play areas; one to the west of the building serving the preschool aged children, and one to the east of the building serving the preschool aged children. Each playground includes playground equipment and structures geared to a specific age group and designed to help develop motor skills and encourage children to use their imaginations while they have fun and investigate the world. The playground equipment will include a small slide, climbing equipment and other items complimenting the main daycare building.

The Village of Arlington Heights requires that playground structures be designated as accessory structures and as such will require a variance to be located in the front yard of the building. Due to existing building and site conditions, Goddard has no option but to locate one of the playgrounds in the front yard of the building which will include accessory structures ie, the playground equipment. Therefore, Mr Khowaja respectfully requests a zoning variation from the Village of Arlington Heights to allow accessory structures such as the playground equipment within the front yard of the building and within the playground area.

concept to completionSM

- **The front yard accessory structure variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**

Granting a variance to allow for accessory structures within the playground area in the front yard will not alter the essential character of the locality and be compatible with existing uses because the playground structure will maintain the required 25 foot front yard setback.

- **Plight of the owner.**

The current building is vacant and has been for several years. By granting the variance it will allow Mr Khowaja to rehab and reuse an existing building to operate a reputable franchise.

- **The front yard accessory structure variation is in harmony with the spirit and intent of this chapter.**

According to Goddard School representatives and goddardschool.com, granting a variance to allow playground structures within the playground area in the front yard will enhance the welfare, education and development of the children. They will be able to further develop their motor skills and enhance their creativity through imagination and play.

- **The front yard accessory structure variation is the minimum variance necessary to allow reasonable use of the property.**

Given the current site and building conditions, there are (2) separate playgrounds; one for the preschool aged children which is in the rear yard, and one for the toddlers which is in the front yard. Playground equipment within a playground area is a requirement of Goddard and a core element of its curriculum to encourage play, imagination and development. Without the accessory structure variance, that is the playground equipment within the playground area in the front yard, Goddard's curriculum would not be possible within that playground area and would have to be removed. Given the existing building location on the site and the DCFS requirement for outdoor play space, the existing site conditions would only allow for one (1) outdoor play area in the rear yard which would drastically reduce the child capacity of the building making the use no longer feasible for Mr Khowaja.

Thank you for the opportunity to submit this application. We look forward to working with the Village of Arlington Heights.

Sincerely,

Atul Karkhanis, AIA, LEED AP BD+C

concept to completionSM



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

2/20/19

Mr. Bill Enright
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Goddard School - 1316 Arlington Heights Rd – Side Yard Setback Variance

Dear Mr. Enright

Mr. Amirali Khowaja is purchasing the vacant building located at 1316 Arlington Heights Road for the purpose of operating The Goddard School as a franchisee. The Goddard School is a national franchise with 460 locations across 36 states that offers daycare and preschool services for infants and children up to five years old, as well as private kindergarten classes and afterschool programs for children in elementary school. The proposed location will offer care for children as young as six weeks up to pre-school (five years old). This location will not offer private kindergarten or afterschool care for elementary children at this time but may do so in the future.

The current location is zoned R-3 Residential but is currently being petitioned to be rezoned to OT Office Transitional District. The adjacent lots to the North, South and West of the property are zoned R-3 Residential. The OT district has a minimum required side yard setback of 20 feet when abutting a residential zoned property. The existing building on the property is setback from the north property approximately 1 foot. Because of this, Mr. Khowaja respectfully requests a zoning variation from the Village of Arlington Heights to permit the existing building to be within 1 foot of the northern property line instead of the minimum 20 feet as outline in the Arlington Heights Zoning Code.

- **The side yard setback variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**

This is an existing condition of the building and cannot be altered.

- **Plight of the owner.**

The current building is vacant and has been for several years. By granting the variance it will allow Mr Khowaja to rehab the façade and operate a reputable franchise.

concept to completionSM

- **The side yard setback variation is in harmony with the spirit and intent of this chapter.**

By granting the variance it will allow the occupation and beatification of an existing vacant building on Arlington Heights road and help restore the taxable value of land

- **The side yard setback request is the minimum variance necessary to allow reasonable use of the property.**

As mentioned this is an existing condition of the building and cannot be altered. By granting the variance it allows reasonable use and rehabilitation of the property.

Thank you for the opportunity to submit this application. We look forward to working with the Village of Arlington Heights.

Sincerely,



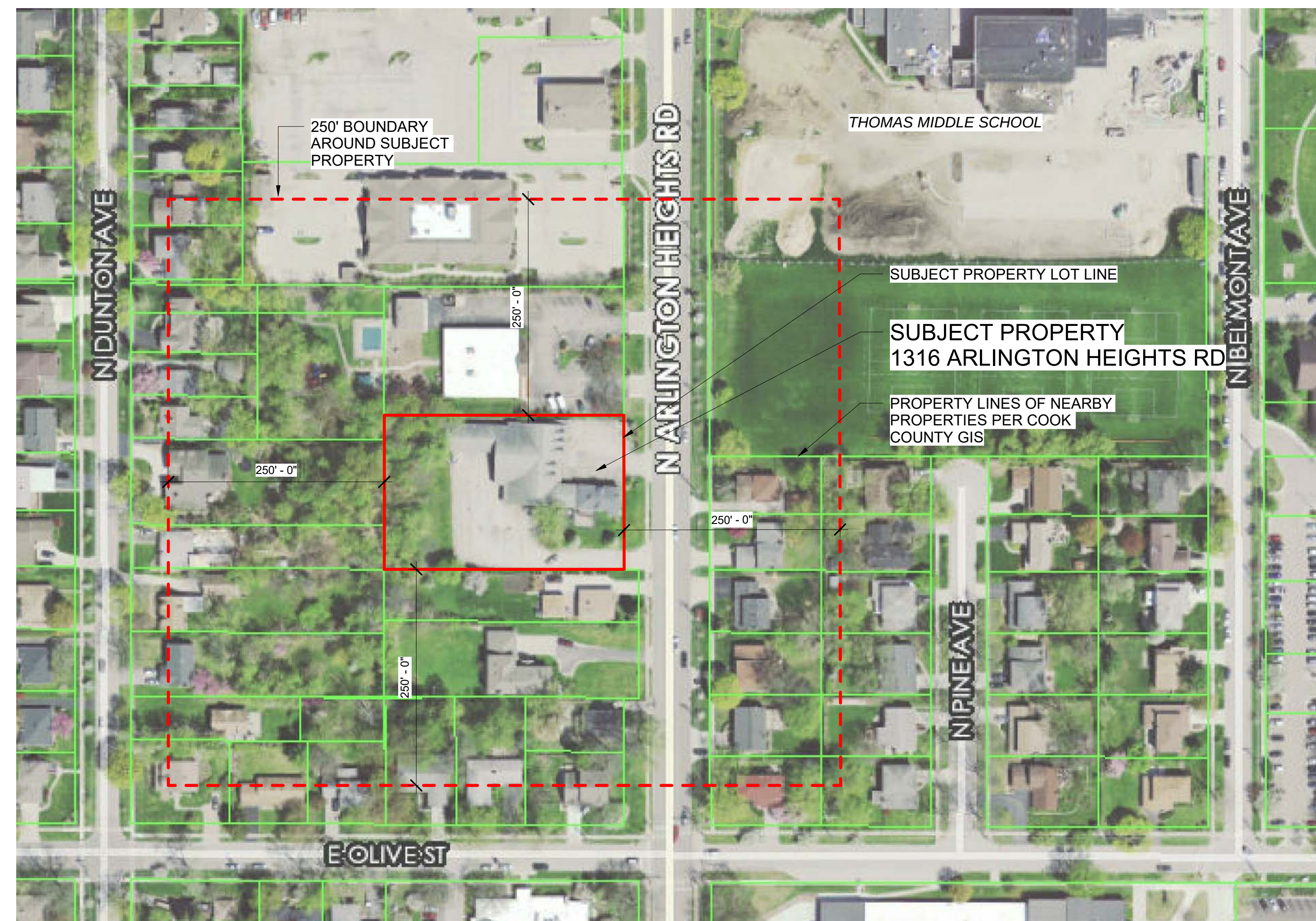
Atul Karkhanis, AIA, LEED AP BD+C

concept to completionSM

ARLINGTON HEIGHTS PLANNING COMMISSION REVIEW

INDEX OF SHEETS	
PC-1	SURVEY
PC-2	EXISTING PHOTOS
PC-3	EXISTING SITE PLAN
PC-4	EXISTING FIRST AND SECOND FLOOR PLANS
PC-5	EXISTING ELEVATIONS
PC-6	SCHEMATIC SITE PLAN
PC-7	SITE DETAILS
PC-8	SITE ENGINEERING COVER
PC-9	EXISTING TOPOGRAPHY, DEMO, EROSION, AND SEDIMENTATION CONTROL PLAN.
PC-9.1	TREE REMOVAL & PRESERVATION PLAN

INDEX OF SHEETS	
PC-10	PROPOSED GRADING AND DRAINAGE PLAN
PC-11	PROPOSED UTILITY PLAN
PC-12	SITE PLAN & GEOMETRIC PLAN
PC-13	LANDSCAPE PLAN
PC-14	PHOTOMETRICS
PC-15	SCHEMATIC FIRST AND SECOND FLOOR PLANS
PC-16	ROOF PLAN - SCHEMATIC
PC-17	SCHEMATIC SECTION
PC-18	SCHEMATIC ELEVATIONS
PC-19	COLORLED RENDERING
PC-20	AERIAL VIEW

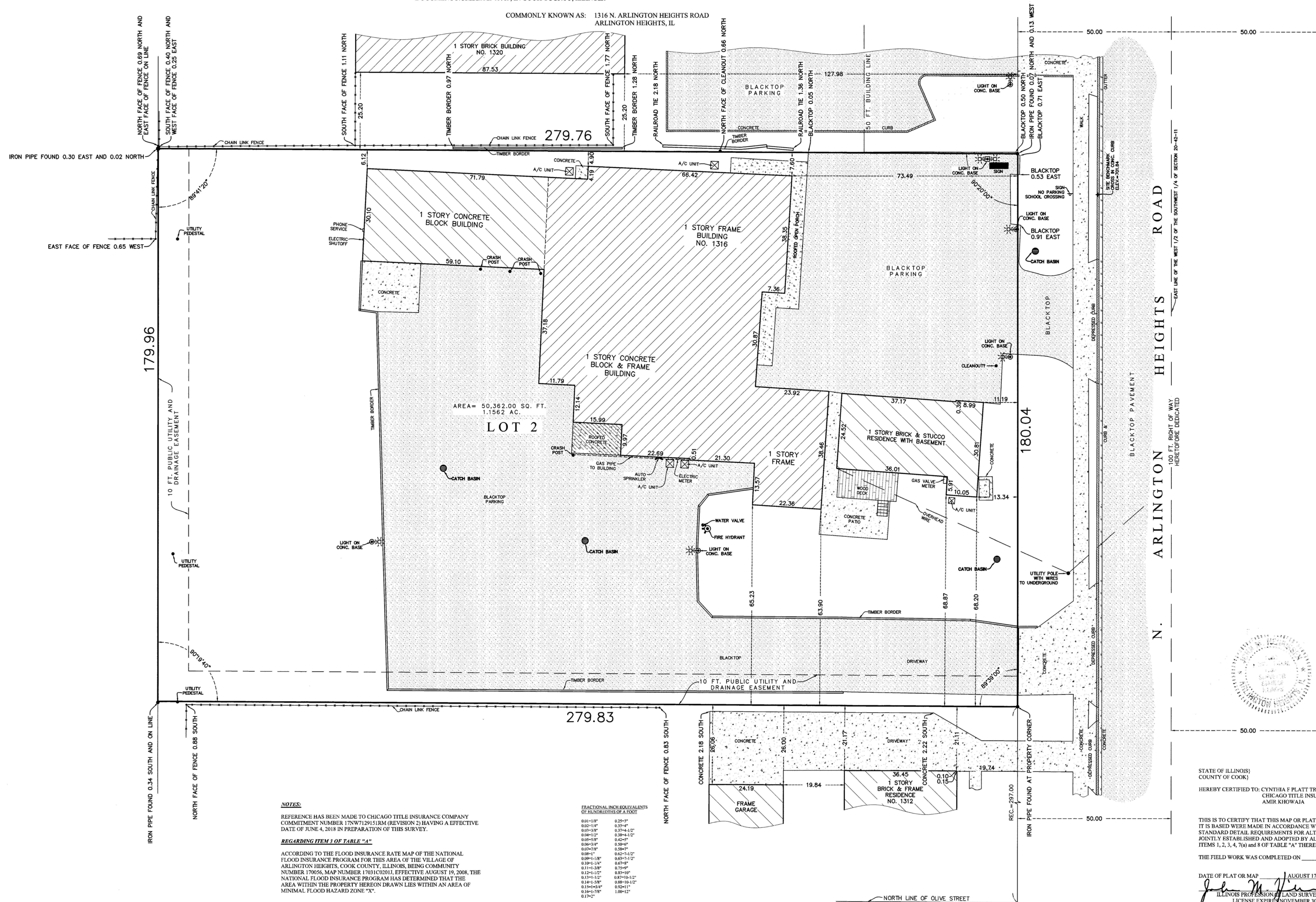


LOCATION MAP
1" = 100'-0"

No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18

LOT 2 IN CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS BEING A RESUBDIVISION OF LOT 21 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF AND THE SOUTH 4 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF), ACCORDING TO THE PLAT OF CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES, OF COOK COUNTY, ILLINOIS, ON JUNE 23, 1977 AS DOCUMENT NUMBER 2946719, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1316 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT
ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

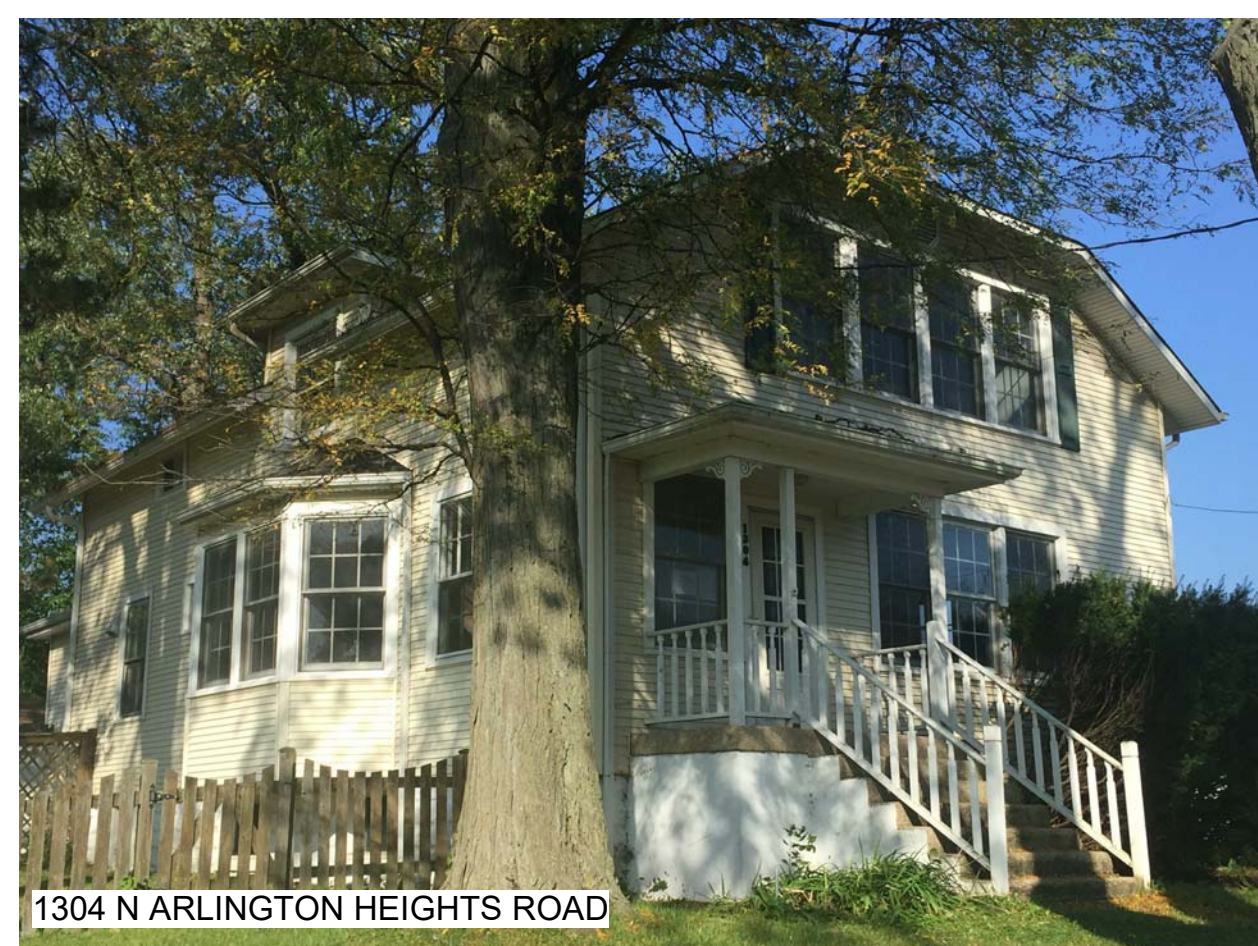
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 170056, MAP NUMBER 17031C0201J, EFFECTIVE AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X".

0.01=1/100"	0.25=3/4"
0.02=1/50"	0.33=1/3"
0.03=3/100"	0.37=4/10"
0.04=1/25"	0.38=4/10"
0.05=5/100"	0.42=5/12"
0.06=3/50"	0.50=6/10"
0.07=7/100"	0.58=7/10"
0.08=1/12"	0.62=7/10"
0.09=1/10"	0.63=7/10"
0.10=1/10"	0.67=8/10"
0.11=1/9"	0.75=6/8"
0.12=1/8"	0.83=10/10"
0.13=1/8"	0.87=10/10"
0.14=1/8"	0.88=10/10"
0.15=3/20"	0.92=11/10"
0.16=7/40"	1.00=12/10"
0.17=7/40"	

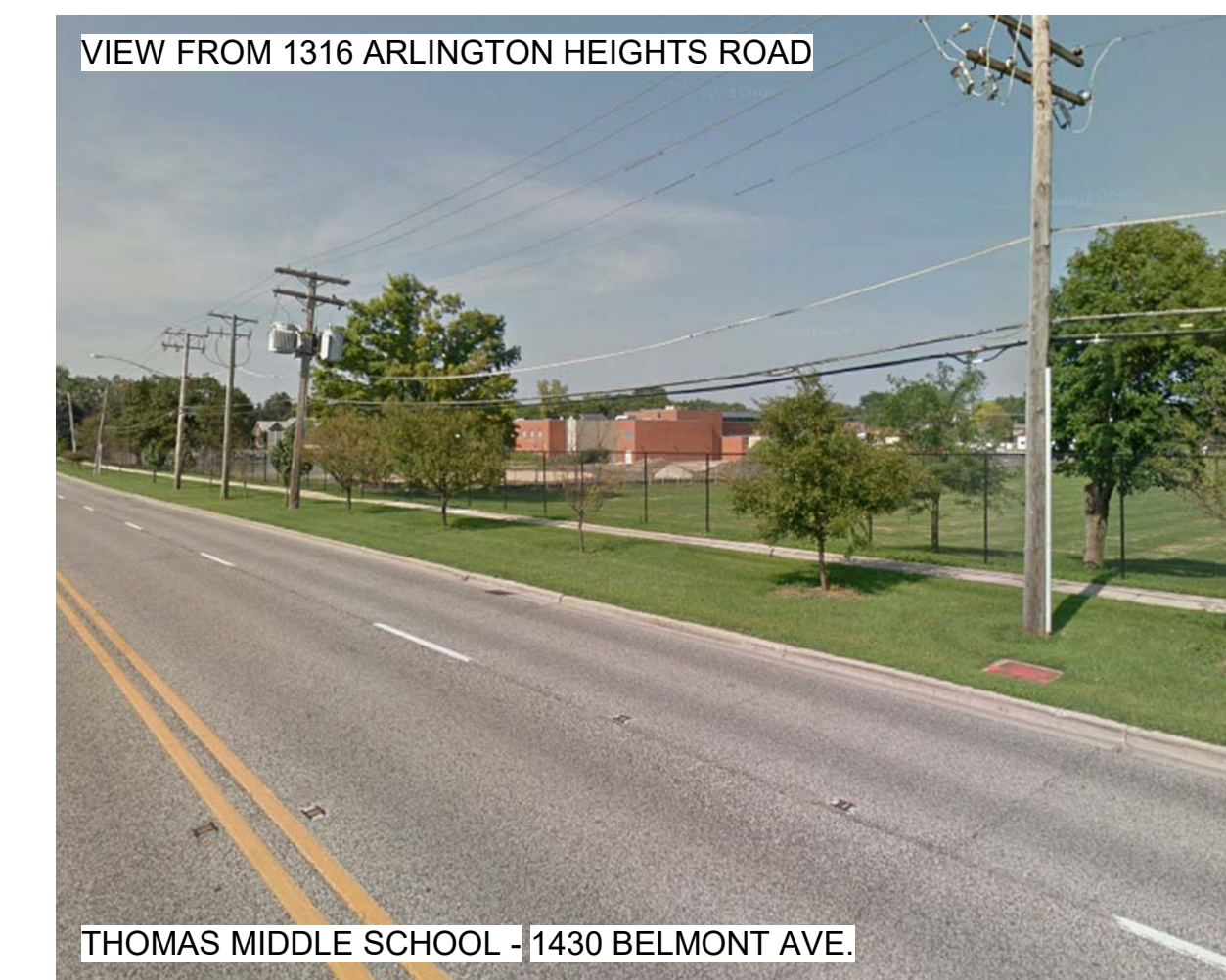
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018.



No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18

PROPERTIES TO THE SOUTHSUBJECT PROPERTY - 1316 ARLINGTON HEIGHTS ROADPROPERTIES TO THE NORTH

45554-18

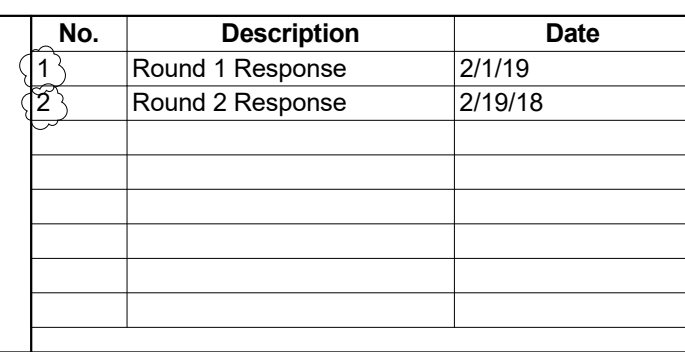
PROPERTIES ACROSS THE STREET

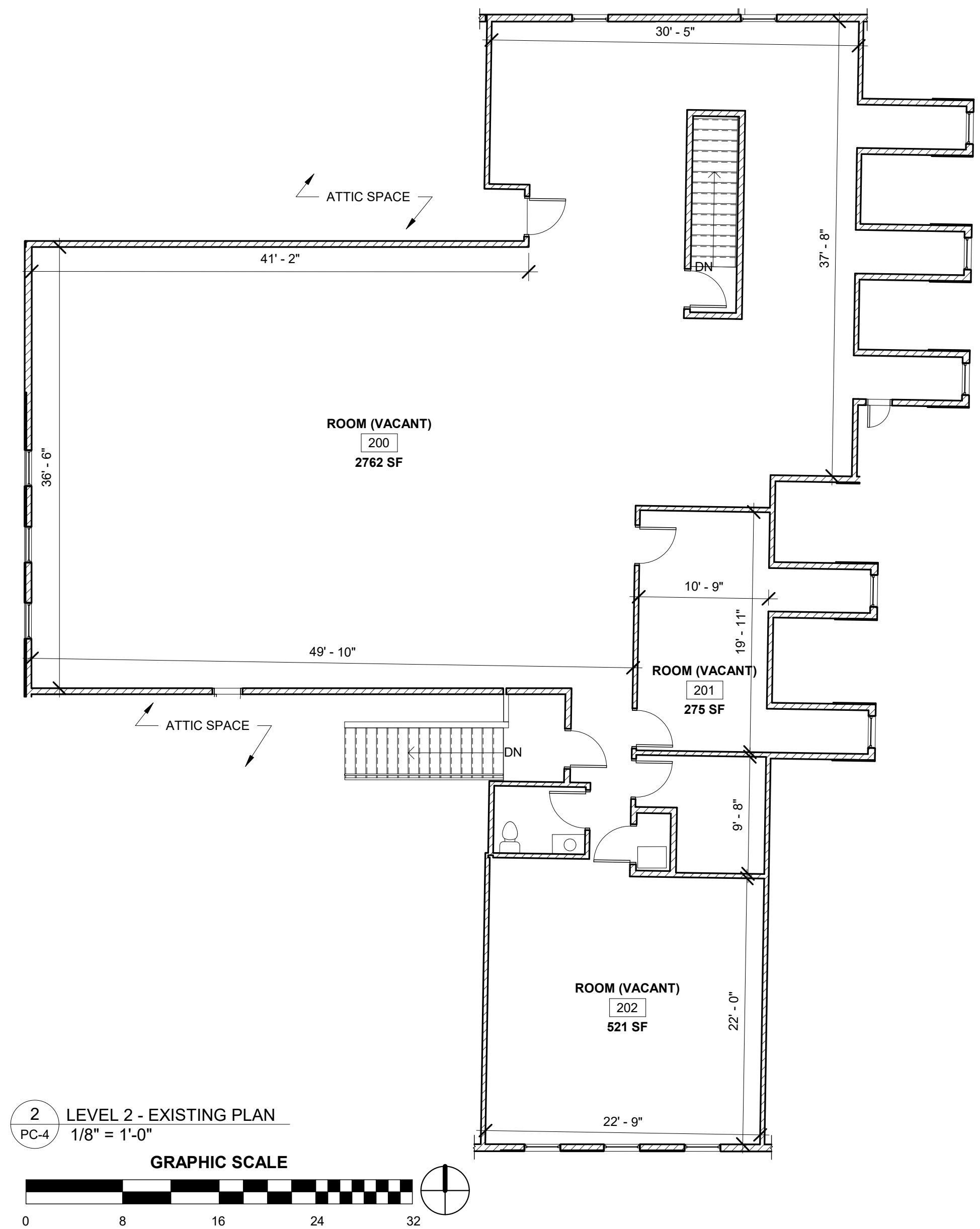
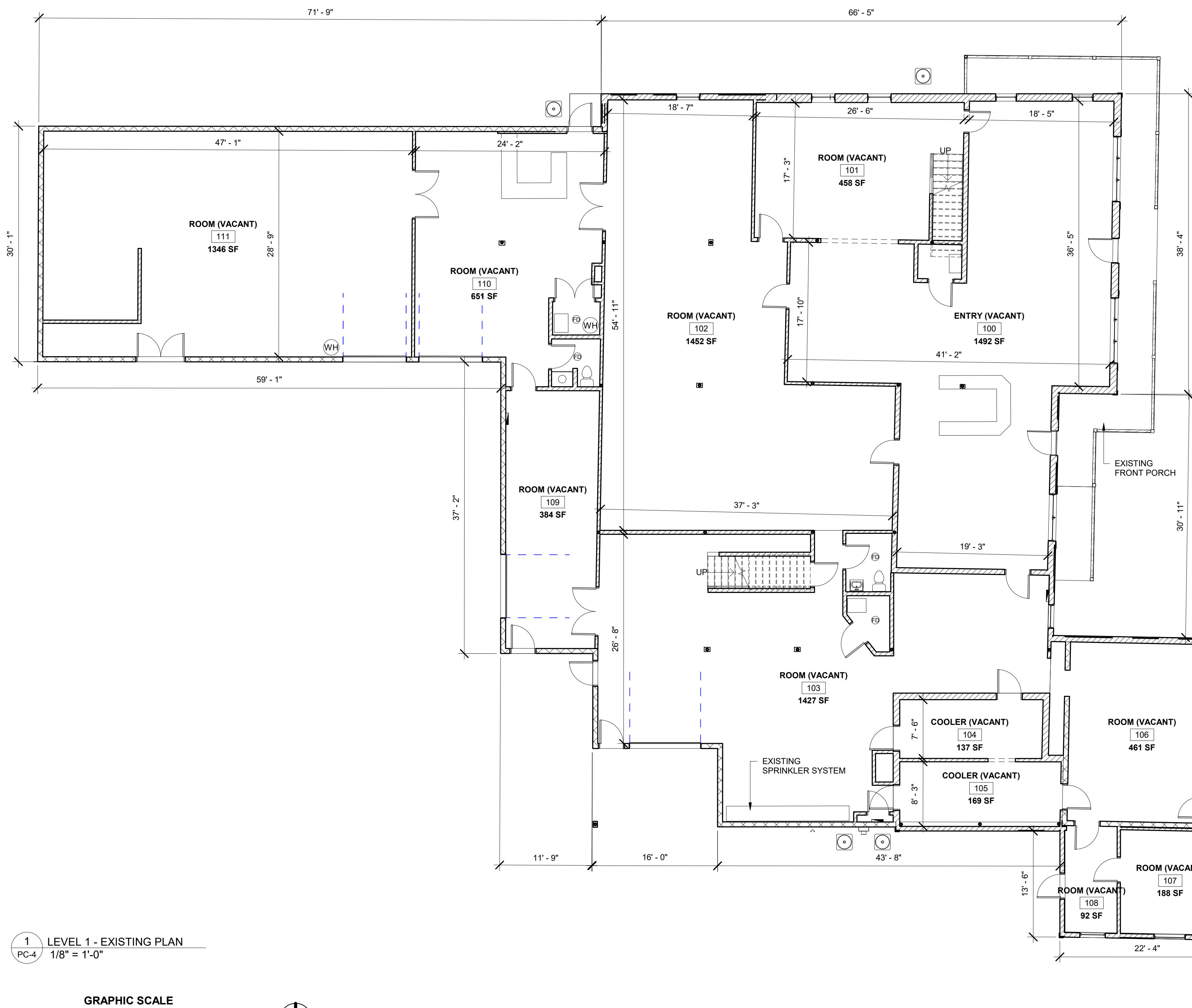
THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 Arlington Heights Rd
Arlington Heights, IL 60004
EXISTING PHOTOS

02/20/19

COPYRIGHT 2019 AKA LTD.

No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18

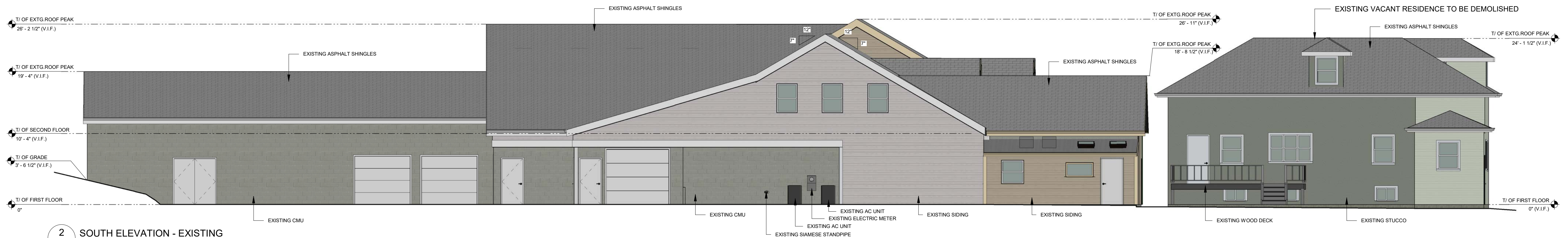




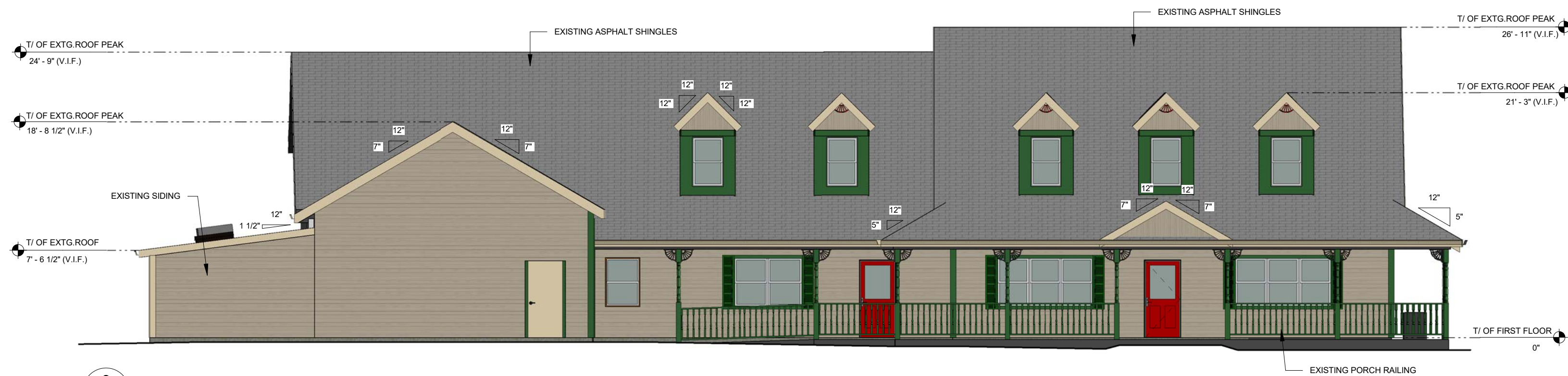
No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18



1 NORTH ELEVATION - EXISTING
PC-5 1/8" = 1'-0"



2 SOUTH ELEVATION - EXISTING
PC-5 1/8" = 1'-0"



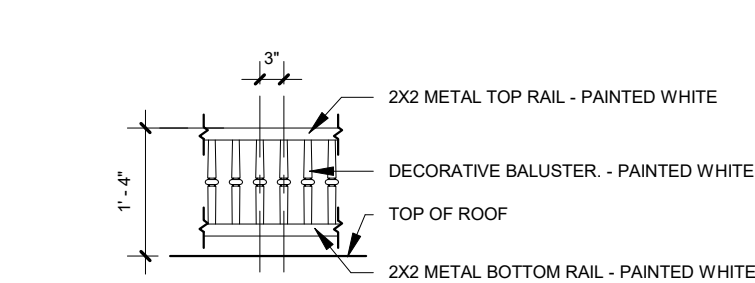
3 EAST ELEVATION - EXISTING
PC-5 1/8" = 1'-0"



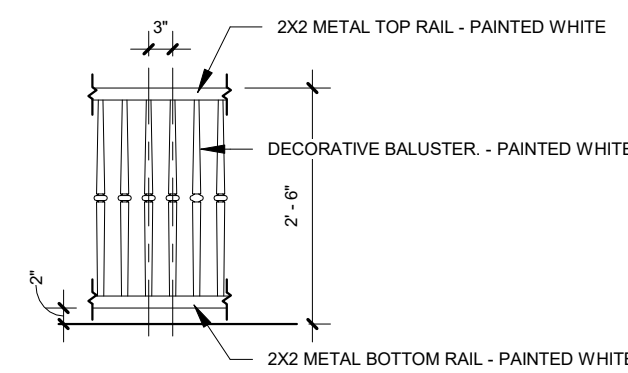
4 WEST ELEVATION - EXISTING
PC-5 1/8" = 1'-0"

No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18

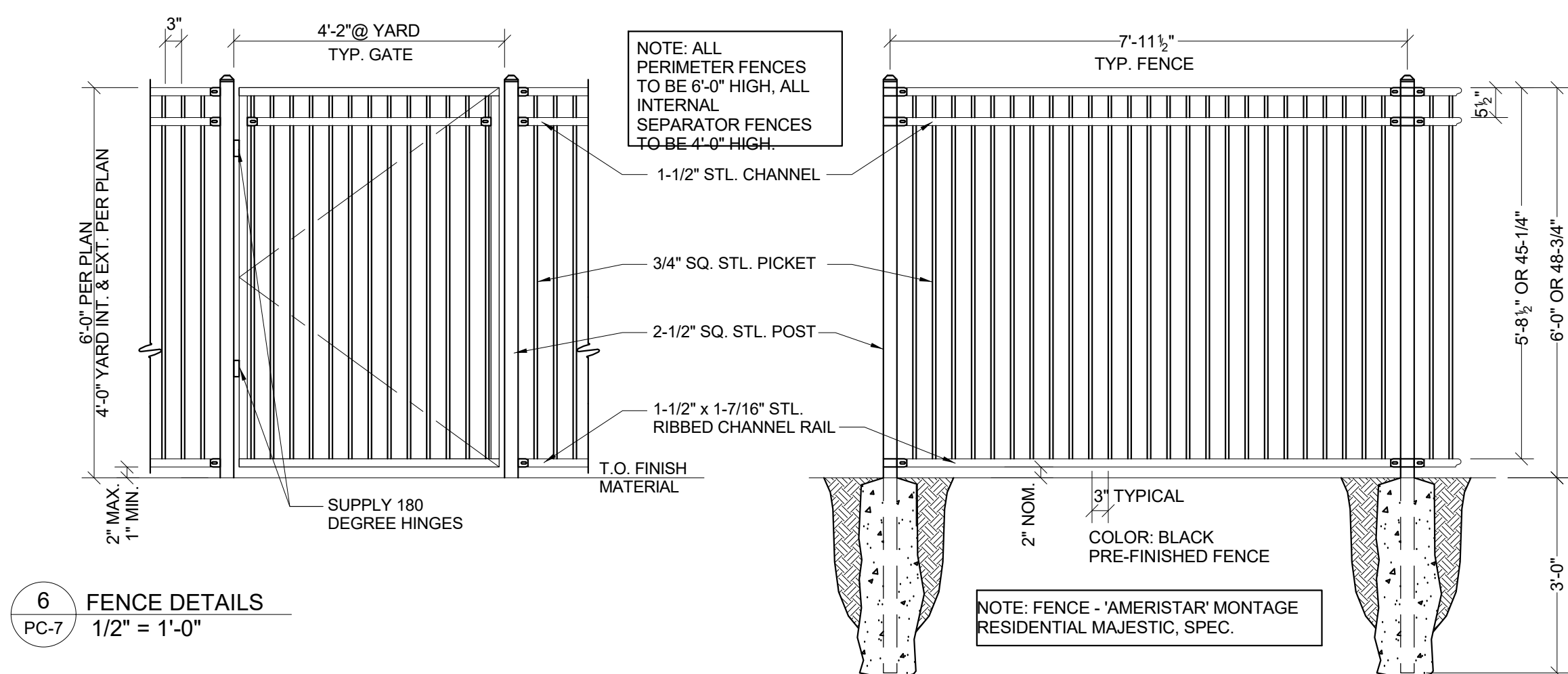




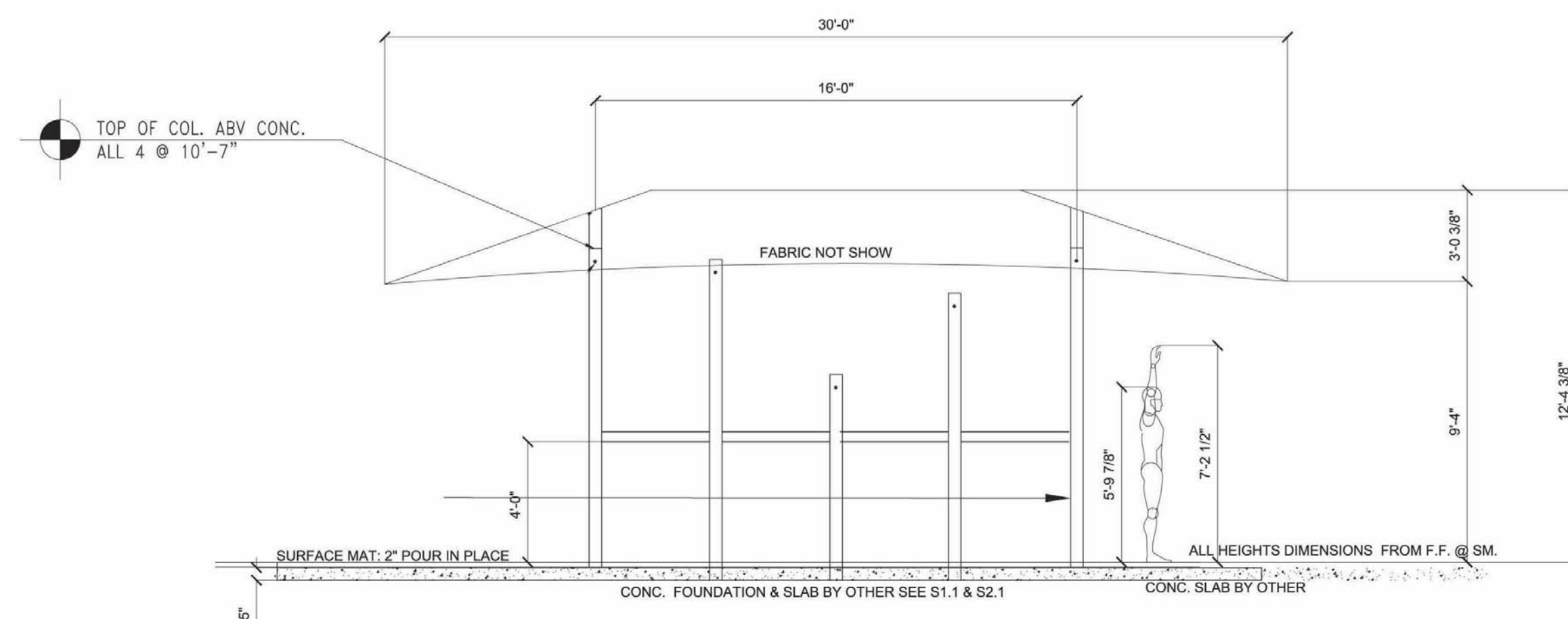
DECORATIVE ROOF RAIL DETAIL
1/2" = 1'-0"



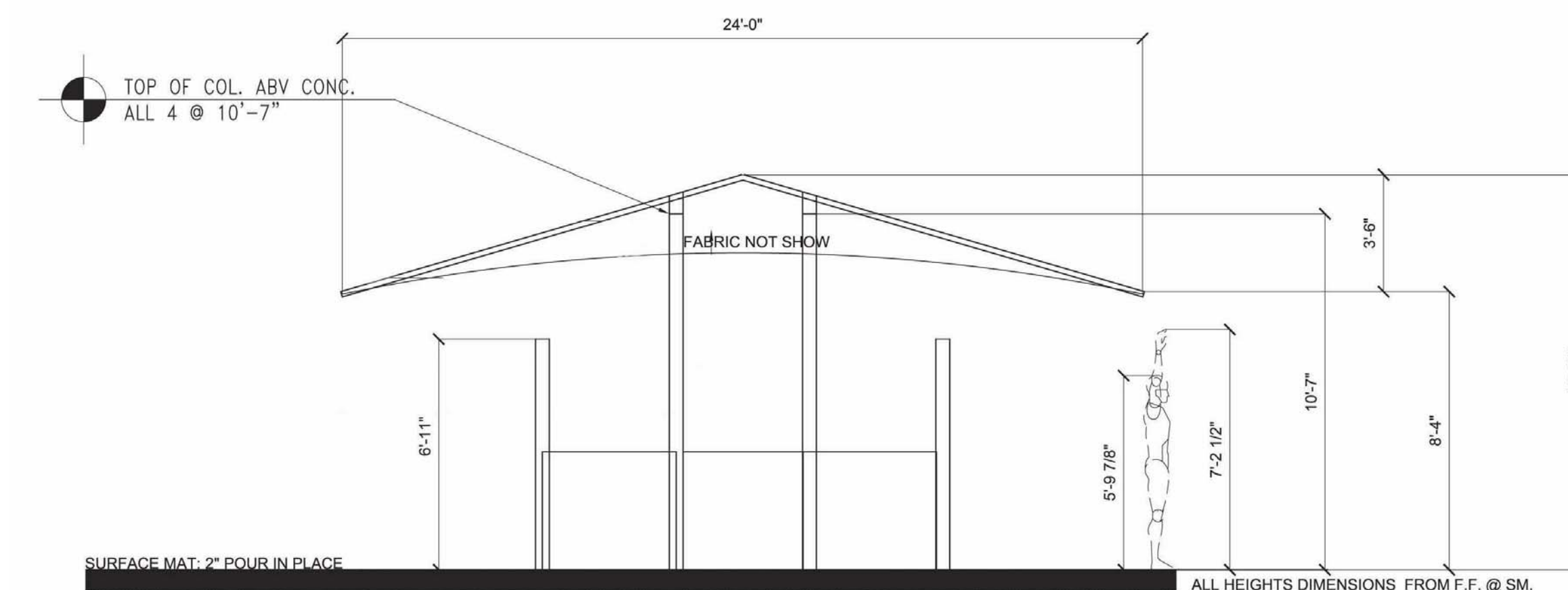
DECORATIVE FENCE DETAIL
1/2" = 1'-0"



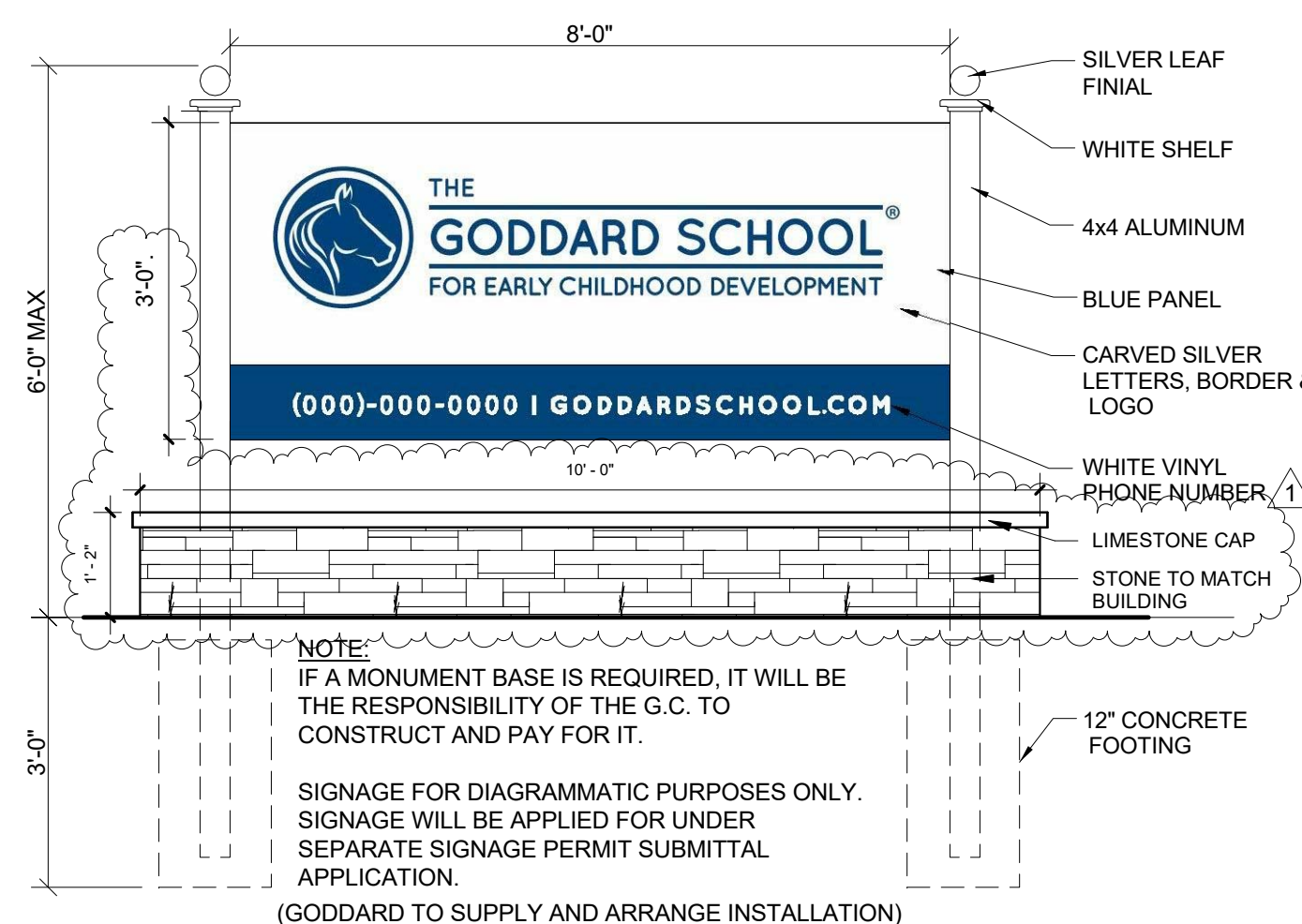
6 FENCE DETAILS
1/2" = 1'-0"



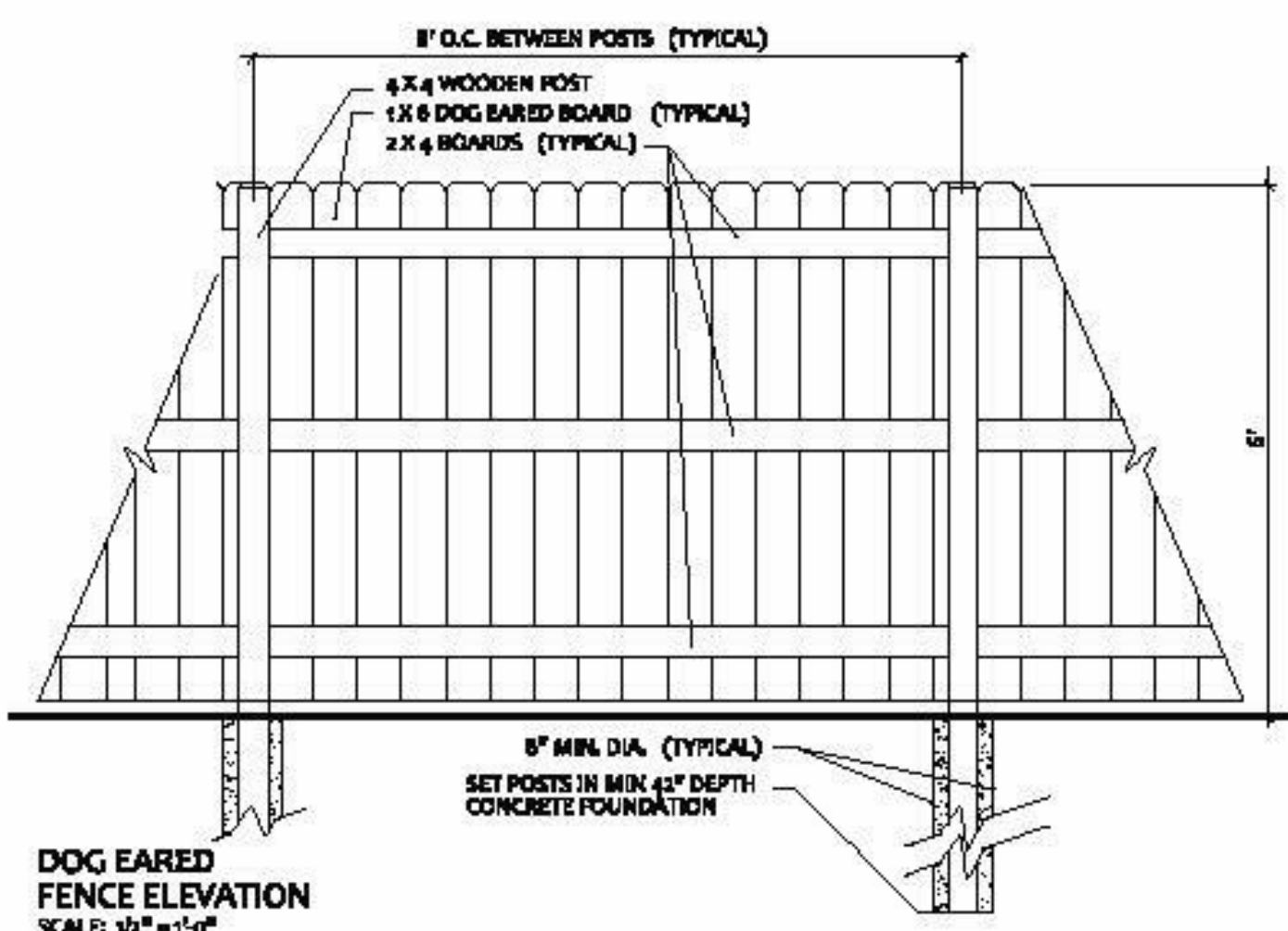
10 PRESCHOOL EQUIPMENT ELEVATION
PC-7



11 INFANT/TODDLER EQUIPMENT ELEVATION
PC-7



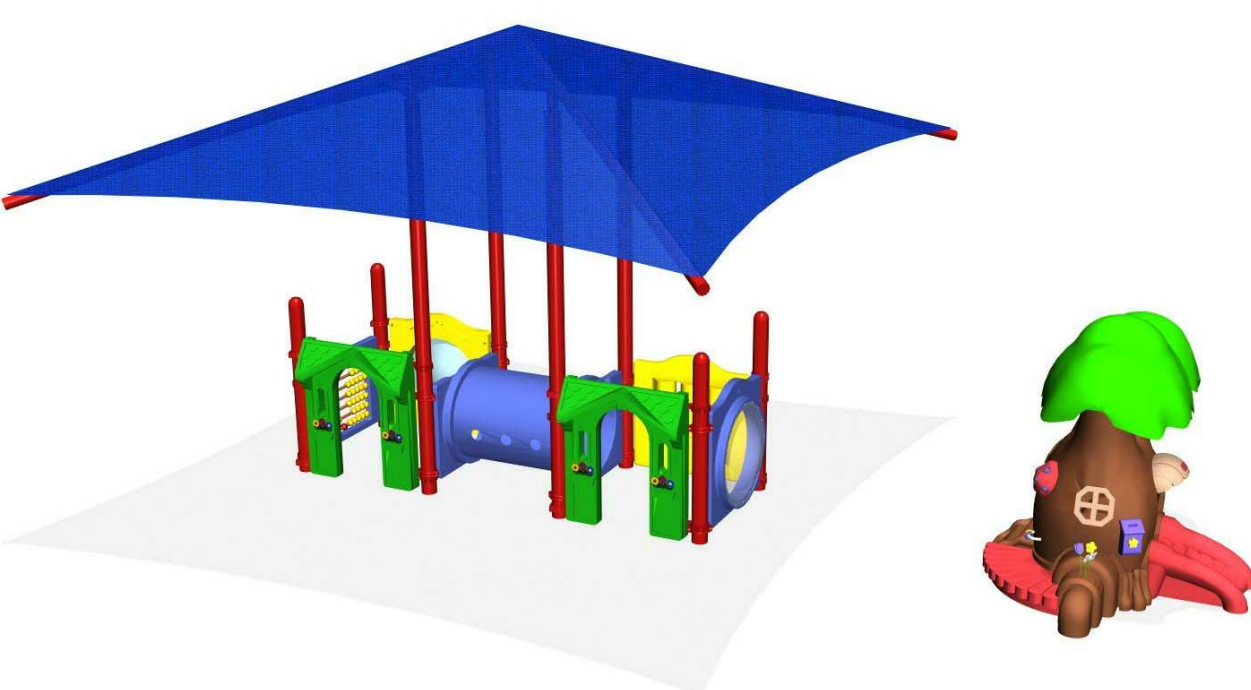
7 MONUMENT SIGN DETAIL
1/2" = 1'-0"



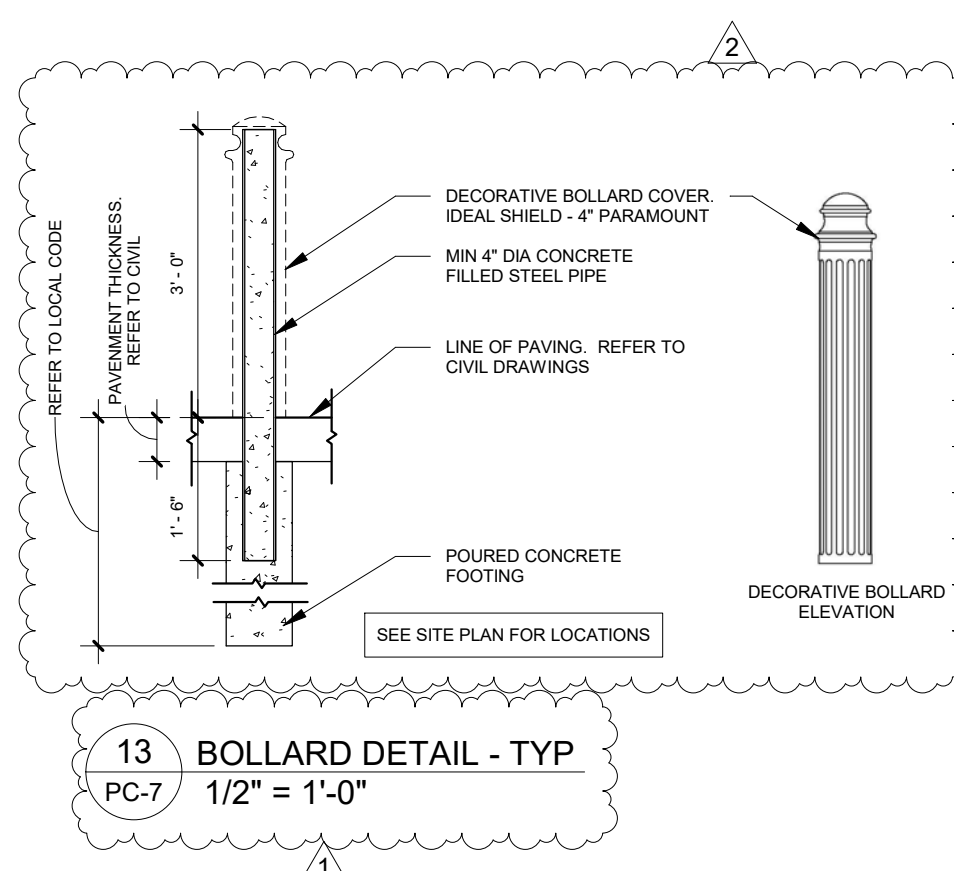
12 WOOD FENCE DETAIL
1/2" = 1'-0"



9 PRESCHOOL PLAYGROUND AXON
PC-7

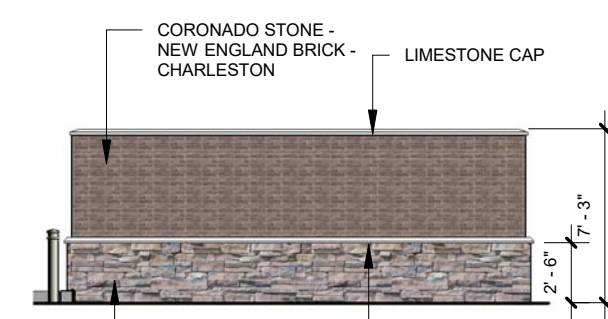


8 INFANT/ TODDLER PLAYGROUND AXON
PC-7

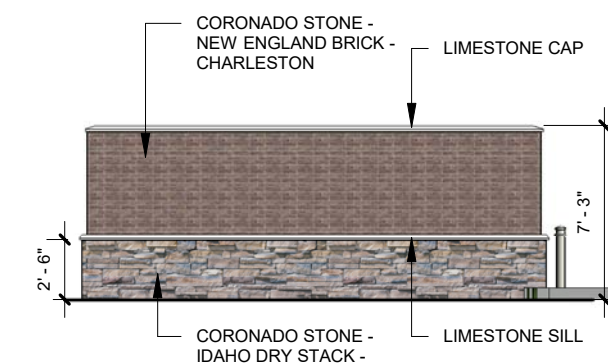


13 BOLLARD DETAIL - TYP
1/2" = 1'-0"

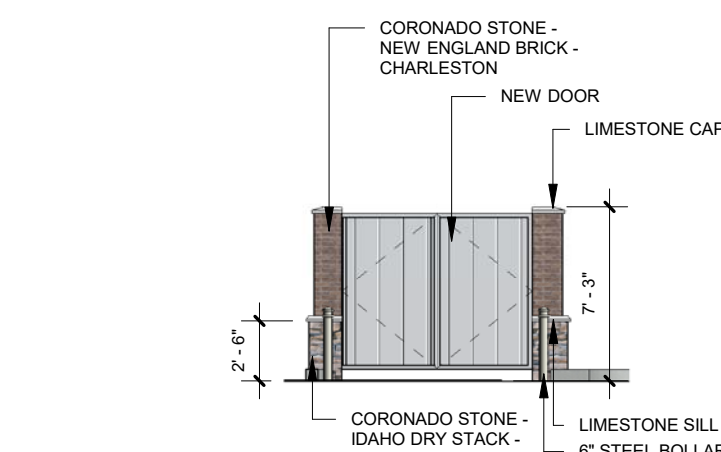
1 TRASH ENCLOSURE PLAN
3/16" = 1'-0"



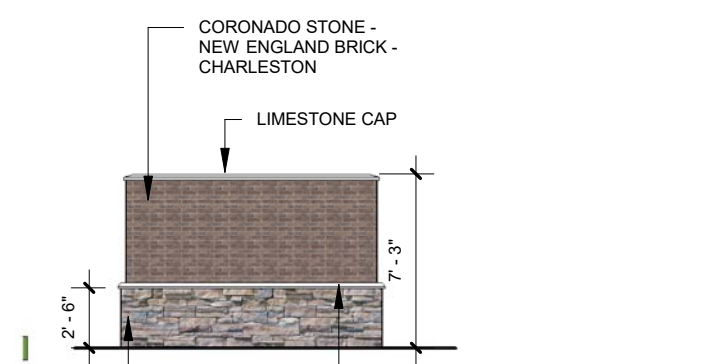
2 TRASH ENCLOSURE - NORTH ELEVATION
PC-7 1/8" = 1'-0"



3 TRASH ENCLOSURE - SOUTH ELEVATION
PC-7 1/8" = 1'-0"



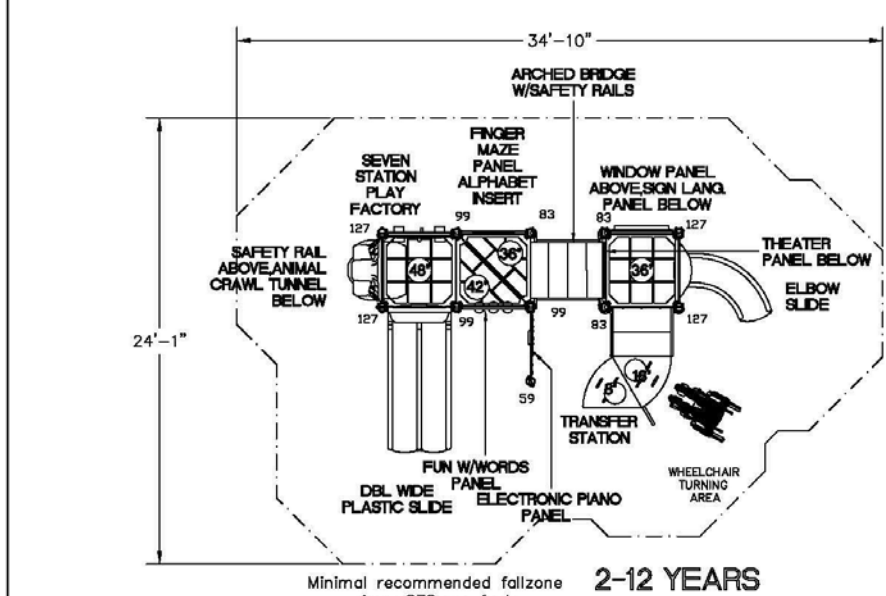
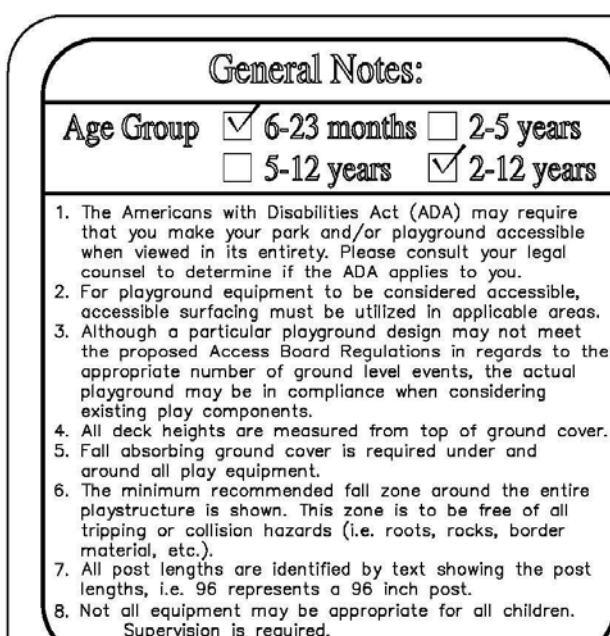
4 TRASH ENCLOSURE - EAST ELEVATION
PC-7 1/8" = 1'-0"



5 TRASH ENCLOSURE - WEST ELEVATION
PC-7 1/8" = 1'-0"

FINISH LEGEND

- JAMES HARDIE - HARDIE PLANK - LAP SIDING - KHAKI BROWN
- CORONADO - THIN BRICK - NEW ENGLAND BRICK - CHARLESTON
- CORONADO - STONE - IDAHO DRY STACK - ANTIQUE BUFF



Playground Layout Compliance:

- ASTM F1487 - Playground Equipment for Public Use.
- CPSC Handbook for Public Playground Safety

This playground design meets the final Access Board Regulations.



The play components identified in this plan are in compliance with the requirements of ASTM F1487.

LEED points for this structure
2



Playgrounds Fun & Easy!

Project: Goddard Pkg M 1-15

LTCPS rep:
Joleen Boyer
LTCPS
573-760-7327

Kid Builder:
Post Color: Galvanized
Post Color: Red
Accent Color: Yellow
Panel Color: Multi
Slide Color: Kakada Blue
Roof Color: Blue
Hex Wedge: None
Hex Rib: None
Mounting: 1.5 G.C.

Drawn by: Gabe Lindsey
Date: 4/14/2015
DWG Name: QU064803
Scale: 1/8" = 1'-0"
Approved by:
LTCPS - Farmington
One Iron Mountain Drive
Farmington, Missouri 63640
Voice: 1-800-325-8828
Fax: 573-756-0319



No.	Description	Date
1	Round 1 Response	2/11/19
2	Round 2 Response	2/19/18

BENCHMARK INFO

SITE BENCHMARK IS CUT CROSS ON WEST CONCRETE CURB NEAR NORTHEAST CORNER OF PROPERTY ELEV. 701.84

ELEVATIONS SHOWN HEREON ARE IN RELATION TO VILLAGE OF ARLINGTON HEIGHTS MONUMENT NO. 34 BEING A 3" DIAMETER BRASS DISK SET IN CONCRETE LOCATED ±50 FT. EAST OF THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AND ±27 FT. NORTH OF THE CENTERLINE OF MAUDE AVENUE ELEV.= 702.70 (NAVD 1988)

GODDARD SCHOOL DEVELOPMENT

SITE DEVELOPMENT PLAN

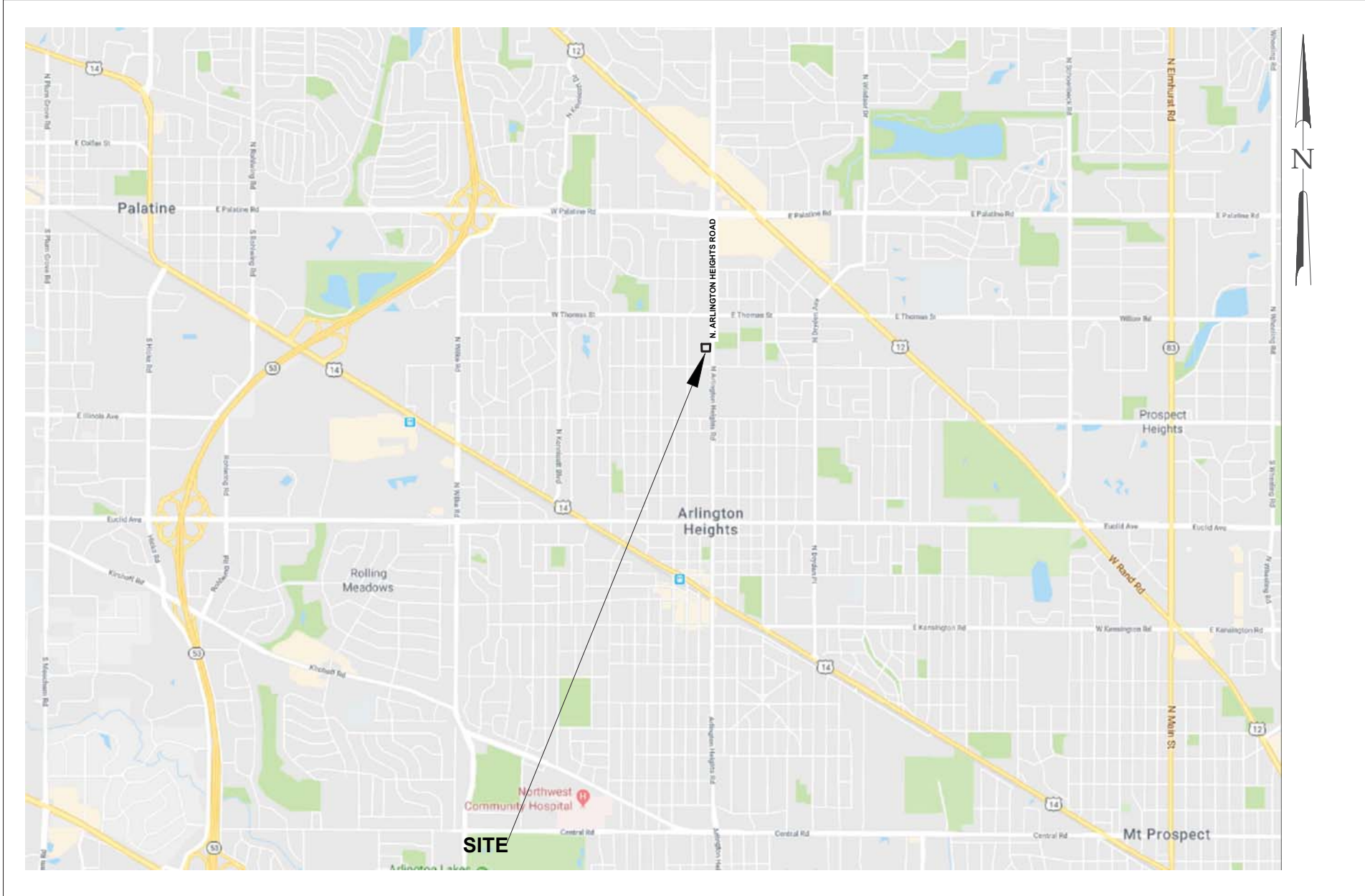
1316 N. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, COOK COUNTY, IL

PRELIMINARY PLAN

SECTION: 20
TOWNSHIP: 42N
RANGE: 11E

PIN: 03-20-302-045

SITE LOCATION MAP



SANITARY SEWER ROUTE MAP
TO BE PROVIDED IN
DETAILED DESIGN

DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY, DEMOLITION PLAN, SOIL EROSION & SEDIMENTATION CONTROL PLAN
- 2.1. TREE REMOVAL & PRESERVATION PLAN
3. PROPOSED GRADING & DRAINAGE PLAN – OVERALL SITE
4. PROPOSED UTILITIES PLAN – OVERALL SITE
5. GEOMETRIC PLAN – OVERALL SITE
6. CONSTRUCTION NOTES (NOT INCLUDED)
7. STANDARD DETAILS (NOT INCLUDED)
8. IDOT DETAILS (NOT INCLUDED)
9. IDOT DETAILS CONTI...(NOT INCLUDED)
10. IDOT DETAILS CONTI...(NOT INCLUDED)
11. IDOT DETAILS CONTI...(NOT INCLUDED)

PROJECT NARRATIVE

GENERAL: PROPOSED SCHOOL IS PROPOSED ON A 1.156 AC. PARCEL WITH PARKING LOT & EXISTING BUILDINGS.

AREA SUMMARY:
TOTAL AREA OF SITE: 1.156 ACRES
DISTURBED AREA OF SITE: 0.946 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN WITHIN 100' OF SITE. THERE ARE NO WETLANDS WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN A COMBINED SEWER AREA.

DETENTION/VOLUME CONTROL FACILITY: DETENTION (SITE AREA<3AC.) IS NOT REQUIREMENT PER MWRD. DETENTION IS REQUIRED PER LOCAL REQUIREMENTS. VOLUME CONTROL(SITE AREA>0.5AC.) IS REQUIRED PER MWRD REGULATIONS.

SANITARY SEWERS: EXISTING SANITARY SERVICES FROM THE BUILDING TO BE REUSED.

SOILS/INFILTRATION RATE: SILTY CLAYS

GROUNDWATER ELEVATION: SEASONAL GROUNDWATER TABLE IS BELOW 15' PER SOILS REPORT

STORM SEWER ROUTE MAP
TO BE PROVIDED IN
DETAILED DESIGN

NOTE

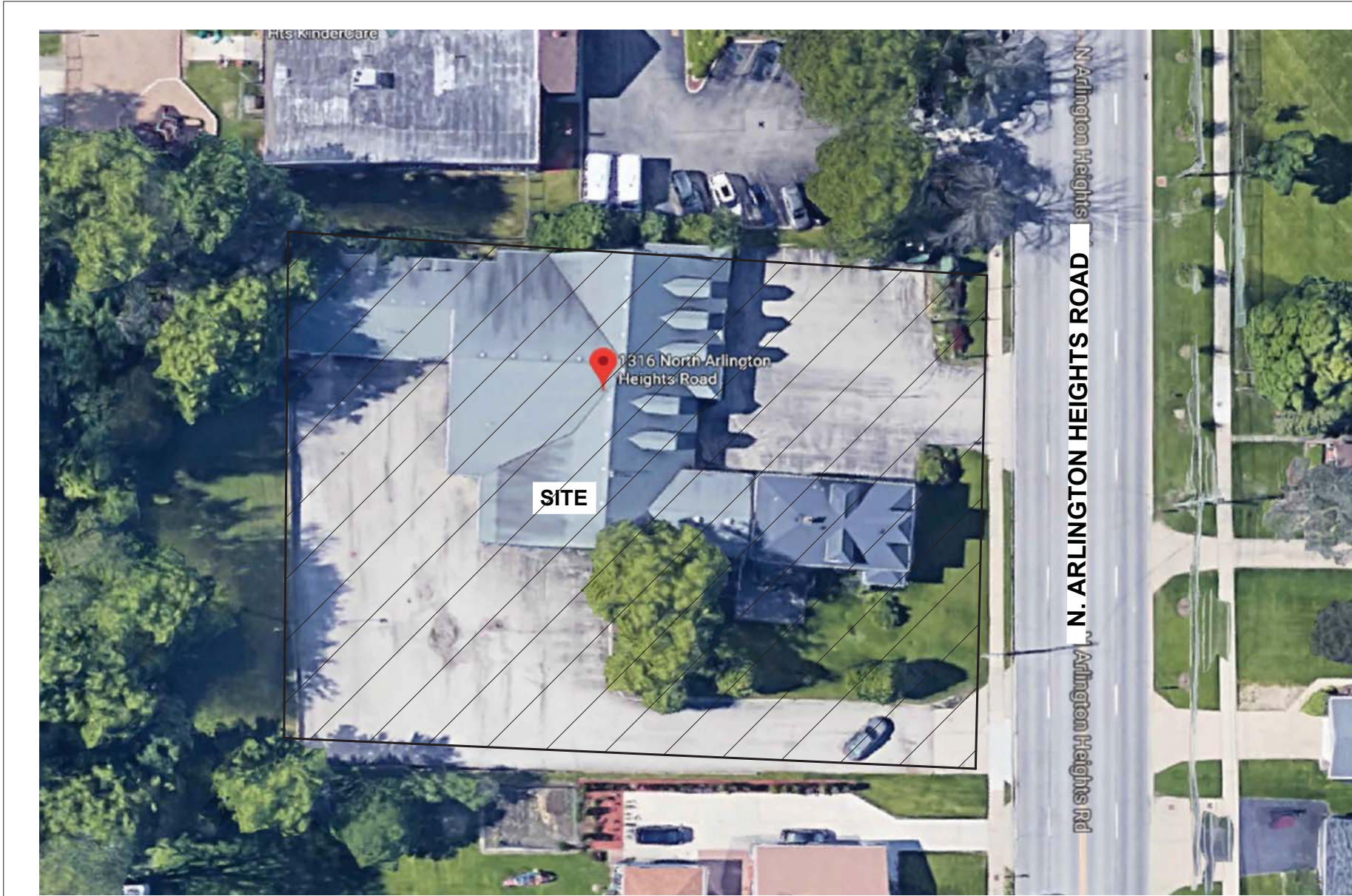
The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

AERIAL MAP



1. I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.
2. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

ENGINEER

DATE



LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---
STORM SEWER LINE	---	---
STORM MANHOLE	⊙	⊙
SANITARY MANHOLE	⊙	⊙
COMBINED SEWER	---	---
COMBINED MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
INLET	⊙	⊙
WATER VALVE VAULT	⊙	⊙
WATER VALVE	⊙	⊙
GRADE	---	---
DRAINAGE DIVIDE	---	---
CURB & GUTTER	---	---
CLEANOUT	---	---
DOWNSPOUT (ROOF DRAINS)	---	---
WATER B. BOX	---	---
TREE PROTECTION FENCE	---	---
CONSTRUCTION FENCE	---	---
INLET FILTER BASKET	---	---
TRAFFIC DIRECTION PAVEMENT MARKING	---	---
FIRE HYDRANT	---	---
RETAINING WALL WRAILING	---	---
TOP OF CURB	T/C XXX.XX	T/C XXX.XX
BOTTOM OF CURB	B/C XXX.XX	B/C XXX.XX
TOP OF CURB	T/C XXX.XX	T/C XXX.XX
BOTTOM OF GUTTER	B/G XXX.XX	B/G XXX.XX
WALK	W XXX.XX	W XXX.XX
BOTTOM OF WALK	B/W XXX.XX	B/W XXX.XX
DESPRESSED CURB	D/C XXX.XX	D/C XXX.XX
BOTTOM OF GUTTER	B/G XXX.XX	B/G XXX.XX
MOUNTABLE CURB	M/C XXX.XX	M/C XXX.XX

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP

AERIAL MAP

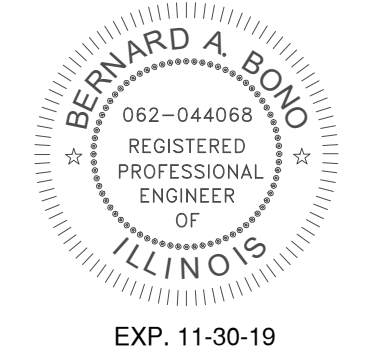
GODDARD SCHOOL DEVELOPMENT
1316 N. ARLINGTON HTS. RD., ARLINGTON HEIGHTS, IL

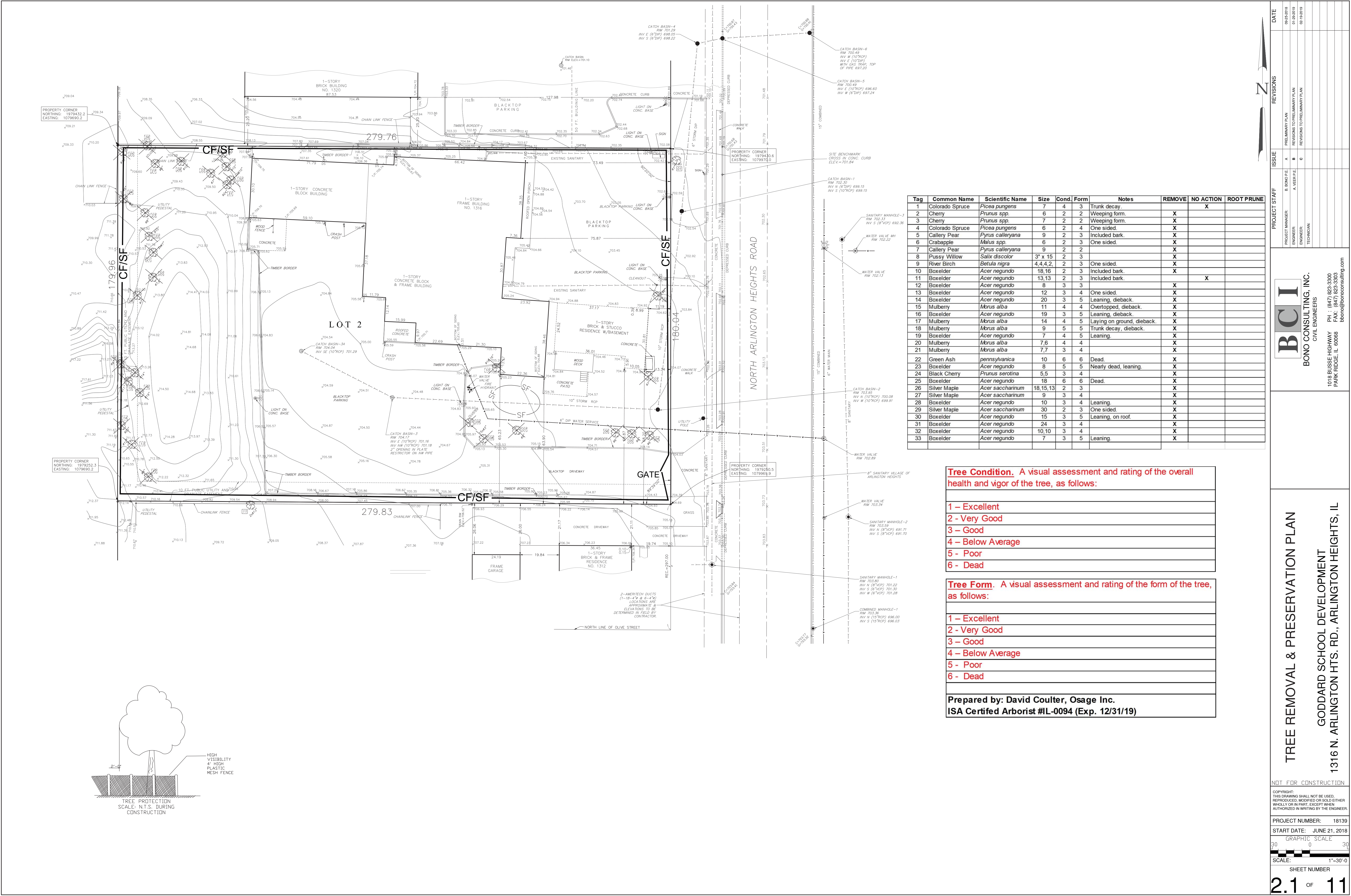
NOT FOR CONSTRUCTION
COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 18139
START DATE: JUNE 21, 2018
GRAPHIC SCALE
SCALE: NTS
SHEET NUMBER
1 OF 11

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com





DATE

REVISIONS

ISSUE

PROJECT STAFF

PROJECT MANAGER

ENGINEER

ENGINEER

TECHNICIAN

PRELIMINARY PLAN

REVISIONS TO PRELIMINARY PLAN

REVISIONS TO PRELIMINARY PLAN

REVISIONS TO PRELIMINARY PLAN

REVISIONS TO PRELIMINARY PLAN

REVISIONS TO PRELIMINARY PLAN

REVISIONS TO PRELIMINARY PLAN

REVISIONS TO PRELIMINARY PLAN

PROJECT MANAGER

ENGINEER

ENGINEER

TECHNICIAN

BCI

BONO CONSULTING, INC.

CIVIL ENGINEERS

1018 BUSSE HIGHWAY

PARK RIDGE, IL 60068

PH : (847) 823-3300

FAX: (847) 823-3303

bbono@bonoconsulting.com

TREE REMOVAL & PRESERVATION PLAN

GODDARD SCHOOL DEVELOPMENT

1316 N. ARLINGTON HTS. RD., ARLINGTON HEIGHTS, IL

NOT FOR CONSTRUCTION

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 18139

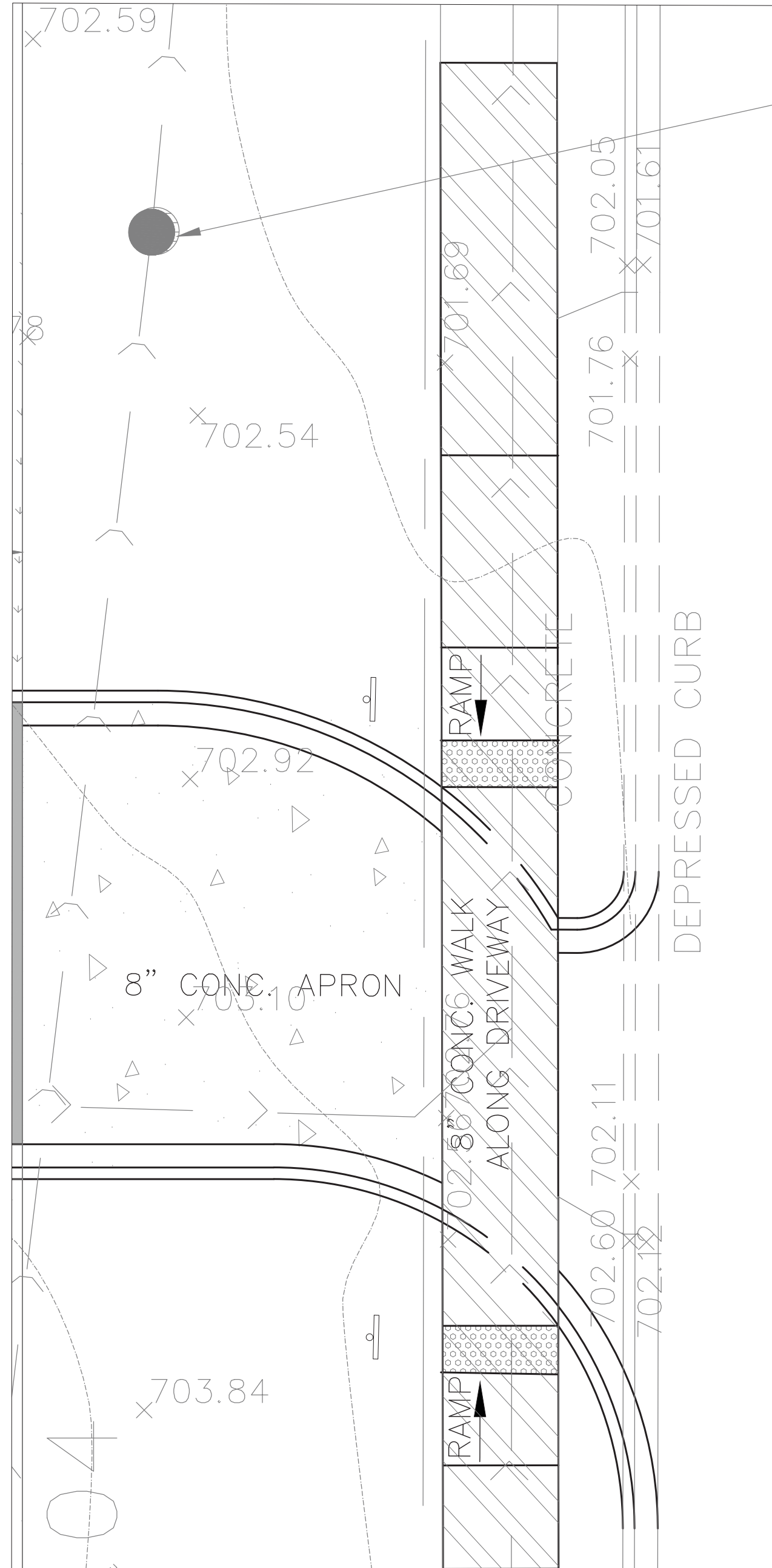
START DATE: JUNE 21, 2018

GRAPHIC SCALE

SCALE: 1"=30'-0"

SHEET NUMBER

2.1 OF 11



DETENTION SUMMARY (LOCAL REQUIREMENTS - IN VAULT & STONE VOIDS)

TOTAL DETENTION REQUIRED = 2,249 CU. FT.

VOLUME IN VAULT = 312 CU. FT.
 VOLUME IN VAULT (BELOW OUTLET) = 2,187 CU. FT.
 VOLUME IN STONE VOIDS = 306 CU. FT.
 TOTAL DETENTION PROVIDED = 2,524 CU. FT.
 VOLUME CONTROL REQUIRED (MWRD) = 2,289 CU. FT.
 VOLUME CONTROL PROVIDED (MWRD) = 2,493 CU. FT.
 HWL = 703.50
 OVERFLOW ELEVATION 703.50

Goddard School, Arlington Heights

Date: 9.18.18

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Project Area	50,362.25	1.156		
Building	10,331.96	0.237	9,137.18	0.210
Walks, Play Ground & Conc.	1,531.89	0.035	8,366.94	0.192
Access & Parking	19,420.56	0.446	19,565.38	0.449
Impervious Area	31,284.41	0.718	37,069.50	0.851
Pervious Area	19,077.84	0.438	13,292.75	0.305
Disturbed area of Site	0.946	Ac.		
Increase in Impervious Area	0.133			

MWRD (MOD.RATIONAL METHOD)
100 YEAR

Project: 1316 N. Arlington Heights Rd., Arlington Heights
Date: 9.18.18

Project No:
Computed By: AV

DETENTION FOR INCREASE IN IMPERVIOUS ONLY

Increase in Impervious Area of Site		
Disturbed Area of Site	0.946	acres
Inc. in Impervious Area of site	0.133	acres

Release Rate = 0.18"0.133 0.024 Per Arlington Heights

Developed Disturbed Area of Site/Proposed Land Use Type	Runoff Coefficient	Area (Acres)	Percentage
Impervious	0.95	0.133	100.0%
Grass & Landscaping	0.50	0.000	0.0%
Surface Ponding	1.00	0.000	0.0%

BULLETIN 70 STORM EVENT Composite Characteristics: 0.85 0.133 100.0%

Storm Duration (Min)	Storm Duration (Hours)	Rainfall Intensity (Inch/Hour)	Inflow Rate (CFS)	Release Rate (CFS)	Storage Rate (CFS)	Storage Required (Acre-Feet)
5	0.08	10.90	1.38	0.024	1.35	0.009
10	0.17	10.02	1.27	0.024	1.24	0.017
15	0.25	8.20	1.04	0.024	1.01	0.021
20	0.33	7.30	0.92	0.024	0.90	0.025
30	0.50	5.60	0.71	0.024	0.68	0.028
40	0.67	4.58	0.58	0.024	0.55	0.031
50	0.83	3.97	0.50	0.024	0.48	0.033
60	1.00	3.56	0.45	0.024	0.43	0.035
90	1.50	2.68	0.34	0.024	0.31	0.039
120	2.00	2.24	0.28	0.024	0.26	0.043
180	3.00	1.62	0.20	0.024	0.18	0.045
240	4.00	1.40	0.18	0.024	0.15	0.051
300	5.00	1.17	0.15	0.024	0.12	0.052
360	6.00	0.95	0.12	0.024	0.10	0.048
420	7.00	0.83	0.10	0.024	0.08	0.047
480	8.00	0.75	0.09	0.024	0.07	0.047
540	9.00	0.68	0.09	0.024	0.06	0.046
600	10.00	0.63	0.08	0.024	0.06	0.046
660	11.00	0.59	0.07	0.024	0.05	0.046
720	12.00	0.55	0.07	0.024	0.05	0.046
1080	18.00	0.39	0.05	0.024	0.03	0.038
1440	24.00	0.32	0.04	0.024	0.02	0.033
2160	36.00	0.22	0.03	0.024	0.00	0.012
2880	48.00	0.17	0.02	0.024	0.00	-0.010

Required Detention Volume 2,249 Acre-Feet

A = 0.133 Acres	Impervious 0.133 Acres	C Value 0.95
	Surf. Ponding 0.000 Acres	1
	Landscape 0.000 Acres	0.5

C = 0.900

Release Rate 0.024 cfs

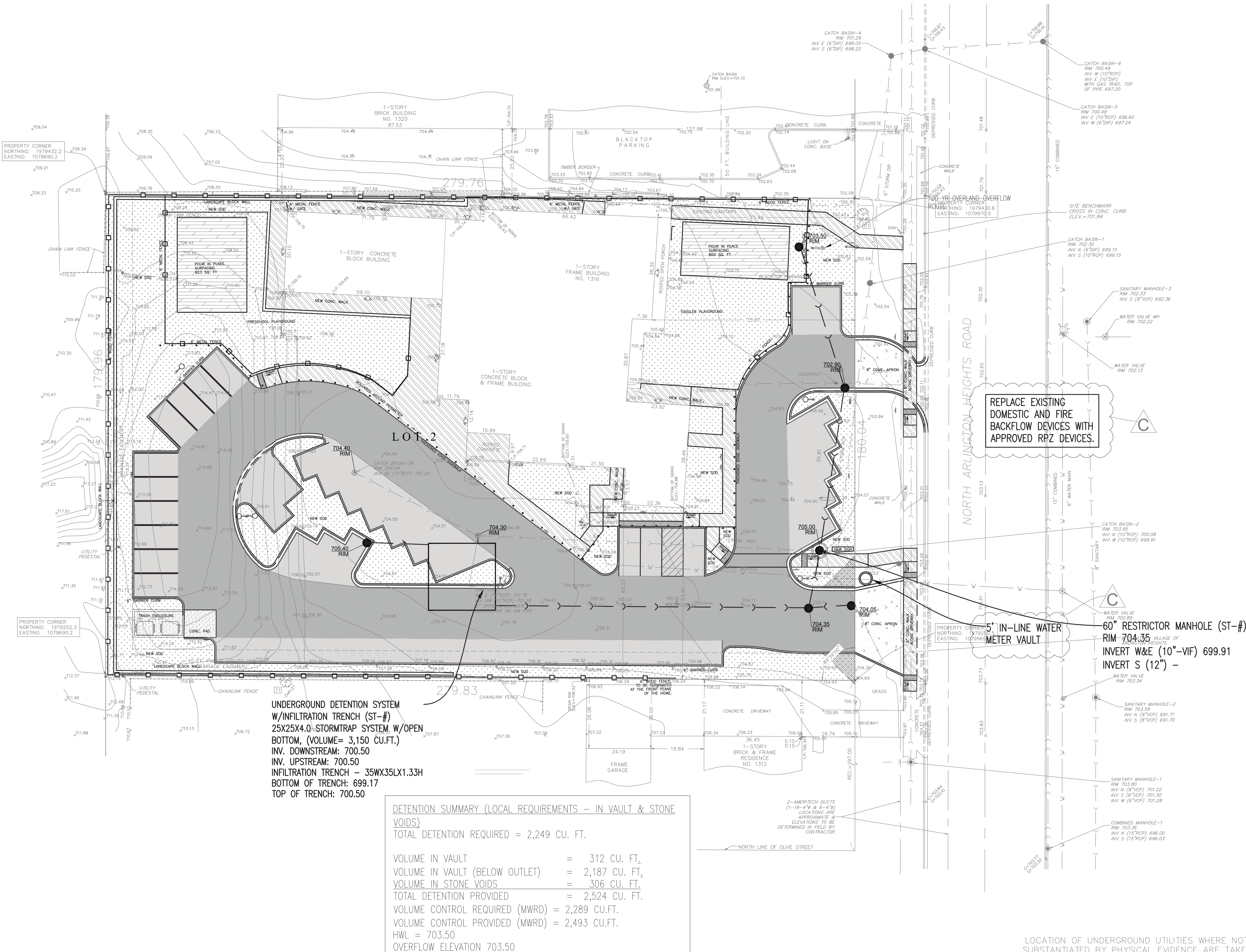
MWRD VOLUME CONTROL (New Impervious Area)	Times 1"	Required Volume
27,463	0.083	2,289 ft ³

RESTRICTOR CALCULATION

Orifice Design		
Require Q = 0.024 cfs	Det. HWL = 703.50	
Cd = 0.61	Orifice Invert: 699.91	
Max. Head = 3.55	Orifice Cent. 699.95	
Orifice Area: 0.0039		
Calculated Max. Restrictor Discharge: 0.036		

Restrictor Diameter = 0.85 inches

USE 0.85" DIAMETER PLATE RESTRICTOR



LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

DATE
09/18/2018
01/19/2019
02/19/2019

REVISIONS
A
B
C

PROJECT STAFF
PROJECT MANAGER
ENGINEER
TECHNICIAN

ISSUE
A
B
C

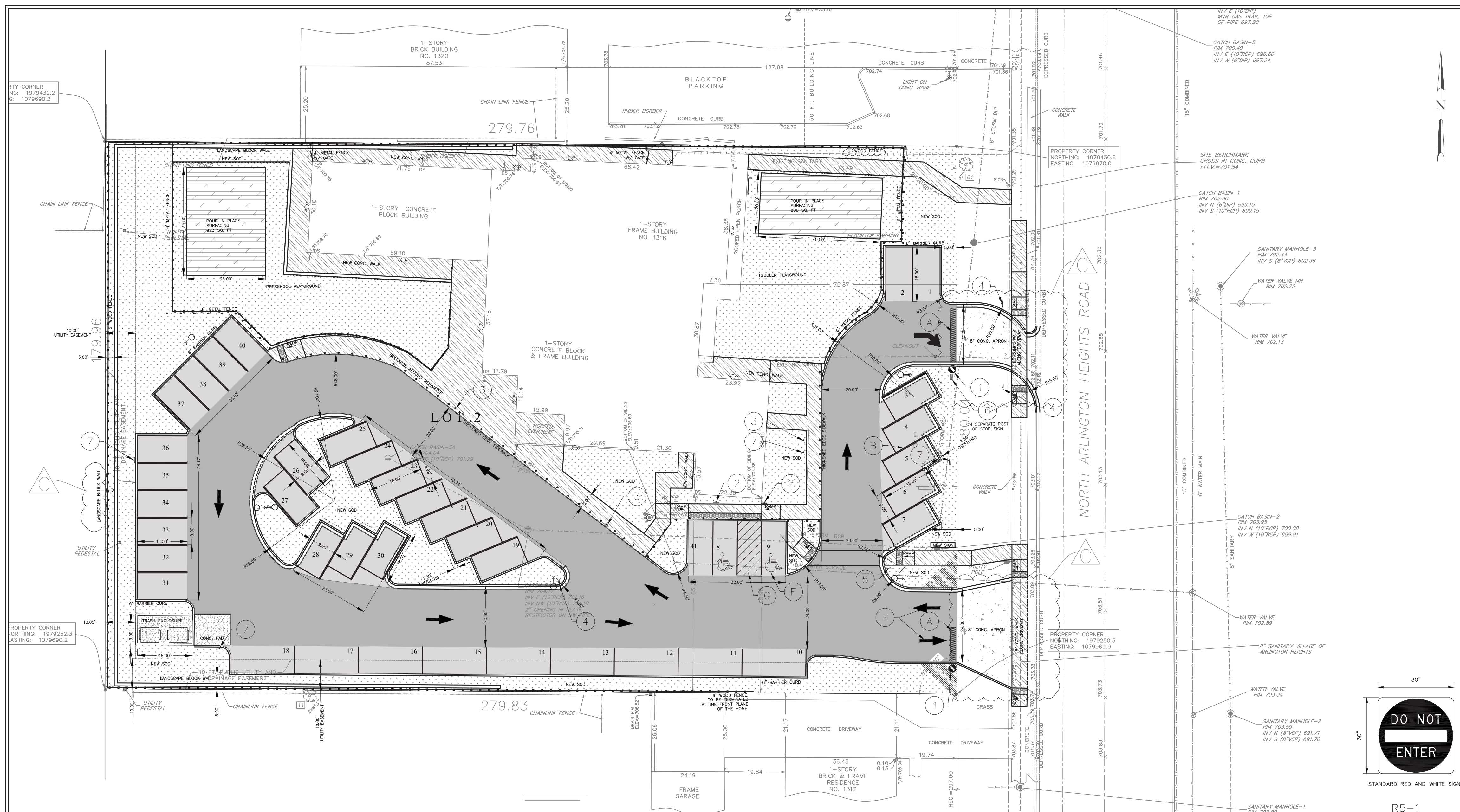
PROJECT STAFF
PROJECT MANAGER
ENGINEER
TECHNICIAN

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

PROPOSED UTILITY PLAN
OVERALL SITE
GODDARD SCHOOL DEVELOPMENT
1316 N. ARLINGTON HTS. RD., ARLINGTON HEIGHTS, IL

NOT FOR CONSTRUCTION
COPYRIGHT:
THIS DRAWING SHALL NOT BE USED,
REPRODUCED, MODIFIED OR SOLD EITHER
WHOLLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 18139
START DATE: JUNE 21, 2018
GRAPHIC SCALE
20
0
20
SCALE: 1"=20'-0"
SHEET NUMBER
4 OF 11



SITE PLAN NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
- ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY OTHERS & BCI. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
- IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
- CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
- TOTAL LAND AREA IS 1.156+/- ACRES, DISTURBED AREA OF SITE 0.946+/- ACRES.
- NO WETLANDS WERE PRESENT ON THIS SITE.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
- MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
- ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- ALL SIDEWALK CROSS-SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.

PAVEMENT MARKING LEGEND

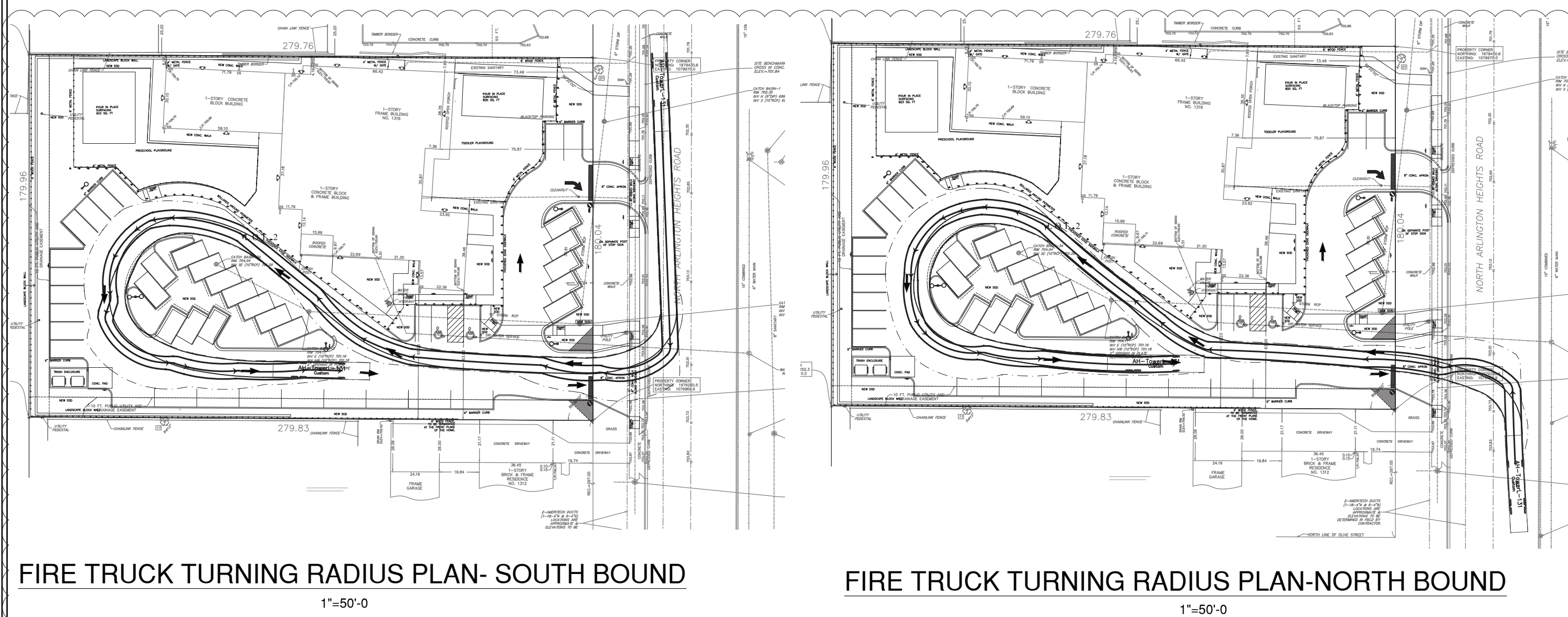
- (A) 24" WHITE SOLID STOP BAR
- (B) 4" YELLOW SOLID LINE
- (C) 8" SOLID WHITE LINE
- (D) LETTERS & SYMBOLS PAVEMENT MARKINGS
- (E) TRAFFIC FLOW DIRECTIONAL ARROWS
- (F) ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS-SEE DETAIL
- (G) 4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
- (H) 4" SOLID WHITE LINE

SIGNAGE LEGEND

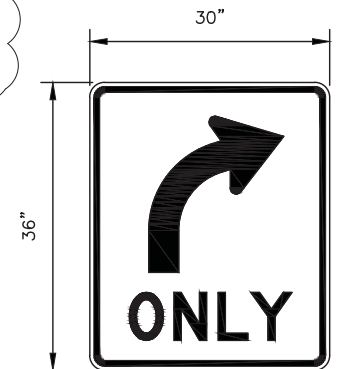
- (1) STOP SIGN (R1-1)
- (2) ACCESSIBLE PARKING SIGN (R7-8)
- (3) NO PARKING SIGN FIRE LANE (R8-31)
- (4) DO NOT ENTER (R5-1)
- (5) PEDESTRIAN CROSSING SIGN
- (6) RIGHT TURN ONLY SIGN (R3-5R)
- (7) ONE WAY SIGN (R6-2L/R)

PAVEMENT LEGEND

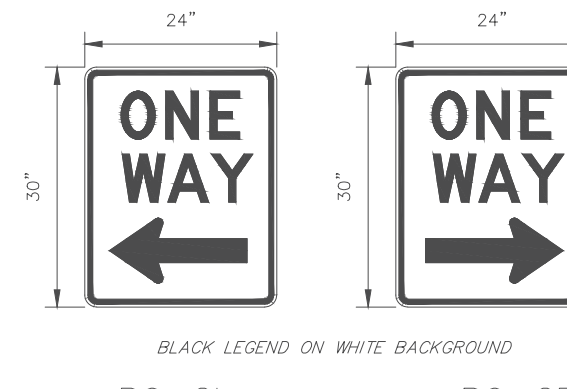
- HEAVY DUTY PAVEMENT**
 - 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
 - 2-1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
 - 5" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, 4"
 - AGGREGATE BASE COURSE CA-6, TYPE B
 - STANDARD DUTY PAVEMENT (NOT USED)**
 - 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
 - 2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
 - 8" AGGREGATE BASE COURSE CA-6, TYPE B
 - CONCRETE APRON/PAVEMENT**
 - 8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF)*
 - 4" COMPACTED AGGREGATE BASE CA-6, TYPE B
 - CONCRETE PADS - TRASH CORAL & UTILITY PADS**
 - 8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF*
 - 4" COMPACTED AGGREGATE BASE CA-6, TYPE B
 - SIDEWALKS**
 - 5" PORTLAND CEMENT CONCRETE- 8" PORTLAND CEMENT CONCRETE WITHIN DRIVEWAYS
 - 4" COMPACTED AGGREGATE BASE COURSE, TYPE B
 - IDOT PAVEMENT RESURFACING**
 - 1-1/2" SURFACE COURSE
 - DETECTABLE WARNING AND DEPRESSED CURB**
 - REPLACEABLE RED POLYMER COMPOSITE PLATES
- *REFER TO CONCRETE JOINT DETAILS (IF ANY).



R7-6-9
"NO PARKING - FIRE LANE"
SIGN
N.T.S.



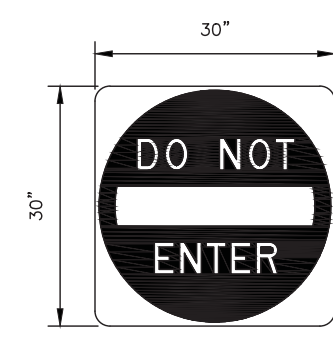
R3-5R
"RIGHT TURN ONLY" SIGN
N.T.S.



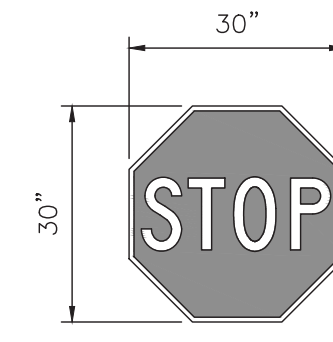
R6-2L
"ONE WAY" SIGN
N.T.S.



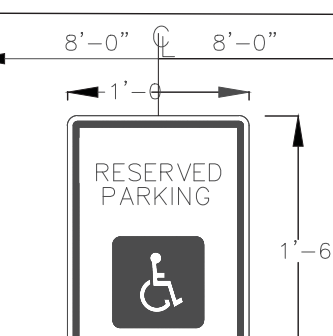
R6-2R
"ONE WAY" SIGN
N.T.S.



R5-1
"DO NOT ENTER"
SIGN
N.T.S.



R1-1
"STOP" SIGN
N.T.S.



R7-8
"ACCESSIBLE PARKING"
SIGN
N.T.S.



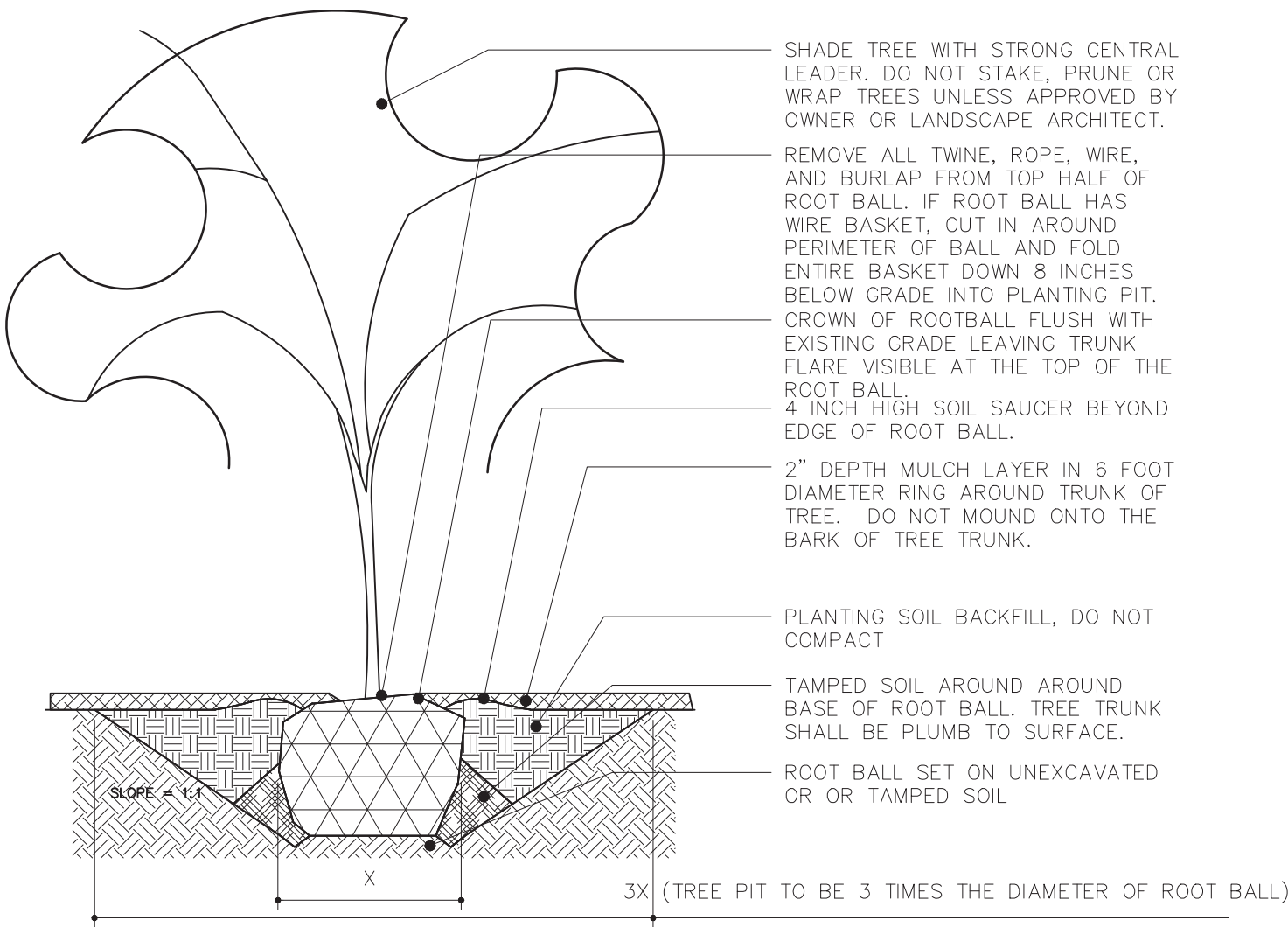
R8-31
"NO PARKING"
SIGN
N.T.S.

DATE	REVISIONS	ISSUE	PROJECT STAFF
09/25/2018	PRELIMINARY PLAN	A	PROJECT MANAGER
01/25/2019	REVISIONS TO PRELIMINARY PLAN	B	ENGINEER
02/19/2019	REVISIONS TO PRELIMINARY PLAN	C	ENGINEER
			TECHNICIAN

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

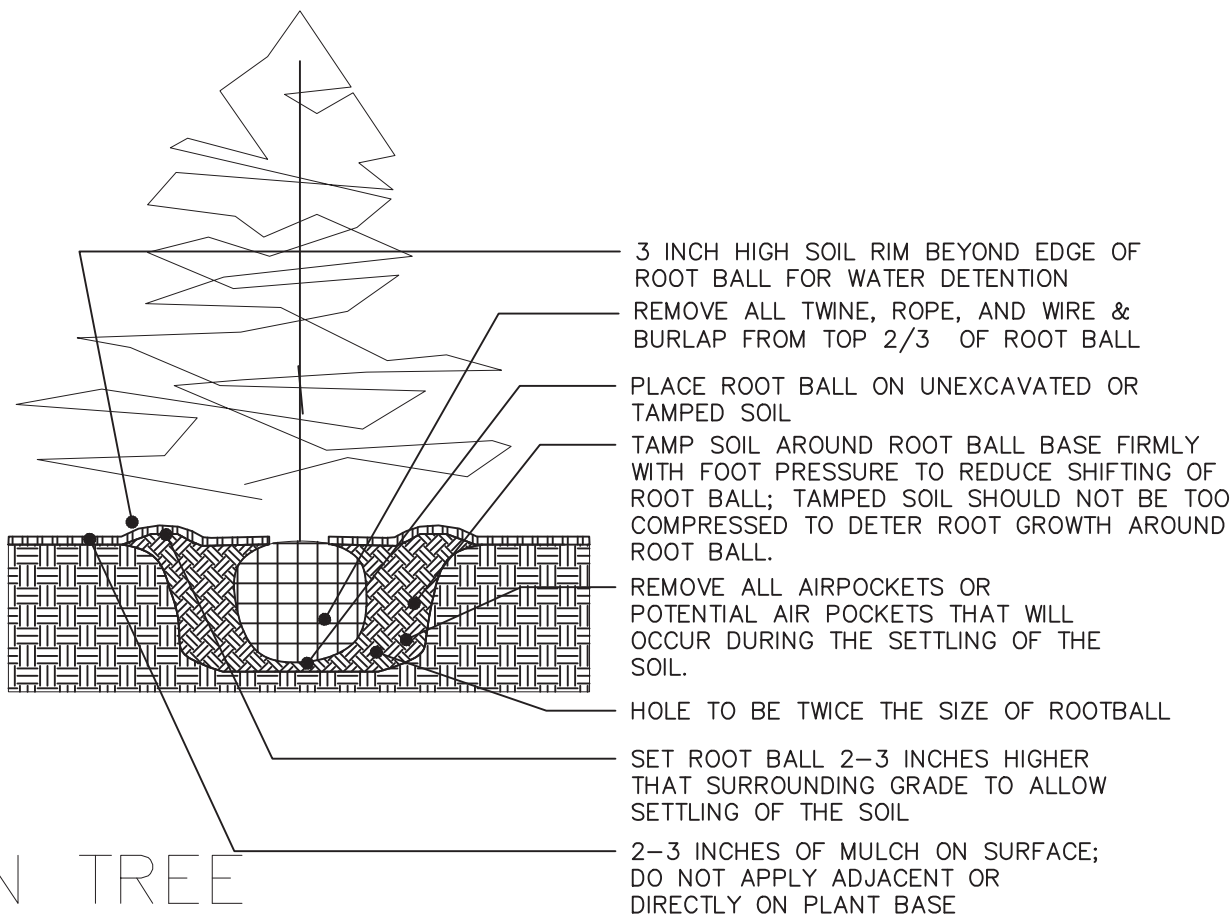
GODDARD SCHOOL DEVELOPMENT
1316 N. ARLINGTON HTS. RD., ARLINGTON HEIGHTS, IL

PROJECT NUMBER:	18139
START DATE:	JUNE 21, 2018
GRAPHIC SCALE	20 0 20
SCALE:	1"=20'-0"
SHEET NUMBER	5 OF 11



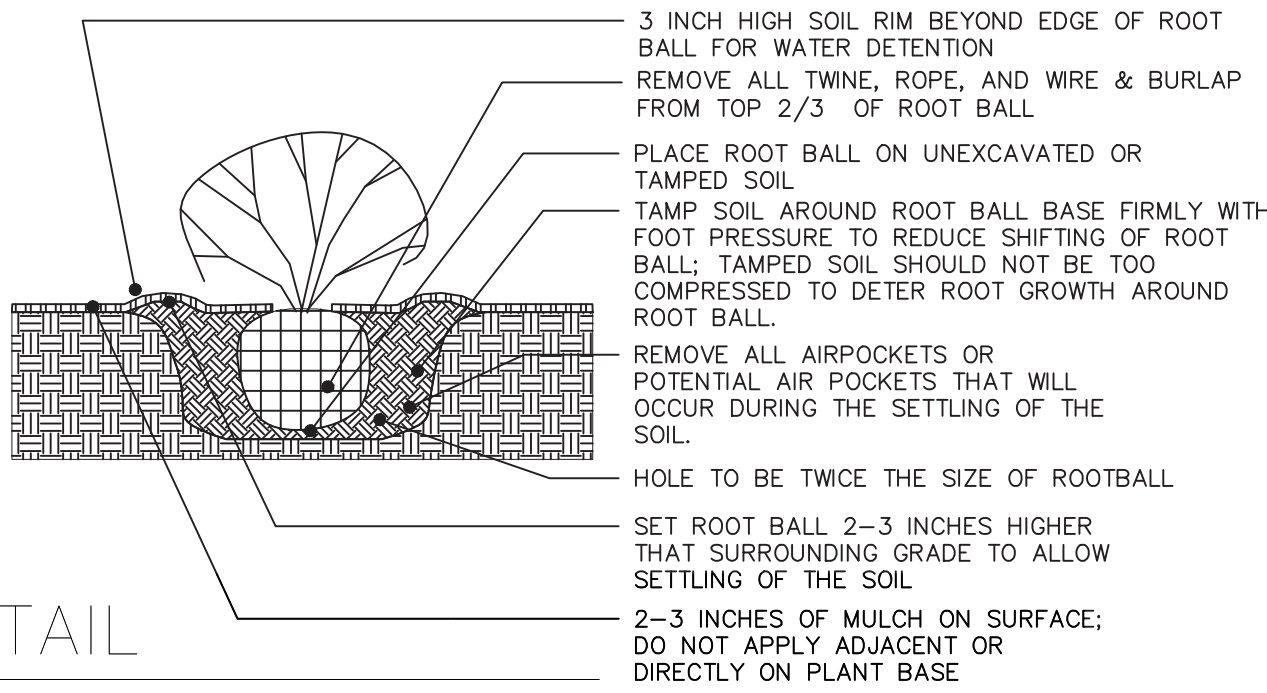
SHADE TREE PLANTING DETAIL

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



EVERGREEN TREE PLANTING DETAIL

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

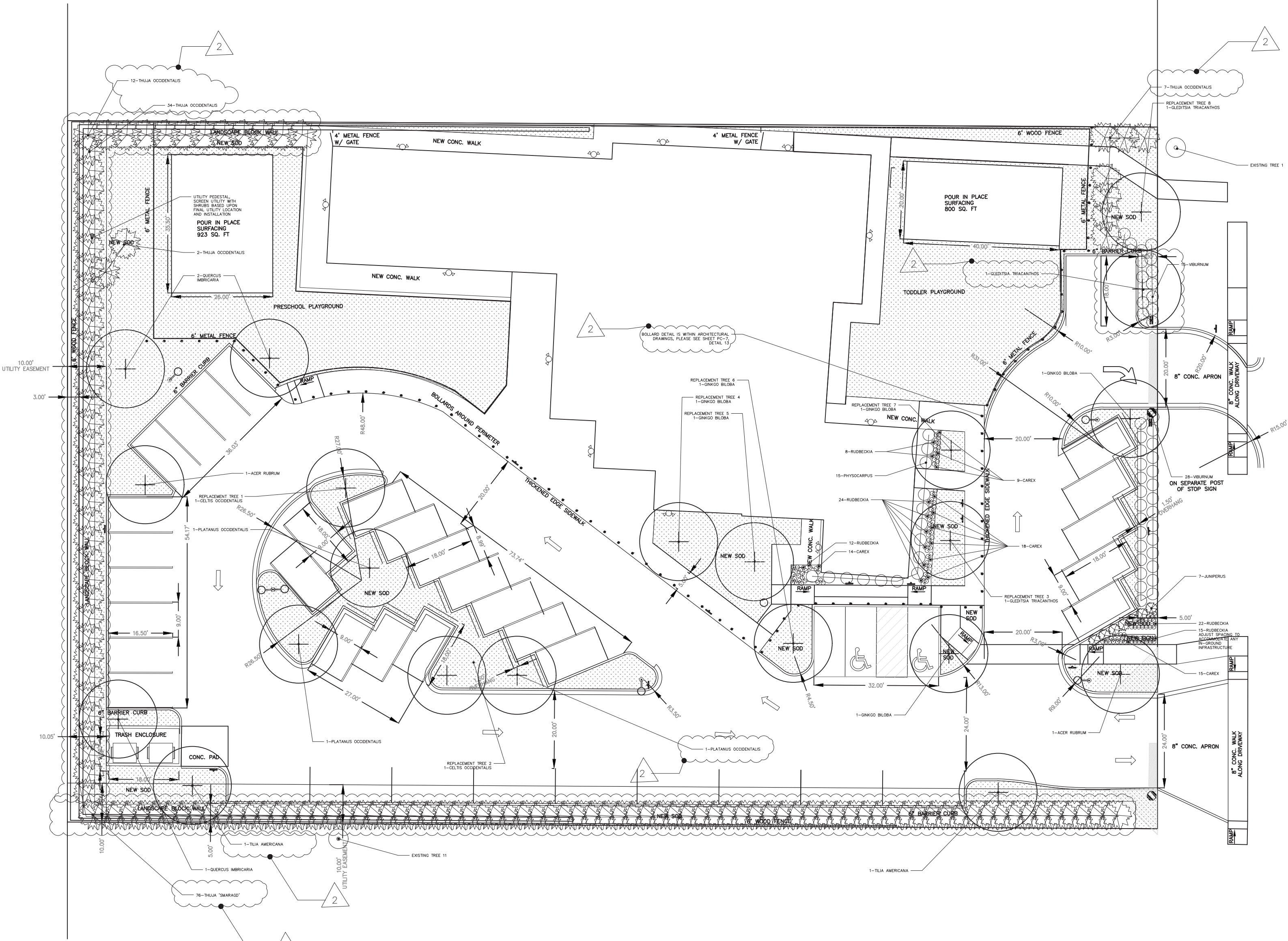


SHRUB DETAIL

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

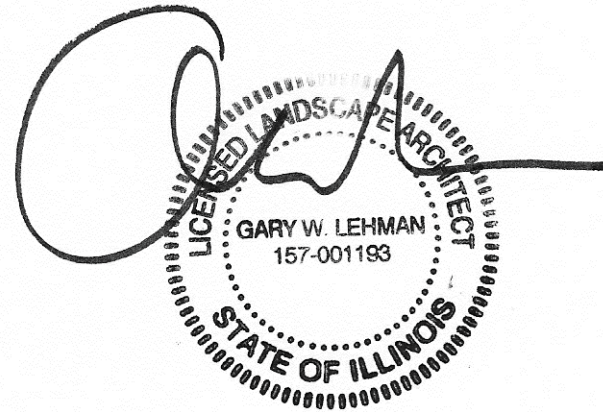
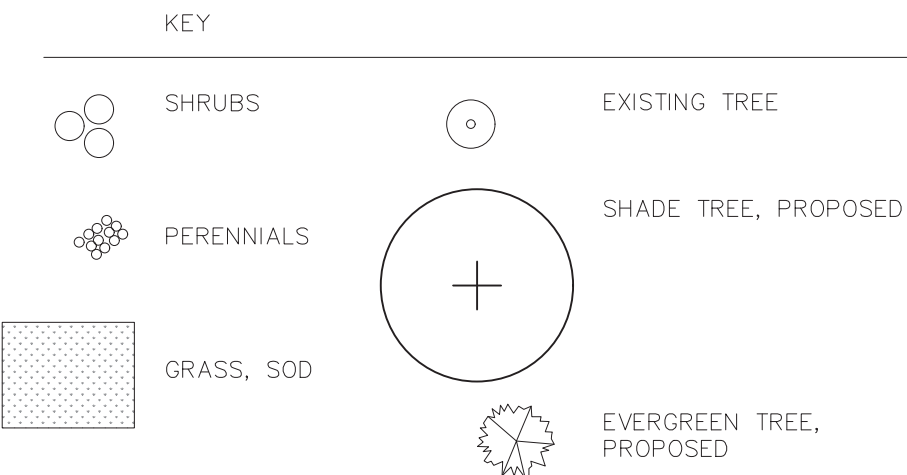
Botanical Name	Common Name	Quantity	Size	Condition	Notes
Shade Trees					
<i>Acer rubrum</i> 'October Glory'	October Glory	2	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Celtis occidentalis</i>	Hackberry	2	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Ginkgo biloba</i>	Ginkgo	4	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare. MALE ONLY, FEMALE VARIETIES NOT ACCEPTABLE DUE TO FRUIT.
<i>Gleditsia triacanthos</i> 'inermis'	Thornless Honeylocust	3	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Platanus occidentalis</i>	American Sycamore	3	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Quercus imbricaria</i>	Shingle Oak	3	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Tilia americana</i>	American Linden	2	4" caliper	B&B	Trees should be similar in variety and character.
Evergreen Trees					
<i>Thuja occidentalis</i> 'Wintergreen'	Wintergreen Arborvitae	66	6 foot height	B&B	Rootballs to be worked around the proposed landscape retaining wall.
<i>Thuja occidentalis</i> 'Smaragd'	Smaragd Arborvitae	76	6 foot height	B&B	Rootballs to be worked around the proposed landscape retaining wall.
Shrubs and Perennials					
<i>Ceanothus 'Ice Dance'</i>	Ice Dance Sedge	56		1 gallon	
<i>Physocarpus opulifolius</i> 'Diabolo'	Diabolo Ninebark	15	30 inch height	5 gallon	
<i>Viburnum dentatum</i>	Arrowwood Viburnum	43	3 foot height	B&B	
<i>Rudbeckia hirta</i>	Black-eyed Susan	81		1 gallon	
<i>Juniperus procumbens</i> 'Nana'	Blue Star Creeping Juniper	7	12 inch height	3 gallon	maintain low height at 12 inches

PLANT SCHEDULE



- GENERAL NOTES:
- THE DRAWING HAS BEEN PREPARED BY A LANDSCAPE ARCHITECT, GARY LEHMAN, REGISTERED IN THE STATE OF ILLINOIS, 157-001193.
 - DRAWINGS HAVE BEEN REFERENCED WITH CURRENT CIVIL AND ARCHITECTURAL PLANS.
 - ALL PLANTING AREAS THAT ARE NOT IDENTIFIED AS GRASS OR SOD, SHALL BE MULCHED AS SPECIFIED WITHIN THE TREE DETAIL.
 - ALL PLANTING MUST BE MAINTAINED AND IN HEALTHY CONDITION TILL THE COMPLETION OF THE PROJECT.
 - REPLACEMENT TREES WERE ADDED TO THE SITE DUE TO THE REMOVAL OF EXISTING TREES (SEE SHEET 2.1). A TOTAL OF 8 TREES WERE ADDED, AND NOTED AS "REPLACEMENT TREES," ON THE LANDSCAPE PLAN. THIS WAS BASED UPON THE INTERPRETATION OF CODES 6.15-5.4 AND 6.15-5.3b.
 - DETAIL FOR THE FENCING AND THE BOLLARDS ARE LOCATED ON THE ARCHITECTURAL AND CIVIL ENGINEERING PLANS.

SITE LANDSCAPE LAYOUT ADJUSTED TO REFLECT SITE PLAN ADJUSTMENT. QUANTITY CHANGES ARE NOTED IN REVISION CLOUDS.



LANDSCAPE PLANS
GODDARD SCHOOL DEVELOPMENT
1316 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED,
REPRODUCED, MODIFIED OR SOLD EITHER
WHOLLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 00101

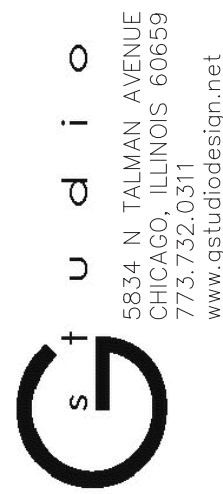
ISSUE DATE: FEB. 18, 2019

SCALE:

SHEET NUMBER

L1

DATE	REVISIONS	ISSUE	PROJECT STAFF
01/30/19		1	PROJECT MANAGER: G. LEHMAN/ELA
02/18/19		2	ENGINEER: G. LEHMAN/ELA
			ENGINEER:
			TECHNICIAN:





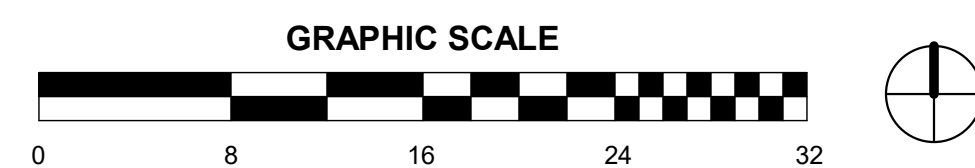
Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A-4BC	156	31.5	25	180	0
2	A-4BC	157.5	-35	25	180	0
3	A-4BC 90_OPTICS	580.5	37.5	25	320	0
4	A-5R	40	-35	25	270	0
5	A2-5R	-56	-12.5	25	0	0
6	B	-42	87	8	176	0
7	B	-10	68	8	270	0
8	B	15	48.5	8	178	0
9	B	25	22	8	177	0
10	B	84	-2	8	180	0
11	B	46	5.5	8	267	0
12	B	98	30	8	87	0
13	B	98	82	8	355	0
14	B1	-22	102	7	85	0
15	B1	27	99.5	7	85	0
16	B1	45	103	7	84	0
17	B1	76	101	7	86	0
18	C1	163	99	3	235	0
19	C2	143	103	3	265	0
20	C2	106	104	3	265	0
21	C2	124	103	3	265	0

Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of personal security or vandalism)	Security (security lighting for public spaces)	High Security (security lighting for public spaces)
	lux/ftc	lux/ftc	lux/ftc	lux/ftc
Minimum Horizontal Illuminance (Measured on parking surface without any shadowing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0-6.0
Uniformity Ratio Maximum - to - Minimum	20:1	15:1	15:1	*4:1 *Avg-Min
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	12-60/1.2-6.0

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook



1 LEVEL 1 - SCHEMATIC FLOOR PLAN
PC-15 1/8" = 1'-0"

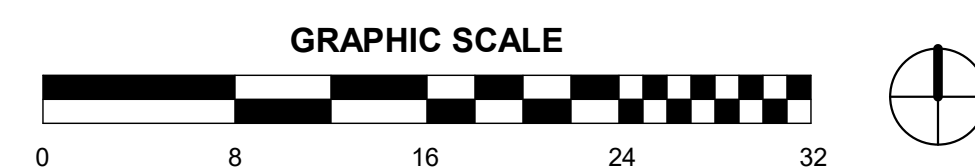


ROOM LEGEND

3-5 YEAR OLD	ELE CLO
6WKS-12 MONTHS	ELEV. ELE CLOSET
12-18 MONTHS	ENTRY
18-24 MONTHS	JAN CLO
24-30 MONTHS	KITCHEN
24-36 MONTHS	LAUNDRY
30-36 MONTHS	MULTI PURPOSE RM
BATHRM	OWNER OFFICE
CLO	PANTRY
COR	SPRINKLER RM
DIRECTOR OFFICE	STAIR



2 LEVEL 2 - SCHEMATIC FLOOR PLAN
PC-15 1/8" = 1'-0"



ROOM LEGEND

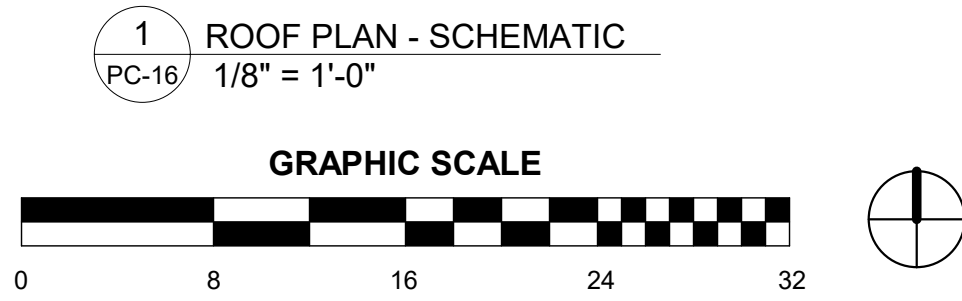
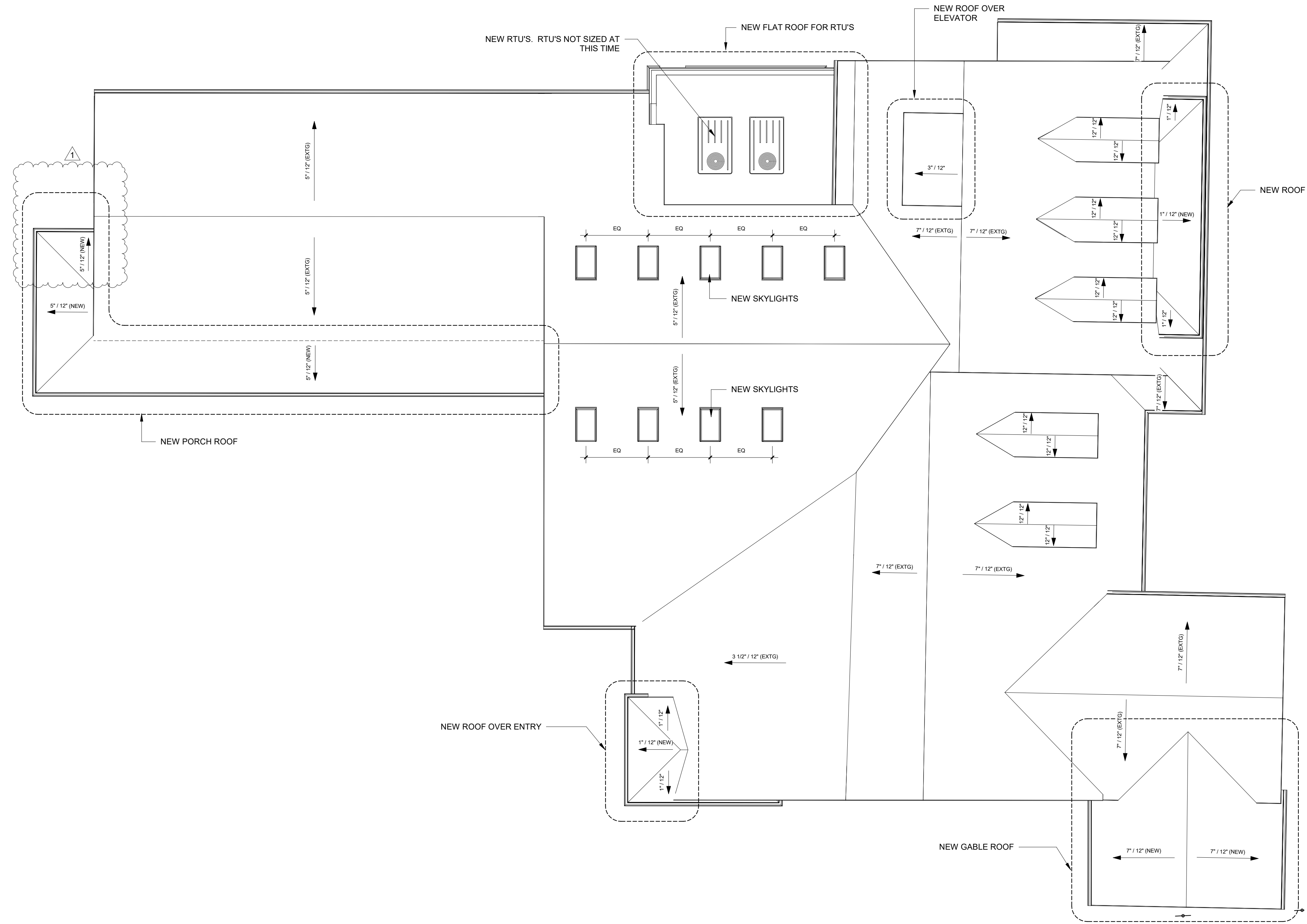
3-5 YEAR OLD
30-36 MONTHS
BATHRM
CLO
COR
JAN CLO
KITCHEN
MECHANICAL AREA (FLAT ROOF)
PANTRY
STAFF RM
STAIR

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 Arlington Heights Rd
Arlington Heights, IL 60004
SCHEMATIC FIRST AND SECOND FLOOR PLANS
1/8" = 1'-0"
02/20/19

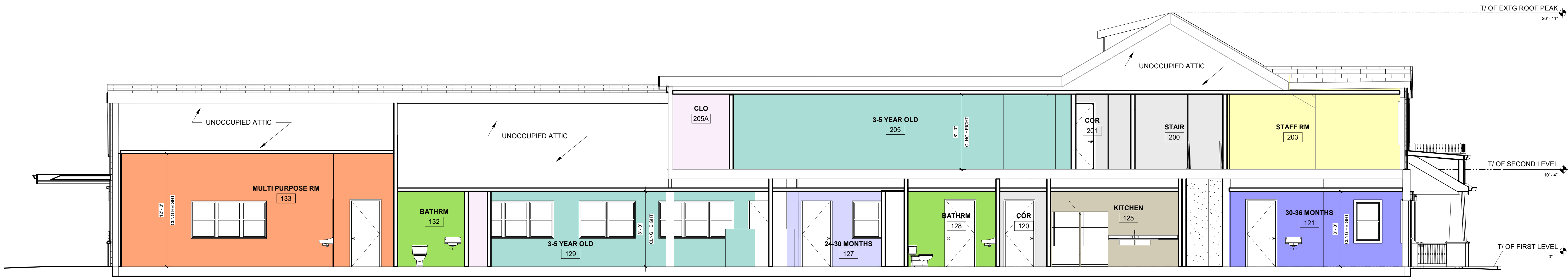
COPYRIGHT 2019 AKA LTD.

NOTE:
THESE DRAWINGS ARE FOR SCHEMATIC
PURPOSES ONLY AND ARE NOT FOR
CONSTRUCTION. THESE DRAWINGS ARE
SUBJECT TO CHANGE AS A RESULT OF
CITY REVIEW

No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18



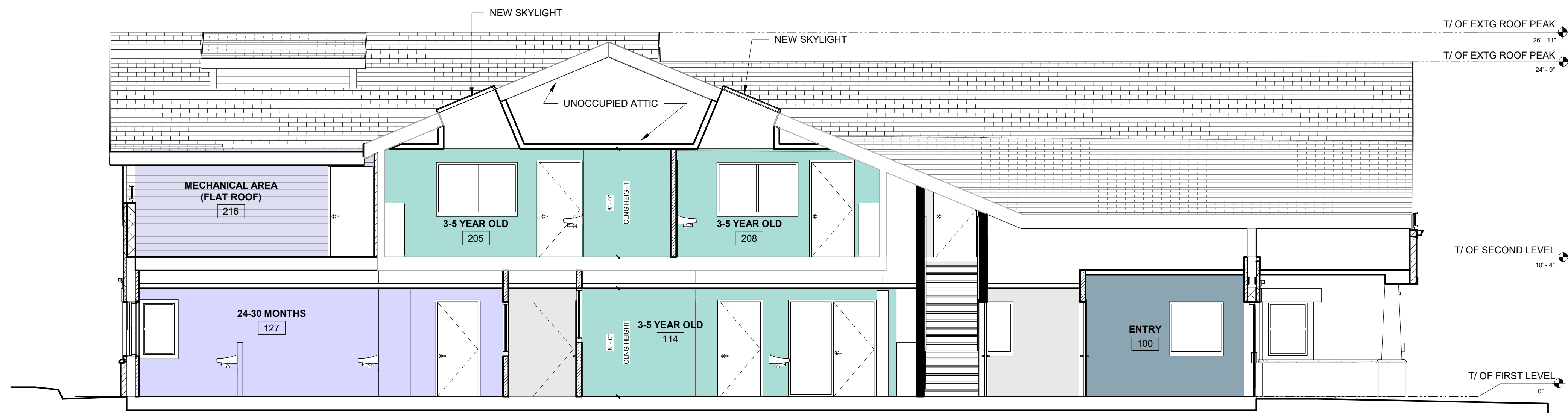
No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18



1 LONGITUDINAL SECTION
PC-17 3/16" = 1'-0"

ROOM LEGEND

- 3-5 YEAR OLD
- 24-30 MONTHS
- 30-36 MONTHS
- BATHRM
- CLO
- COR
- KITCHEN
- MULTI PURPOSE RM
- STAFF RM
- STAIR



ROOM LEGEND

- 3-5 YEAR OLD
- 24-30 MONTHS
- COR
- ENTRY
- MECHANICAL AREA (FLAT ROOF)
- STAIR

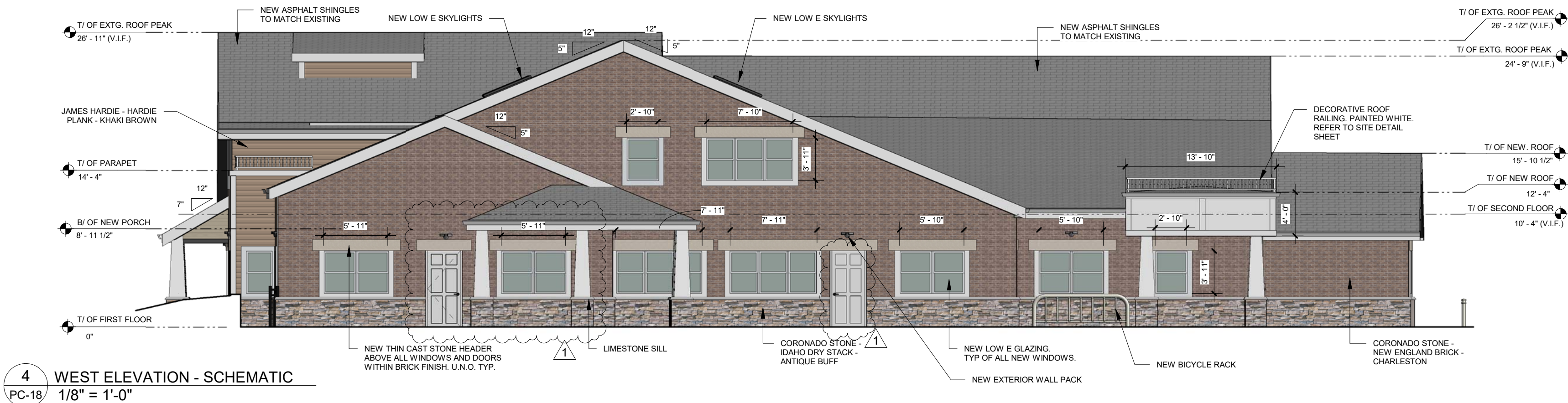
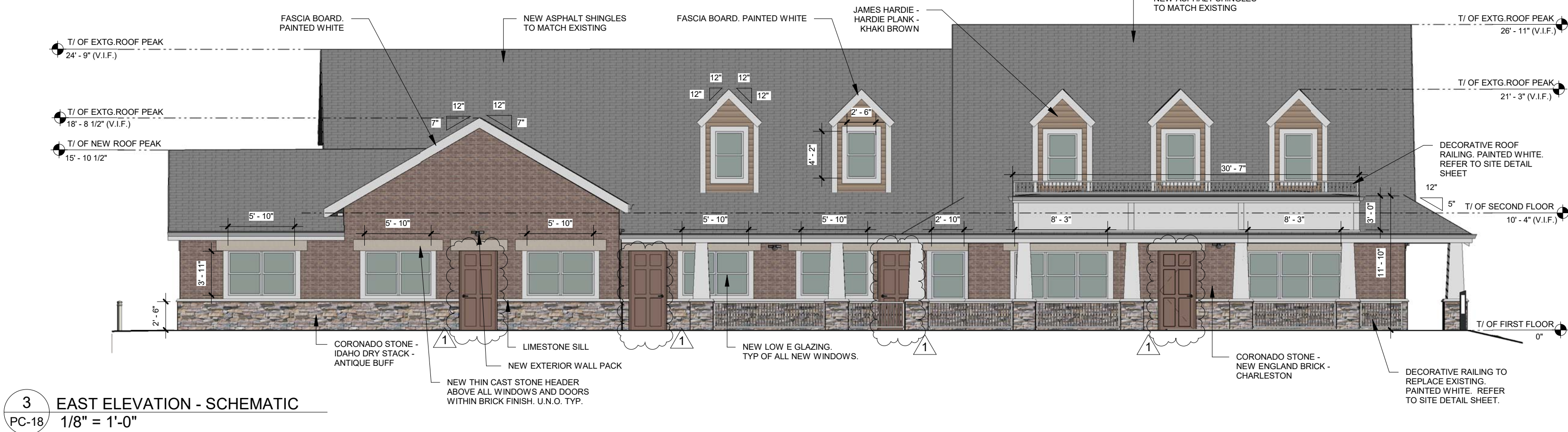
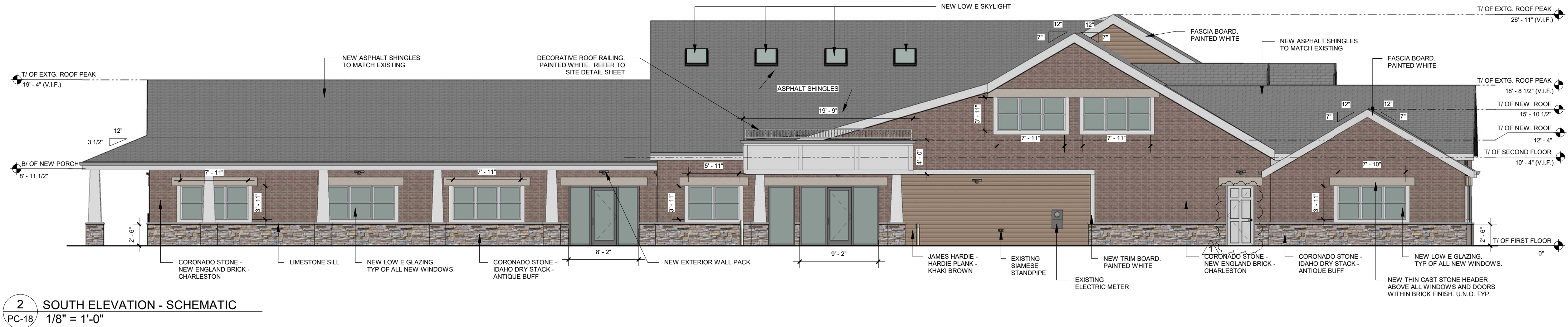
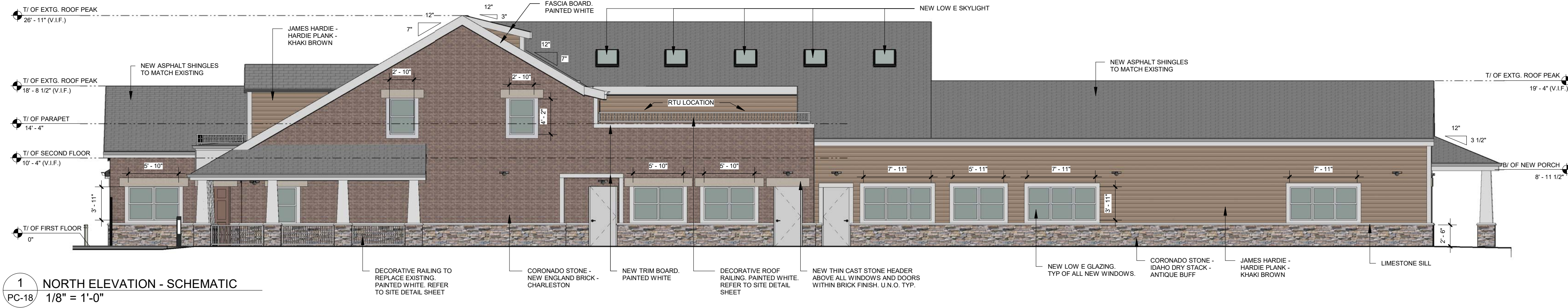
2 SCHEMATIC CROSS SECTION
PC-17 3/16" = 1'-0"

NOTE:
THESE DRAWINGS ARE FOR SCHEMATIC
PURPOSES ONLY AND ARE NOT FOR
CONSTRUCTION. THESE DRAWINGS ARE
SUBJECT TO CHANGE AS A RESULT OF
CITY REVIEW

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 Arlington Heights Rd
Arlington Heights, IL 60004
SCHEMATIC SECTION
3/16" = 1'-0"
02/20/19
COPYRIGHT 2019 AKA LTD.

No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com



FINISH LEGEND		
	JAMES HARDIE - HARDIE PLANK - LAP SIDING - KHAKI BROWN	
	CORONADO - THIN BRICK - NEW ENGLAND BRICK - CHARLESTON	
	CORONADO - STONE - IDAHO DRY STACK - ANTIQUE BUFF	

NOTE:
ALL EXISTING WINDOWS TO BE REPLACED WITH DOUBLE PANE LOW E.

No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18



1 MAIN ENTRANCE PERSPECTIVE
PC-19



3 MAIN ENTRANCE PERSPECTIVE 2
PC-19



2 FRONT PERSPECTIVE
PC-19



4 FRONT PERSPECTIVE 2
PC-19

No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18



AERIAL PERSEPCTIVE 1



AERIAL PERSEPCTIVE 2

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 Arlington Heights Rd
Arlington Heights, IL 60004
AERIAL VIEW

02/20/19
COPYRIGHT 2019 AKA LTD.

No.	Description	Date
2	Round 2 Response	2/19/18

Goddard School – Arlington Heights, IL
Market Study 2018

The Goddard School is a nationally recognized child care provider franchise. The School in Arlington Heights will have the following capacity of 165 students.

The School will offer full and part time schedules. And will offer enrichment classes (art, yoga, soccer, music, etc) for the students.

The hours of operation will be approximately from 630/7am until 630/7pm, Monday through Friday. The School will be open year-round but will be closed on Federal Holidays. Occasionally through the year the school will hold staff meetings that may be after school hours. The school may also host a welcome back to school or open house event in the evening or one Saturday during the year.

The School will employ 24 new teaching and administration positions. Full & part time work schedules will be available.

The building will have several safety and security measures. Goddard requires vehicle protection where a vehicle can come within 30' of a child in the school or on the playground as indicated on our plan. A 6' fence surrounding the playgrounds and classroom exit doors is also provided and required by Goddard. Biometric scanning (fingerprint or iris scanner) is installed at the door from the lobby to the school. Along with those items, all parents are required to park and walk their child(ren) into the building and escort them to their classroom(s). The playground areas are also secured with alarmed gates and as are any classroom exit doors that are not fenced.

Goddard Systems, Inc. (GSI) conducted the following market study to review the needs for an additional child care facility in the Arlington Heights area. We utilized demographics/market analysis, and capacities of competitors and GSI determined that this location meets or exceeds all variables for approval. We did not include home daycares as they are not direct competitors, instead we looked at larger scale competitors. The franchisee who will be running the proposed Goddard School contacted the competitors for the capacity and available space in their schools.

Demographics of area:

Within 4 miles of the proposed site there are over 14,200 children under the age of 5. Of that approximately 32% is currently enrolled in child care. The average household income within that same trade area is \$97,926. That same population includes 47% that have a bachelor degree or higher.

Competitive Analysis of area:

Existing Program	Capacity	Square Footage	Reported Availability
Flower Garden Day Care	40	2500sf	Limited availability, 1 open space
Red Wagon Child Care Center	40	2000sf	No availability
A Mother's Touch	178	9000sf	No availability
Kindercare	125	8000sf	No availability
Kindercare	126	6800sf	No availability
Fleur de la Zia	107	3500sf	No availability
Little Learners	88	5000sf	Limited availability
Kids of the Kingdom	43	3500sf	No availability
Bright Horizons	144	9800sf	No availability
Kiddie Academy	140	9400sf	Limited availability, 1 open space

Based on the above referenced information Goddard Systems, Inc. has approved the location through our parameters. We fully research every location and there are no abnormalities or red flags that we see in the demographics and the demand as indicated above allowed us to move forward with this location.

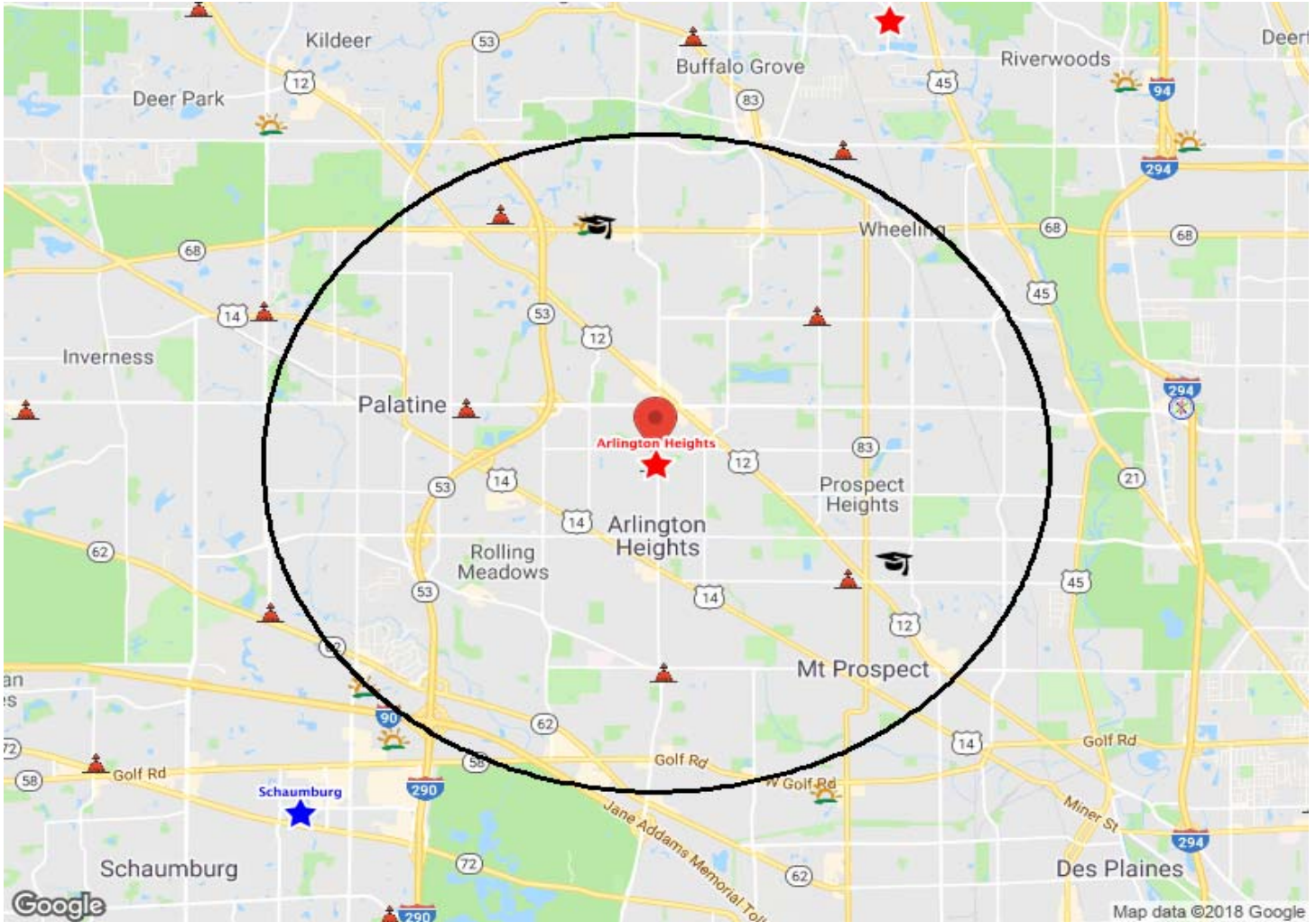
Images of the locations surveyed above are included following this document.

SIMMS ONLINE OVERVIEW MAP

Date Created: 11/1/2018

Site Information	Market Information
Site ID - Name:	DMA: CHICAGO
Address: 1316 N Arlington Heights Rd, Arlington Heights, IL	County: Cook
Lat, Lon: 42.1004, -87.9810	Density Class: Suburban

Current Year Estimate - Average Daily Traffic: 31,244



Trade Area Definition: 4.0 Miles

Reference Ring(s) Definition: N/A

SIMMS FRANCHISEE SITE ANALYSIS REPORT

Date Created: 10/9/2018

Site Information			Market Information		
Site ID - Name:			DMA: CHICAGO		
Address: 1316 N. Arlington Heights Road, Arlington Heights, IL 60004			County: Cook		
Lat, Lon: 42.1004, -87.9810			Density Class: Suburban		
Trade Area Used for Analysis / SIMMS Suggested:	2.4 Miles	2.4 Miles	Average Daily Traffic at Nearest Major Point / Distance:	31,244	0.0

Critical Market Demographics	2.4 Miles	% of Total	0.5 Miles	1.0 Mile	3.0 Miles	5.0 Miles	7.0 Miles
Source: PopStats Data from Synergos Technologies, Inc.							
RELEVANT RELATED MARKET FACTS							
% of Pop Under Age 5 Enrolled in Preschool	36%	--	47%	40%	33%	30%	29%
# of Direct Competitors within 3 Miles	1	--	--	--	--	--	--
Distance to Nearest Direct Competitor	0.0	--	--	--	--	--	--
Distance to Nearest Primrose School	7.1	--	--	--	--	--	--
Number of Major Daycare Competitors in the Market Area Defined	2	--	1	1	8	15	23
BUSINESS ENVIRONMENT							
Number of Businesses	2,835	--	157	512	4,916	13,078	22,614
Blue Collar Workers	28,084	61%	1,352	4,647	49,136	156,668	299,783
White Collar Workers	17,540	38%	1,036	3,128	29,134	80,463	147,573
Unemployment Rate	3.4%	--	2.8%	3.0%	3.3%	3.2%	3.2%
POPULATION							
Residential Population	77,818	63%	3,318	13,783	128,675	318,429	498,630
Workplace Population	45,819	37%	2,401	7,807	78,556	237,966	448,905
HOUSEHOLDS							
Total Households	31,174	--	1,181	5,275	51,364	125,106	195,534
Average Household Size	2.5	--	2.8	2.5	2.5	2.5	2.5
Owner Occupied Households	25,160	81%	1,076	4,535	40,571	91,459	143,040
Renter Occupied Households	6,014	19%	105	741	10,793	33,647	52,494
Vacant Households	1,590	5%	35	256	2,582	7,354	11,612
FAMILIES							
Total Families	21,179	68%	918	3,672	34,668	84,154	132,602
Married Families No Kids	10,745	51%	488	1,906	17,416	39,456	62,211
Married Families with Kids	7,752	37%	352	1,424	12,214	29,889	47,299
AGE							
Average Age	42	--	42	43	42	41	41
Population Age 0 to 2	2,485	3%	95	404	4,336	11,571	17,909
Population Age 3 to 5	2,644	3%	97	416	4,656	12,698	19,175
Population Under Age 5	4,286	6%	157	676	7,479	20,111	30,936
Population Age 6 to 12	5,991	8%	251	1,068	10,257	26,888	40,981
Median Female Age	47	--	47	49	46	44	45
Median Male Age	42	--	42	42	42	41	41
RACE							
Caucasian	65,537	84%	3,056	12,458	101,994	221,472	343,326
Hispanic	4,833	6%	104	527	13,024	51,387	71,827
Black	783	1%	27	106	1,658	6,491	10,617
Asian	5,667	7%	93	519	10,278	34,141	64,757
Other	998	1%	39	174	1,722	4,939	8,103
EDUCATION							
Population High School Graduate	9,537	17%	383	1,735	17,197	42,749	65,739
Population Some College and Associate Degree	13,198	24%	505	2,217	22,719	56,188	86,549
Population Bachelor Degree	18,157	33%	764	3,139	27,832	64,552	102,008
Population Graduate Degree	10,656	19%	503	1,981	15,598	35,172	59,469
Population Doctorate Degree	551	1%	47	173	1,010	2,688	4,629
INCOME							
Household Income < \$25,000	3,724	12%	97	583	6,585	17,369	26,209
Household Income \$25,000 - \$50,000	4,623	15%	167	833	8,385	23,035	35,866
Household Income \$50,000 - \$75,000	5,296	17%	144	798	9,086	22,432	34,407
Household Income \$75,000 - \$100,000	4,328	14%	155	690	7,050	17,690	27,099
Household Income \$100,000 - \$200,000	10,387	33%	538	1,898	16,516	36,527	57,582
Household Income > \$200,000	2,816	9%	79	474	3,742	8,052	14,372
Average Household Income	\$ 108,776	--	\$ 129,083	\$ 115,093	\$ 102,388	\$ 96,151	\$ 100,570
Median Household Income	\$ 89,286	--	\$ 106,335	\$ 92,482	\$ 84,243	\$ 78,308	\$ 81,543
Per Capita Income	\$ 43,912	--	\$ 46,263	\$ 45,232	\$ 41,199	\$ 38,071	\$ 39,739

DISCLAIMER: These results should not be regarded as providing absolute predictability of performance. Instead it is intended to be used with other sources of information, and other types of evaluation, for making final real estate decisions. All estimates, projections, and data attributes provided in this model are subject to several kinds of errors including statistical error, error due to the subjective nature of some data entered by users, error due to changes in demographics, out of date information, or competitive changes. While these results take into account certain operational aspects, no predictive model can ever fully account for the impact of advertising, marketing, management, or other uncontrollable local or inside the store circumstances that can impact FTE at a school level. The user assumes all risk of reliance on forecasts and data contained herein.

**Kids of the Kingdom – 1112 W Rand Road
Licensed Capacity – 43 – Approx. 3500 SF**



Bright Horizons – 3523 N Kennicott Ave
Licensed Capacity – 125 – Approx. 9800 SF



Little Learners Daycare - 1060 W Rand Road
Licensed Capacity – 126 – Approx. 5000 SF



**Fleur De La Zia – 110 W Boeger Dr.
Licensed Capacity – 107 – Approx. 3500 SF**



**A Mother Touch Daycare – 125 N Dryden Ave.
Licensed Capacity – 178 – Approx. 8000 SF**



Red Wagon Preschool & Daycare – 1225 E. Davis St
Licensed Capacity – 40 – Approx. 2000 SF



Flower Garden Daycare – 2420 E Rand Road
Licensed Capacity – 40 – Approx. 2500 SF



Kindercare - 1003 S. Arlington Heights Road
Licensed Capacity – 125 – Approx. 8,000 SF



Kindercare - 1320 N. Arlington Heights Road
Licensed Capacity – 126 – Approx. 6,800 SF



Traffic Impact Study Proposed Goddard School

Arlington Heights, Illinois



Prepared For:



THE
GODDARD SCHOOLSM
FOR EARLY CHILDHOOD DEVELOPMENT



KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

January 31, 2019

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 the proposed Goddard School to be located in Arlington Heights, Illinois. The site, which currently contains a vacant building, is located on the west side of Arlington Heights Road approximately 400 feet north of its intersection with Olive Street. As proposed, the plans call for a 13,500 square-foot daycare facility accommodating up to 165 children and up to 24 employees. The proposed school will be open Monday through Friday between 7:00 A.M. and 6:00 P.M. and will provide off-street parking for approximately 40 vehicles. Access to the proposed school will be provided via a full-movement access drive and via a right-out only access drive on Arlington Heights Road.

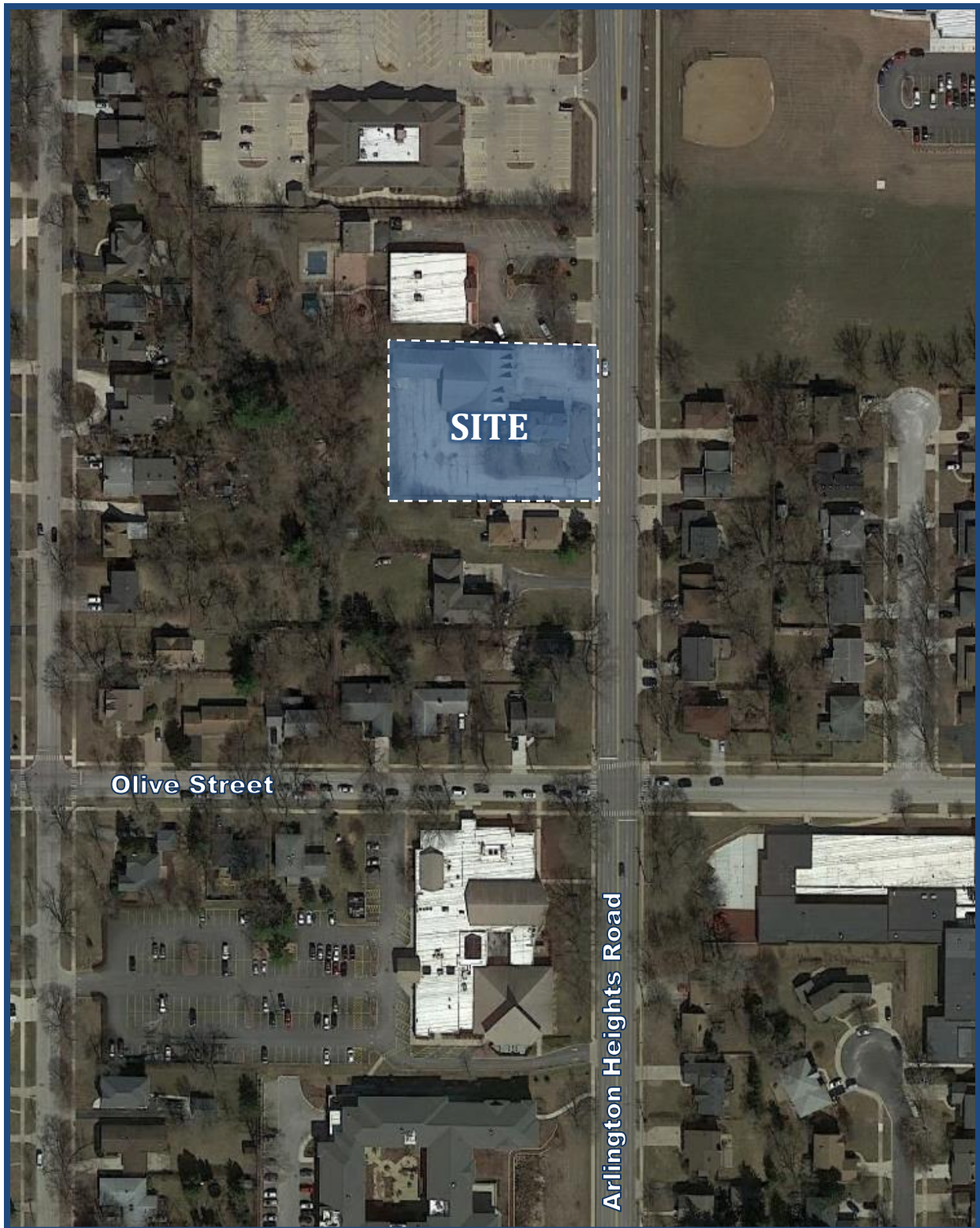
The purpose of this study was to examine background traffic conditions, assess the impact that the proposed Goddard School will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed school. **Figure 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 school
- Directional distribution of the school traffic
- Vehicle trip generation for the school
- Future traffic conditions including access to the school
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

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 projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by the full buildout of the proposed school.



Aerial View of Site

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site is located on the west side of Arlington Heights Road approximately 400 feet north of its intersection with Olive Street. The site is bounded by the North Arlington Heights KinderCare to the north, Arlington Heights Road to the east, and single-family homes to the south and west. Land uses in the vicinity of the site are primarily residential and also include Norwest Community Healthcare, Thomas Middle School, Olive-Mary Stitt Elementary School, St. Peter Lutheran School and Church, Our Saviour's Lutheran Church, and The Orchard Evangelical Free Church.

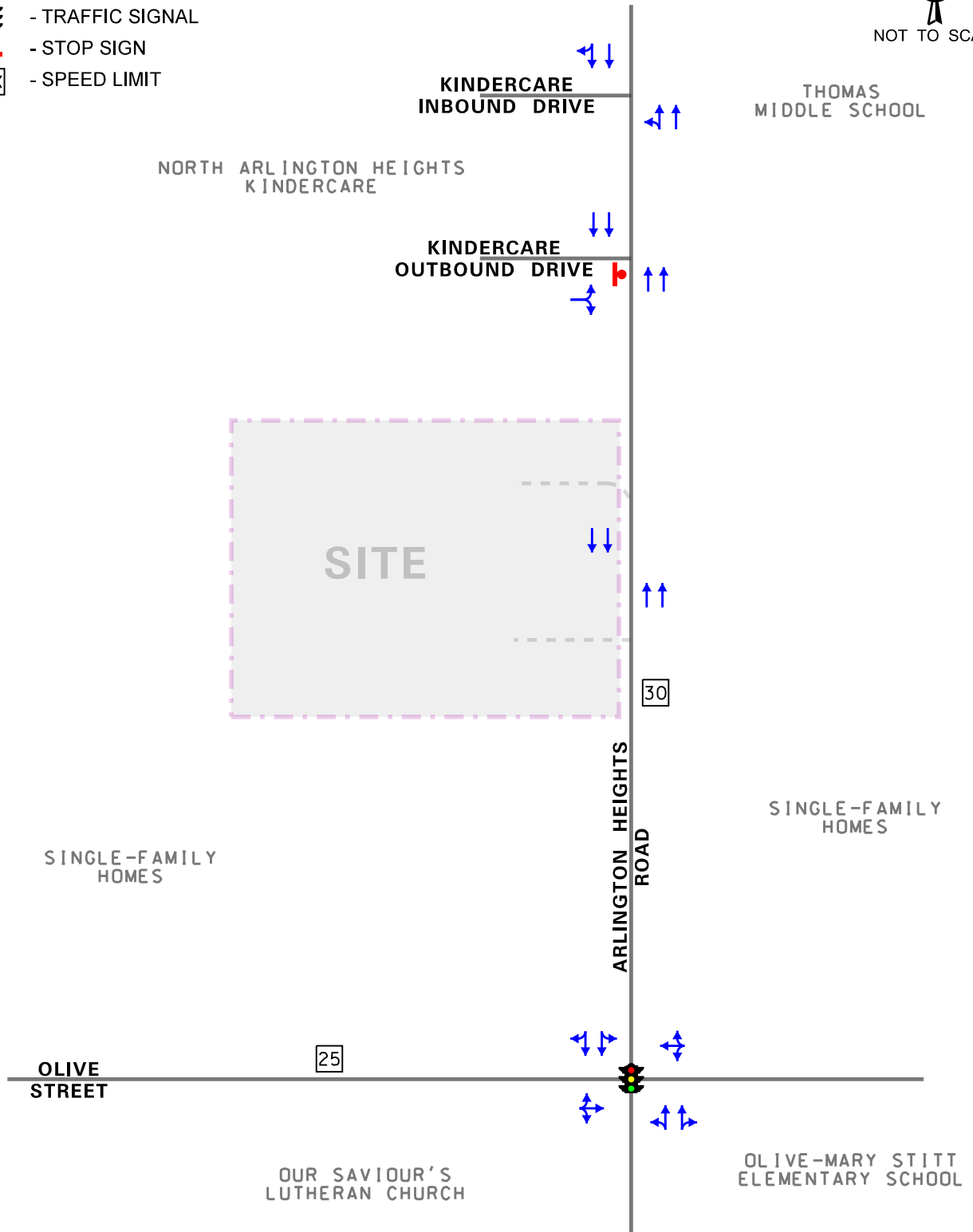
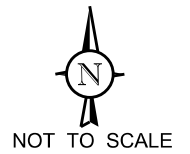
Existing Roadway System Characteristics

The characteristics of the existing roadways near the school are described below and illustrated in **Figure 3**.

Arlington Heights Road is a north-south, minor arterial roadway that provides two lanes in each direction. At its signalized intersection with Olive Street, Arlington Heights Road provides a combined left-turn/through lane and a combined through/right-turn lane on both approaches. At its unsignalized intersection with the KinderCare access drives, Arlington Heights Road provides two lanes in each direction. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), has a posted speed limit of 30 mph, is not designated as a Strategic Regional Arterial (SRA), and carries an Average Daily Traffic (ADT) volume of 22,000 (IDOT 2014) vehicles.

Olive Street is an east-west local road that provides one lane in each direction. At its signalized intersection with Arlington Heights Road, Olive Street provides one lane on both approaches. Olive Street has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Arlington Heights.

- LEGEND**
-  - TRAVEL LANE
 -  - TRAFFIC SIGNAL
 -  - STOP SIGN
 -  - SPEED LIMIT



Proposed
Goddard School
Arlington Heights, Illinois

Existing Roadway Characteristics

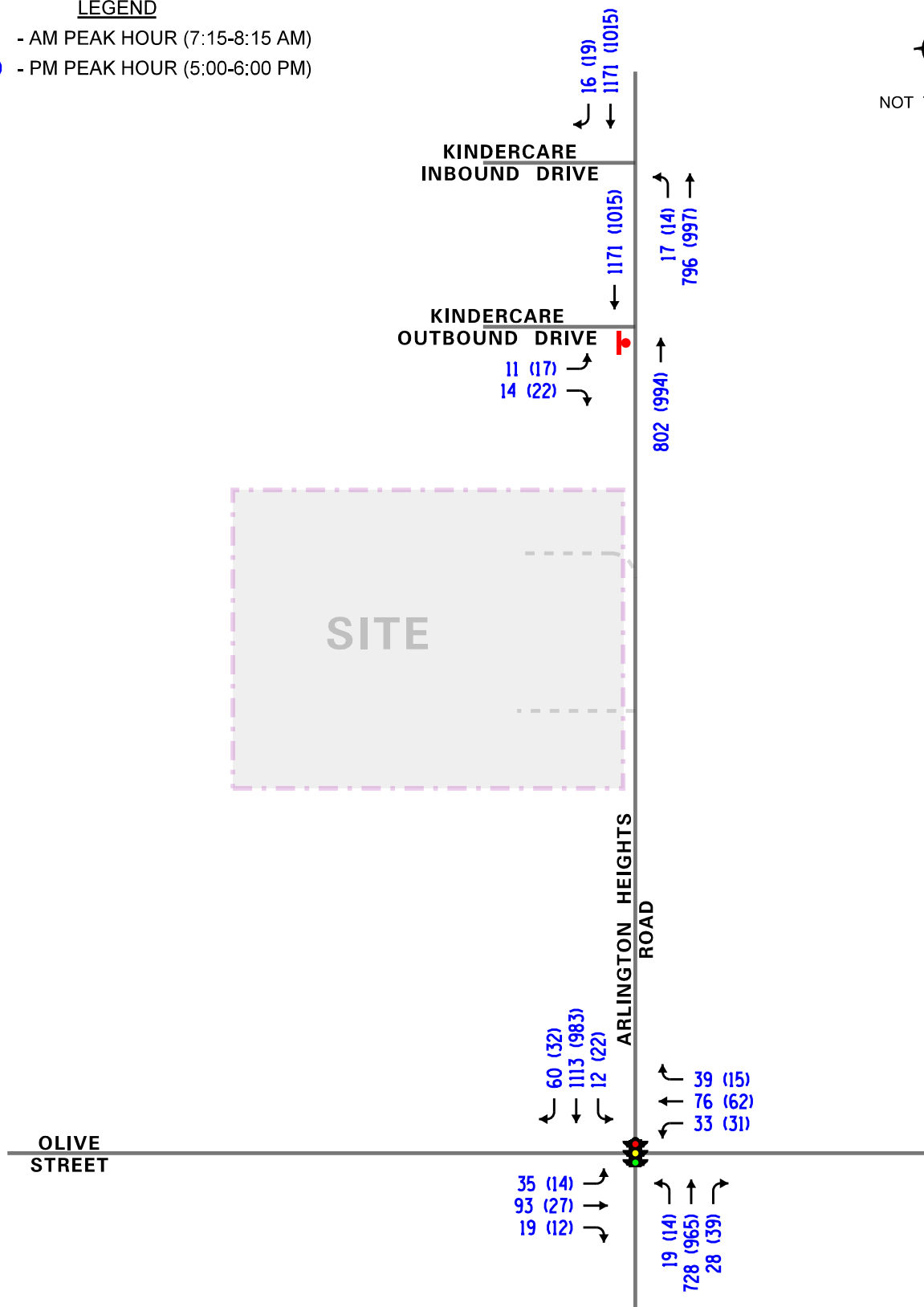
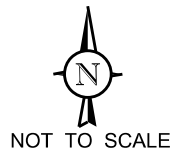
Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts using Miovision Scout Collection Units during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the intersections of Arlington Heights Road with Olive Street and the KinderCare access drives. The counts were conducted on Thursday, July 12, 2018. In order to determine the impact of the schools on the traffic, the intersection of Olive Street with Arlington Heights Road was recounted on Tuesday September 4, 2018 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday school and evening (2:30 P.M. to 6:00 P.M.) peak periods when schools were in session. A review of the traffic volumes indicated that while through traffic on Arlington Heights Road was generally consistent, the overall traffic at the intersection of Arlington Heights Road with Olive Street was generally higher during the September counts. As such, the counts conducted during September were used to provide a conservative analysis and through traffic on Arlington Heights at its intersection with the KinderCare access drives was balanced accordingly.

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:15 A.M. to 8:15 A.M. and the evening peak hour of traffic occurs from 5:00 P.M. to 6:00 P.M. **Figure 4** illustrates the existing peak hour traffic volumes for both peak periods that the counts were performed. The peak hour factor utilized at the area intersections was based on the 15-minute volumes collected during the peak period traffic counts. Copies of the traffic count summary sheets including the 15-minute volumes and the existing peak hour factor are included in the Appendix.

LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Proposed
Goddard School
Arlington Heights, Illinois

Existing Traffic Volumes

Crash Analysis

KLOA, Inc. obtained accident data for the most recent available past five years (2012 to 2016) for the intersections of Arlington Heights Road with Olive Street. A review of the accident data revealed there were no fatalities were reported at any intersection during the reviewed period. **Table 1** shows a summary of the accident data.¹

Table 1

ARLINGTON HEIGHTS ROAD WITH OLIVE STREET - ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2011	1	0	2	0	0	1	4
2012	0	1	1	0	0	0	2
2013	2	0	3	0	2	0	7
2014	0	0	1	0	3	0	4
2015	<u>0</u>	<u>0</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>5</u>
Total	3	1	9	1	7	1	22
Average/Year	<1.0	<1.0	1.8	<1.0	1.6	<1.0	4.4

¹ **DISCLAIMER:** The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.

Area Traffic Observations

Traffic flow in the area was observed during the peak hours, particularly the southbound queues on Arlington Heights Road at its signalized intersection with Olive Street. The observations indicated that the southbound queues did not extend past the locations of the proposed access drives during the weekday morning and evening peak hours and that traffic generally cleared the intersection every cycle.

Gap Study

A gap study was performed on Arlington Heights Road at the location of the proposed full access drive during the weekday morning and evening peak hours in order to determine the availability of gaps or interruptions in the Arlington Heights Road traffic stream. The study examined gaps in the southbound direction along Arlington Heights Road, which would allow vehicles to turn left from Arlington Heights Road into the site and right from the school onto Arlington Heights Road, as well as gaps in both directions that would allow vehicles to turn left from the school onto Arlington Heights Road.

According to the *Highway Capacity Manual* published by the Transportation Research Board (TRB) of the National Academies, the critical gap is defined as the minimum time interval in the major-street traffic stream that allows intersection entry for one minor-street vehicle and the follow-up time is defined as the time between departure of one vehicle from the minor street and the departure of the next vehicle using the same major-street gap. Based on the above criteria, the following is a summary of the critical gaps and follow up times required for vehicles to perform various maneuvers to and from the access drive and Arlington Heights Road:

- Left Turn from Minor Street
 - Critical gap: 7.5 seconds
 - Follow-up time: 3.5 seconds
- Left Turn from Major Street
 - Critical gap: 4.1 seconds
 - Follow-up time: 2.2 seconds
- Right Turn from Minor Street
 - Critical gap: 6.9 seconds
 - Follow-up time: 3.3 seconds

The results of the gap study, showing the total number of potential movements based on gaps available for the peak hours, are summarized in **Table 2**. A summary of the gaps observed during the peak hours is included in the Appendix.

Table 2

GAP STUDY SUMMARY – ARLINGTON HEIGHTS ROAD

Movement	Weekday Morning Peak Hour Available Gaps	Weekday Evening Peak Hour Available Gaps
Left Turn from Arlington Heights Road	793	672
Left Turn from Proposed Access Drive	171	116
Right Turn from Proposed Access Drive	413	332

3. Traffic Characteristics of the Proposed School

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed school, including the directional distribution and volumes of traffic that it will generate.

Proposed School Plan

The site, as previously mentioned, is occupied by a vacant building with two full ingress/egress access drives off Arlington Heights Road. As proposed, the plans call for developing the site with a 13,500 square-foot Goddard School daycare facility. The school will be open Monday through Friday between 7:00 A.M. and 6:00 P.M. and provide both full-day and half-day daycare services. The school will have up to 24 employees and a maximum enrollment of 165 children that will attend one to five days per week. An outdoor play area is proposed to occupy the area on the east and west sides of the building. A copy of the preliminary site plan is included in the Appendix.

Site Access

The site currently provides two full ingress/egress access drives off Arlington Heights Road. Under the proposed plan, the existing northern access drive will be restricted to outbound right-turn movements only and will primarily serve the parking on the eastern half of the site. The access drive will be designed to physically restrict the exiting movements to right turns only. “Do Not Enter” signs facing Arlington Heights Road should also be posted to enforce the one-way design. The southern access drive will be located at the location of the existing access drive and will primarily serve the drop-off/pick-up circle and the parking on the western half of the site. This access drive should provide one inbound lane and one outbound lane. The outbound movements at both access drives will be under stop sign control. It should be noted that the restriction of the northern access drive will reduce the number of conflict points within close proximity and will improve the traffic flow along Arlington Heights Road. Further, the outbound-only restriction of the access drive will minimize conflicts internally and, as such, will not impact internal circulation.

Drop-Off/Pick-Up Operations and Parking

All drop-off/pick-up of children will occur on the south side of the building in the proposed drop-off/pick-up loop. Given their young age, parents will be required to park in the provided spaces on the interior of the pick-up/drop-off loop and escort their children in and out of the facility. Additional pick-up/drop-off activity can occur in the parking spaces along the west border of the site if necessary. Typical morning drop-off is from 7:00 A.M. to 9:00 A.M. and typical evening pick-up is from 3:30 P.M. to 5:30 P.M. with arrivals and pickup staggered throughout the two-hour period.

Directional Distribution

The directions from which employees and parents will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the school-generated traffic.

Peak Hour Traffic Volumes

The volume of traffic generated by a development is based on the type of land uses and the size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed development of a 165-student daycare was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE). **Table 3** shows the site-generated traffic volumes for the proposed school. A copy of ITE's trip generation sheets are included in the Appendix.

Table 3
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
565	Daycare (165 Students)	70	71	141	63	71	134

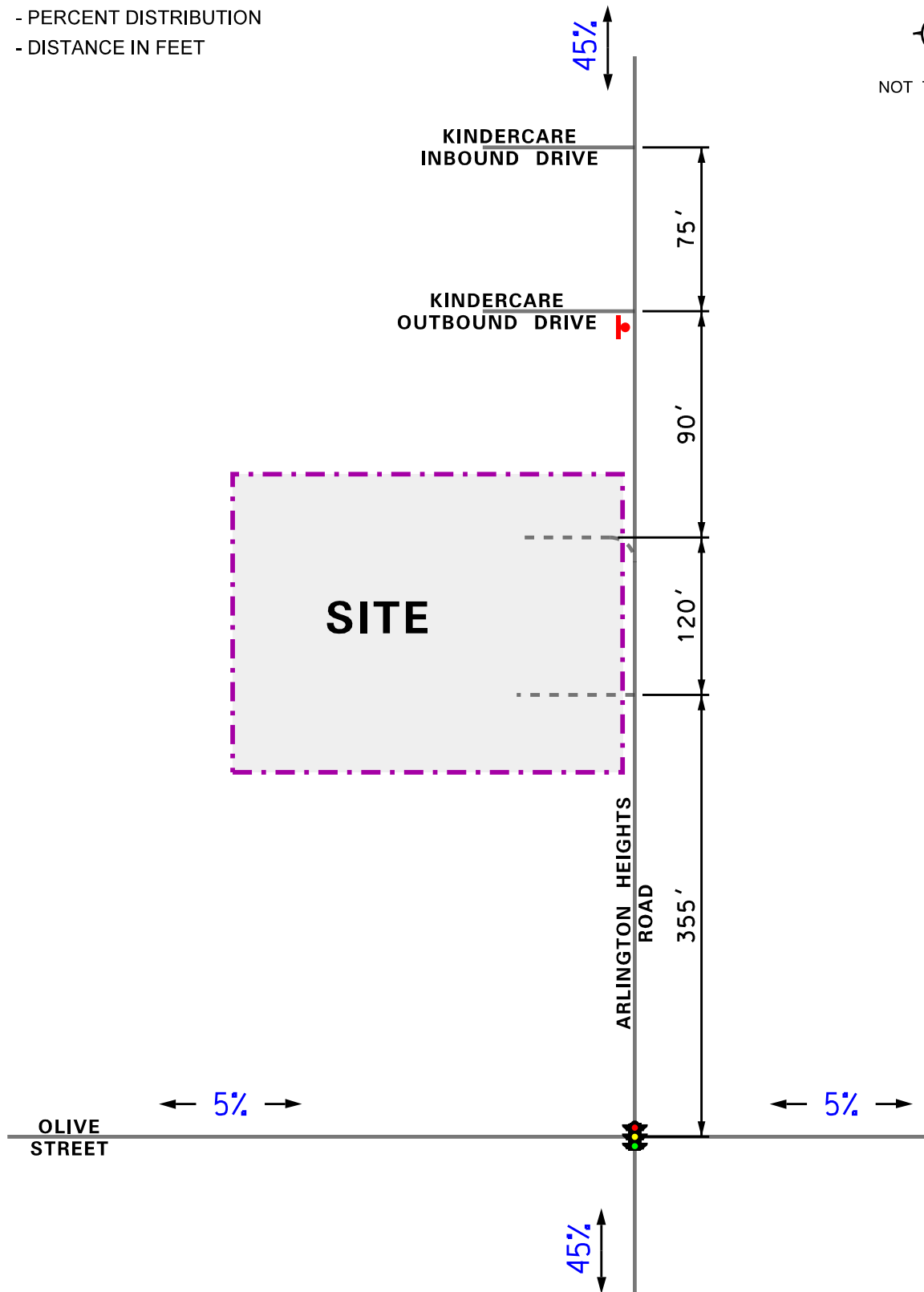
LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET



NOT TO SCALE



Proposed
Goddard School
Arlington Heights, Illinois

Estimated Directional Distribution

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 18-142 Figure: 5

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 school.

School Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed school were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The traffic assignment for the school is illustrated in **Figure 6**.

Background Traffic Conditions

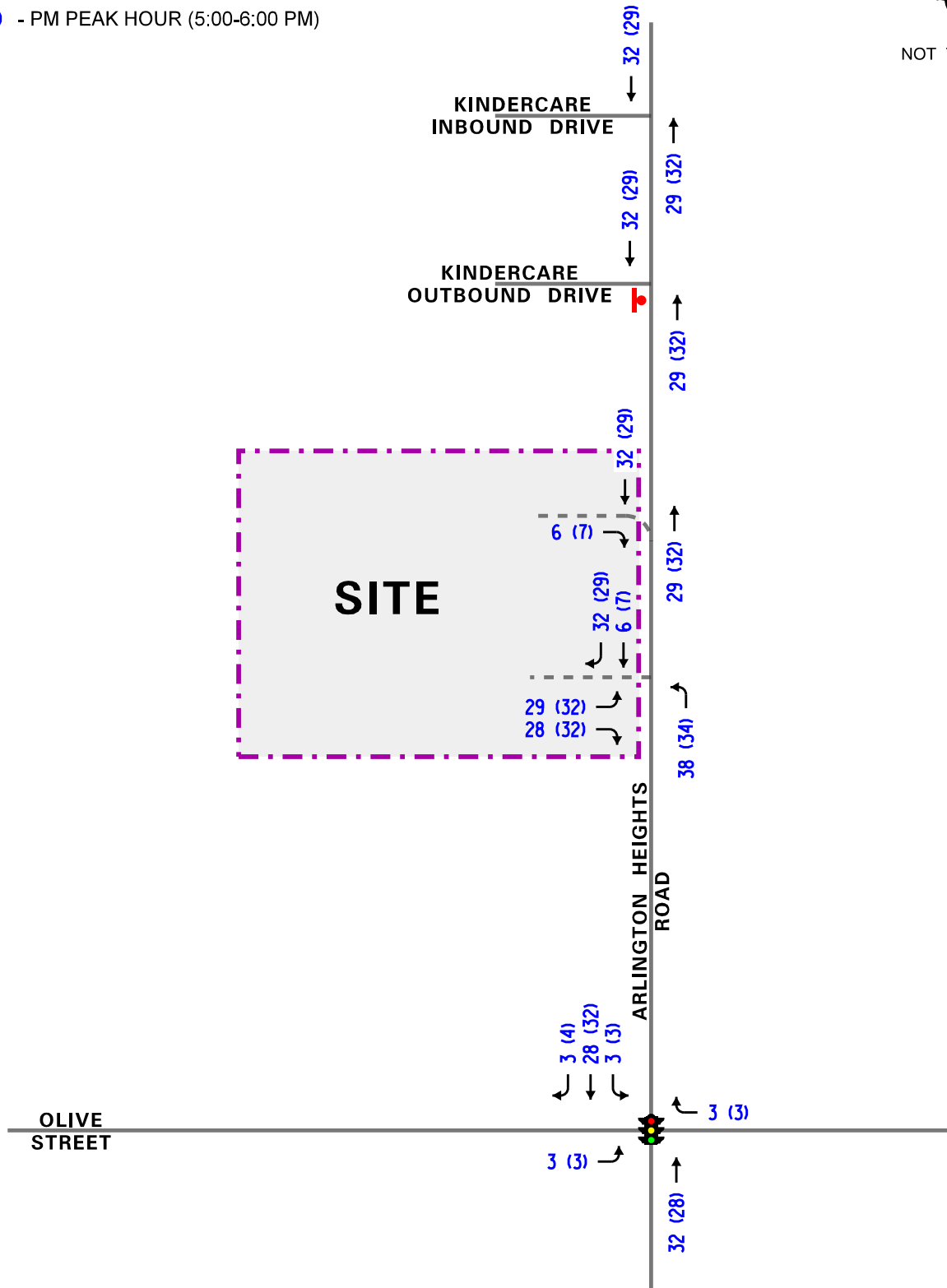
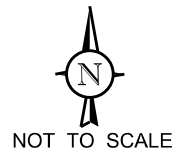
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on ADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated August 21, 2018, the existing traffic volumes are projected to increase by 0.8 percent per year. As such, traffic volumes were increased 4.8 percent (one-year buildout plus five years) to represent Year 2024 conditions. A copy of the CMAP projections letter is included in the Appendix.

Total Projected Traffic Volumes

The school-generated traffic was added to the existing traffic volumes accounting for background growth to determine the Year 2024 total projected traffic volumes, as shown in **Figure 7**.

LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Proposed
Goddard School
Arlington Heights, Illinois

Estimated Site-Generated
Traffic Volumes

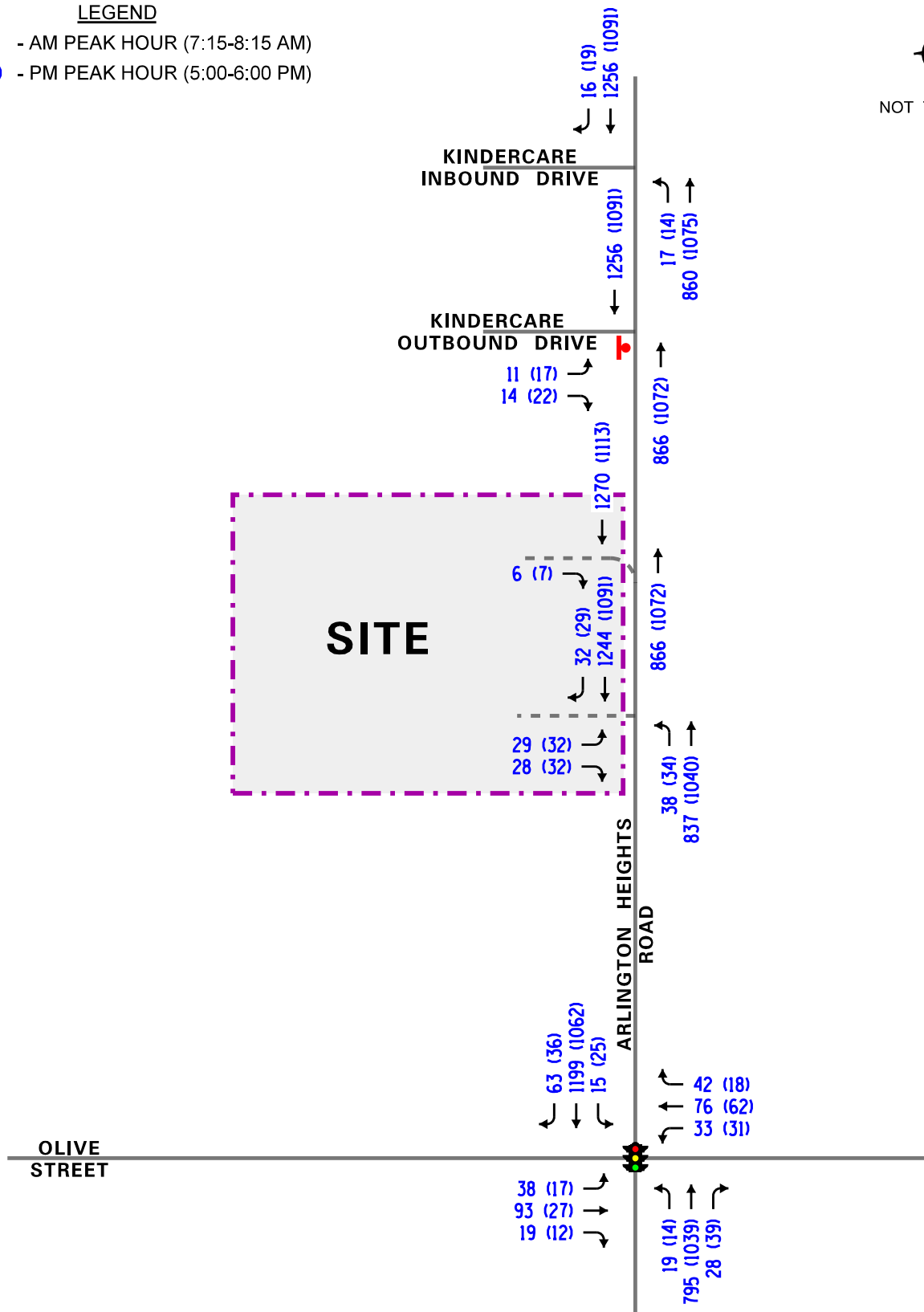
KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 18-142 Figure: 6

LEGEND

- 00** - AM PEAK HOUR (7:15-8:15 AM)
(00) - PM PEAK HOUR (5:00-6:00 PM)



NOT TO SCALE



Proposed
 Goddard School
 Arlington Heights, Illinois

Total Projected Traffic Volumes

KLOA
 Kenig, Lindgren, O'Hara, Aboona, Inc.
 Job No: 18-142 Figure: 7

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday 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 2018) as well as future projected (Year 2024) 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 the Synchro/SimTraffic 10 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 and Year 2024 total projected conditions are presented in **Tables 4** through **6**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 4

CAPACITY ANALYSIS RESULTS – ARLINGTON HEIGHTS ROAD WITH OLIVE STREET SIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Existing Conditions				
• Overall	B	16.0	A	9.4
• Eastbound Approach	E	69.3	E	56.4
• Westbound Approach	E	73.8	E	69.8
• Northbound Approach	A	6.6	A	4.9
• Southbound Approach	A	8.4	A	5.0
Projected Conditions				
• Overall	B	16.3	A	9.6
• Eastbound Approach	E	70.7	E	57.1
• Westbound Approach	E	73.2	E	70.0
• Northbound Approach	A	7.0	A	5.2
• Southbound Approach	A	9.2	A	5.4
LOS = Level of Service Delay is measured in seconds.				

Table 5

CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with KinderCare Outbound Access Drive				
• Eastbound Left Turn	F	57.1	E	47.1
• Eastbound Right Turn	B	13.9	B	12.6
LOS = Level of Service Delay is measured in seconds.				

Table 6

CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Full Access Drive				
• Eastbound Approach	F	84.5	F	76.9
• Northbound Left Turn	B	12.5	B	11.4
Arlington Heights Road with Right-Out Access Drive				
• Eastbound Approach	B	14.0	B	13.0
Arlington Heights Road with KinderCare Outbound Access Drive				
• Northbound Left Turn	B	14.6	B	13.0
• Eastbound Approach	F	70.2	F	58.2
LOS = Level of Service Delay is measured in seconds.				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the school-generated traffic.

Arlington Heights Road with Olive Street

The results of the capacity analyses indicate that the intersection currently operates at a Level of Service (LOS) B during the weekday morning peak hour and LOS A during the weekday evening peak hour. Under future conditions, the intersection is projected to operate at the same LOS with an increase in delay of less than one second. Further, through movements on Arlington Heights Road will continue to operate at LOS A. The 95th percentile queues for the southbound approach are projected to be less than 230 feet and will not extend to the proposed full access drive. As such, the intersection has sufficient reserve capacity to accommodate site-generated traffic and no improvements are necessary at this intersection in conjunction with the proposed school.

Arlington Heights Road with the KinderCare Access Drives

The results of the capacity analyses indicate that under future conditions, all movements will continue to operate at a similar LOS to current conditions during the morning and evening peak hours with minimal increases in delay. As such, the proposed school will have a minimal impact on the intersections.

Arlington Heights Road with the School Access Drives

The northern access drive will be restricted to right-out only traffic and will primarily serve the parking spaces on the eastern half of the site. The results of the capacity analyses indicate that under future conditions, the eastbound approach will operate at LOS B during the morning and evening peak hours.

The southern access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control. The results of the capacity analyses indicate that under future conditions, the eastbound approach will operate at LOS F during the morning and evening peak hours. However, this is typical and expected at unsignalized intersections where a minor road intersects an arterial such as Arlington Heights Road. Further, the results of the capacity analysis do not take into account the gaps created by the traffic signals to the north and south of the intersection which, as the next section shows, provide more than adequate gaps to accommodate the projected movements. In addition, the results also show that the northbound left turns will operate at LOS B or better. As such, the proposed access drive can adequately accommodate school-generated traffic.

Gap Study Evaluation

Table 6 shows the total number of potential movements compared to the number of required gaps that are needed to accommodate the projected traffic turning to and from the proposed access drive. As shown in Table 6, there are more than sufficient gaps in the Arlington Heights Road traffic stream to accommodate the southbound left turns into the school, the westbound right turns onto Arlington Heights Road from the school and the right-in/right-out access, and westbound left turns onto Arlington Heights Road from the school for the weekday morning and evening peak hours of adjacent roadway traffic. These results indicate that these movements will be completed without significant delays and further confirm the results of the capacity analysis and simulation runs.

Table 6
REQUIRED GAPS – ARLINGTON HEIGHTS ROAD

Time Periods Movement	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Potential Movements	Required Gaps	Potential Movements	Required Gaps
Left Turn from Arlington Heights Road	793	38	672	34
Left Turn from Proposed Access Drive	171	29	116	32
Right Turn from Proposed Access Drive	413	34	332	39

On-Site Circulation Evaluation

All pick-up and drop-off of students will occur within the pick-up/drop-off loop on the south side of the site. Parents or guardians will enter the turn-around area from the east and travel along the south side of the site, stopping to park in one of the 12 spaces provided on the interior of the turn-around area or in one of the 10 spaces along the west side of the site. Students will then be escorted inside and the parent or guardian will return to their vehicle. Vehicles will then proceed in the same direction of travel, completing the circle and continuing east to the access drive's intersection with Arlington Heights Road. The circular flow of traffic will minimize conflicts between entering and exiting vehicles during peak pick-up/drop-off periods.

Parking Analysis

As proposed, the school will provide 40 off-street parking spaces. Based on the Village of Arlington Heights off-street parking requirements, the proposed school should provide parking at a ratio of three spaces for every two employees, which translates into a parking requirement of 36 spaces. KLOA, Inc. also reviewed ITE's *Parking Generation Manual*, 4th Edition to calculate the peak parking demand for the weekday conditions. Based on the ITE rates, the proposed school should provide parking at a ratio of 1.38 spaces per employee, translating into a parking requirement of 34 spaces. Therefore, the proposed 40 parking spaces will be sufficient to accommodate the peak parking demand.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed school, given its size and type, will generate a limited amount of traffic during the peak hours.
- The results of the capacity analysis indicate that the roadway system has adequate reserve capacity to accommodate the increase in traffic.
- Southbound queues on Arlington Heights Road at its intersection with Olive Street will not extend to the locations of the proposed access drives.
- The proposed access system, with one full-movement access drive and one right-out only access drive, will be an improvement over existing conditions and will be adequate in accommodating the site-generated traffic.
- The results of the gap study indicate that adequate gaps exist in the Arlington Heights Road traffic stream to accommodate the projected site traffic.
- The proposed internal pick-up/drop-off turn-around area will allow for efficient on-site circulation during peak pick-up/drop-off periods.
- The proposed 40 parking spaces will be able to sufficiently accommodate the peak parking demand.

Appendix

Traffic Count Summary Sheets
Gap Study Observations
Preliminary Site Plan
ITE Trip Generation Sheets
CMAP Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

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: Arlington Heights Road and Olive
Street
Site Code:
Start Date: 09/04/2018
Page No: 1

Turning Movement Data

Start Time	Olive Street Eastbound						Olive Street Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	1	10	4	0	15	0	17	10	6	2	33	0	2	132	3	0	137	0	4	214	3	0	221	406
7:15 AM	0	4	12	2	1	18	0	7	7	12	0	26	0	5	180	7	4	192	0	1	265	14	1	280	516
7:30 AM	0	11	25	9	0	45	0	13	36	18	0	67	0	3	178	7	6	188	0	4	275	7	2	286	586
7:45 AM	0	12	33	4	0	49	0	10	17	6	0	33	0	8	202	10	1	220	0	4	312	26	0	342	644
Hourly Total	0	28	80	19	1	127	0	47	70	42	2	159	0	18	692	27	11	737	0	13	1066	50	3	1129	2152
8:00 AM	0	8	23	4	1	35	0	3	16	3	1	22	0	3	168	4	0	175	0	3	261	13	0	277	509
8:15 AM	0	10	13	7	0	30	0	7	5	5	0	17	0	1	166	4	0	171	0	2	289	5	1	296	514
8:30 AM	0	2	9	3	2	14	0	4	2	3	0	9	0	2	196	9	16	207	0	4	213	6	0	223	453
8:45 AM	0	3	21	0	1	24	0	4	5	3	0	12	0	4	170	24	76	198	0	3	247	4	0	254	488
Hourly Total	0	23	66	14	4	103	0	18	28	14	1	60	0	10	700	41	92	751	0	12	1010	28	1	1050	1964
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:30 PM	0	24	9	6	0	39	0	4	7	4	0	15	0	2	171	7	0	180	0	1	184	8	1	193	427
2:45 PM	0	10	6	2	1	18	0	7	28	15	0	50	0	2	179	3	4	184	0	2	182	7	2	191	443
Hourly Total	0	34	15	8	1	57	0	11	35	19	0	65	0	4	350	10	4	364	0	3	366	15	3	384	870
3:00 PM	0	16	2	1	0	19	0	1	12	6	0	19	0	4	205	6	0	215	0	3	216	6	1	225	478
3:15 PM	0	11	22	2	2	35	0	3	8	1	0	12	0	3	194	13	12	210	0	10	204	11	0	225	482
3:30 PM	0	8	10	2	3	20	0	6	8	3	1	17	0	3	249	14	78	266	0	4	240	14	4	258	561
3:45 PM	0	1	8	2	0	11	0	11	18	11	0	40	0	0	238	3	7	241	0	5	219	8	0	232	524
Hourly Total	0	36	42	7	5	85	0	21	46	21	1	88	0	10	886	36	97	932	0	22	879	39	5	940	2045
4:00 PM	0	8	10	2	0	20	0	9	17	4	0	30	0	3	222	7	2	232	0	4	212	4	0	220	502
4:15 PM	0	4	6	3	0	13	0	10	25	8	0	43	0	8	230	8	2	246	0	5	236	12	0	253	555
4:30 PM	0	5	21	2	0	28	0	4	15	4	0	23	0	2	235	12	10	249	0	3	233	3	0	239	539
4:45 PM	0	2	7	1	0	10	0	4	15	7	0	26	0	6	198	6	0	210	0	4	254	5	0	263	509
Hourly Total	0	19	44	8	0	71	0	27	72	23	0	122	0	19	885	33	14	937	0	16	935	24	0	975	2105
5:00 PM	0	1	5	3	0	9	0	9	15	6	0	30	0	4	246	5	0	255	0	7	252	4	0	263	557
5:15 PM	0	4	9	5	0	18	0	5	15	3	0	23	0	4	219	10	1	233	0	4	253	7	0	264	538
5:30 PM	0	6	6	2	0	14	0	11	11	4	0	26	0	2	277	15	0	294	0	5	237	7	0	249	583
5:45 PM	0	3	7	2	0	12	0	6	21	2	1	29	0	4	223	9	0	236	0	6	241	14	1	261	538
Hourly Total	0	14	27	12	0	53	0	31	62	15	1	108	0	14	965	39	1	1018	0	22	983	32	1	1037	2216
Grand Total	0	154	274	68	11	496	0	155	313	134	5	602	0	75	4478	186	219	4739	0	88	5239	188	13	5515	11352
Approach %	0.0	31.0	55.2	13.7	-	-	0.0	25.7	52.0	22.3	-	-	0.0	1.6	94.5	3.9	-	-	0.0	1.6	95.0	3.4	-	-	-
Total %	0.0	1.4	2.4	0.6	-	4.4	0.0	1.4	2.8	1.2	-	5.3	0.0	0.7	39.4	1.6	-	41.7	0.0	0.8	46.2	1.7	-	48.6	-
Lights	0	153	265	62	-	480	0	150	305	120	-	575	0	75	4371	182	-	4628	0	81	5117	184	-	5382	11065
% Lights	-	99.4	96.7	91.2	-	96.8	-	96.8	97.4	89.6	-	95.5	-	100.0	97.6	97.8	-	97.7	-	92.0	97.7	97.9	-	97.6	97.5
Buses	0	1	3	0	-	4	0	3	3	13	-	19	0	0	32	4	-	36	0	4	30	2	-	36	95
% Buses	-	0.6	1.1	0.0	-	0.8	-	1.9	1.0	9.7	-	3.2	-	0.0	0.7	2.2	-	0.8	-	4.5	0.6	1.1	-	0.7	0.8
Single-Unit Trucks	0	0	4	5	-	9	0	2	2	1	-	5	0	0	63	0	-	63	0	3	72	2	-	77	154

% Single-Unit Trucks	-	0.0	1.5	7.4	-	1.8	-	1.3	0.6	0.7	-	0.8	-	0.0	1.4	0.0	-	1.3	-	3.4	1.4	1.1	-	1.4	1.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	12	0	-	12	0	0	20	0	-	20	32
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.4	0.0	-	0.4	0.3
Bicycles on Road	0	0	2	1	-	3	0	0	3	0	-	3	0	0	0	0	-	0	0	0	0	0	-	0	6
% Bicycles on Road	-	0.0	0.7	1.5	-	0.6	-	0.0	1.0	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	11	-	-	-	-	5	-	-	-	-	-	-	219	-	-	-	-	-	13	-	-
% 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: Arlington Heights Road and Olive
Street
Site Code:
Start Date: 09/04/2018
Page No: 3

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Olive Street Eastbound						Olive Street Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:15 AM	0	4	12	2	1	18	0	7	7	12	0	26	0	5	180	7	4	192	0	1	265	14	1	280	516
7:30 AM	0	11	25	9	0	45	0	13	36	18	0	67	0	3	178	7	6	188	0	4	275	7	2	286	586
7:45 AM	0	12	33	4	0	49	0	10	17	6	0	33	0	8	202	10	1	220	0	4	312	26	0	342	644
8:00 AM	0	8	23	4	1	35	0	3	16	3	1	22	0	3	168	4	0	175	0	3	261	13	0	277	509
Total	0	35	93	19	2	147	0	33	76	39	1	148	0	19	728	28	11	775	0	12	1113	60	3	1185	2255
Approach %	0.0	23.8	63.3	12.9	-	-	0.0	22.3	51.4	26.4	-	-	0.0	2.5	93.9	3.6	-	-	0.0	1.0	93.9	5.1	-	-	-
Total %	0.0	1.6	4.1	0.8	-	6.5	0.0	1.5	3.4	1.7	-	6.6	0.0	0.8	32.3	1.2	-	34.4	0.0	0.5	49.4	2.7	-	52.5	-
PHF	0.000	0.729	0.705	0.528	-	0.750	0.000	0.635	0.528	0.542	-	0.552	0.000	0.594	0.901	0.700	-	0.881	0.000	0.750	0.892	0.577	-	0.866	0.875
Lights	0	34	91	17	-	142	0	30	75	30	-	135	0	19	707	28	-	754	0	10	1084	60	-	1154	2185
% Lights	-	97.1	97.8	89.5	-	96.6	-	90.9	98.7	76.9	-	91.2	-	100.0	97.1	100.0	-	97.3	-	83.3	97.4	100.0	-	97.4	96.9
Buses	0	1	2	0	-	3	0	3	0	9	-	12	0	0	3	0	-	3	0	2	10	0	-	12	30
% Buses	-	2.9	2.2	0.0	-	2.0	-	9.1	0.0	23.1	-	8.1	-	0.0	0.4	0.0	-	0.4	-	16.7	0.9	0.0	-	1.0	1.3
Single-Unit Trucks	0	0	0	2	-	2	0	0	0	0	-	0	0	0	11	0	-	11	0	0	14	0	-	14	27
% Single-Unit Trucks	-	0.0	0.0	10.5	-	1.4	-	0.0	0.0	0.0	-	0.0	-	0.0	1.5	0.0	-	1.4	-	0.0	1.3	0.0	-	1.2	1.2
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	7	0	-	7	0	0	5	0	-	5	12
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	1.0	0.0	-	0.9	-	0.0	0.4	0.0	-	0.4	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	1.3	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	11	-	-	-	-	-	3	-	-
% 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: Arlington Heights Road and Olive
Street
Site Code:
Start Date: 09/04/2018
Page No: 4

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Olive Street Eastbound						Olive Street Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
5:00 PM	0	1	5	3	0	9	0	9	15	6	0	30	0	4	246	5	0	255	0	7	252	4	0	263	557
5:15 PM	0	4	9	5	0	18	0	5	15	3	0	23	0	4	219	10	1	233	0	4	253	7	0	264	538
5:30 PM	0	6	6	2	0	14	0	11	11	4	0	26	0	2	277	15	0	294	0	5	237	7	0	249	583
5:45 PM	0	3	7	2	0	12	0	6	21	2	1	29	0	4	223	9	0	236	0	6	241	14	1	261	538
Total	0	14	27	12	0	53	0	31	62	15	1	108	0	14	965	39	1	1018	0	22	983	32	1	1037	2216
Approach %	0.0	26.4	50.9	22.6	-	-	0.0	28.7	57.4	13.9	-	-	0.0	1.4	94.8	3.8	-	-	0.0	2.1	94.8	3.1	-	-	-
Total %	0.0	0.6	1.2	0.5	-	2.4	0.0	1.4	2.8	0.7	-	4.9	0.0	0.6	43.5	1.8	-	45.9	0.0	1.0	44.4	1.4	-	46.8	-
PHF	0.000	0.583	0.750	0.600	-	0.736	0.000	0.705	0.738	0.625	-	0.900	0.000	0.875	0.871	0.650	-	0.866	0.000	0.786	0.971	0.571	-	0.982	0.950
Lights	0	14	24	12	-	50	0	31	61	15	-	107	0	14	959	39	-	1012	0	21	971	32	-	1024	2193
% Lights	-	100.0	88.9	100.0	-	94.3	-	100.0	98.4	100.0	-	99.1	-	100.0	99.4	100.0	-	99.4	-	95.5	98.8	100.0	-	98.7	99.0
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	1	0	-	1	0	0	1	0	-	1	0	0	5	0	-	5	0	1	7	0	-	8	15
% Single-Unit Trucks	-	0.0	3.7	0.0	-	1.9	-	0.0	1.6	0.0	-	0.9	-	0.0	0.5	0.0	-	0.5	-	4.5	0.7	0.0	-	0.8	0.7
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	5	0	-	5	6
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	-	0.0	0.5	0.0	-	0.5	0.3
Bicycles on Road	0	0	2	0	-	2	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	2
% Bicycles on Road	-	0.0	7.4	0.0	-	3.8	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Study Name Arlington Heights Road and Kinder Care Access
Start Date Thursday, July 12, 2018 7:00 AM
End Date Thursday, July 12, 2018 6:00 PM
Site Code

Report Summary

		Northbound						Southbound				Southeastbound						Northeastbound						Crosswalk					
Time Period	Class.	U	HL	BL	T	I	O	U	T	BR	HR	I	O	U	HL	BR	R	I	O	U	L	BL	HR	I	O	Total	Pedestria	Total	
Peak 1	Lights	0	0	17	610	627	936	0	922	0	16	938	621	0	0	0	0	0	33	0	0	11	14	25	0	1590	S	0	0
Specified Period	%	0%	0%	100%	96%	96%	97%	0%	97%	0%	100%	97%	96%	0%	0%	0%	0%	0%	100%	0%	0%	100%	100%	100%	0%	97%		0%	
7:15 AM - 8:15 AM	Buses	0	0	0	5	5	2	0	2	0	0	2	5	0	0	0	0	0	0	0	0	0	0	0	0	7	N	0	0
One Hour Peak	%	0%	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	
7:15 AM - 8:15 AM	ngle-Unit Truc	0	0	0	11	11	15	0	15	0	0	15	11	0	0	0	0	0	0	0	0	0	0	0	0	26	NW	0	0
	%	0%	0%	0%	2%	2%	2%	0%	2%	0%	0%	2%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%		0%	
	ticated Truc	0	0	0	11	11	11	0	11	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	22	SW	0	0
	%	0%	0%	0%	2%	2%	1%	0%	1%	0%	0%	1%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%		0%	
	icycles on Roa	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	
	Total	0	0	17	637	654	964	0	950	0	16	966	648	0	0	0	0	0	33	0	0	11	14	25	0	1645			
	PHF	0	0	0.71	0.87	0.88	0.94	0	0.93	0	0.57	0.93	0.87	0	0	0	0	0	0.75	0	0	0.69	0.58	0.78	0	0.91			
	Approach %					40%	59%					59%	39%					0%	2%					2%	0%				
Peak 2	Lights	0	0	14	1074	1088	1125	0	1103	1	18	1122	1089	0	0	0	0	0	34	0	2	15	22	39	1	2249	S	0	0
Specified Period	%	0%	0%	100%	99%	99%	99%	0%	99%	100%	100%	99%	99%	0%	0%	0%	0%	0%	100%	0%	100%	100%	100%	100%	100%	99%		0%	
5:00 PM - 6:00 PM	Buses	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	N	0	0
One Hour Peak	%	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%	
5:00 PM - 6:00 PM	ngle-Unit Truc	0	0	0	11	11	9	0	9	0	0	9	11	0	0	0	0	0	0	0	0	0	0	0	0	20	NW	1	1
	%	0%	0%	0%	1%	1%	1%	0%	1%	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%		100%	
	ticated Truc	0	0	0	3	3	2	0	2	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	5	SW	1	1
	%	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%		100%	
	icycles on Roa	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		2	2
	%	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%			
	Total	0	0	14	1088	1102	1137	0	1115	1	18	1134	1103	0	0	0	0	0	34	0	2	15	22	39	1	2275			
	PHF	0	0	0.58	0.9	0.89	0.93	0	0.94	0.25	0.64	0.95	0.9	0	0	0	0	0	0.61	0	0.5	0.62	0.5	0.54	0.25	0.96			
	Approach %					48%	50%					50%	48%					0%	1%					2%	0%				

Gap Study Observations

Left Turns from Arlington Heights Road onto the Access Drive

Observed Gaps

		1 Vehicle	2 Vehicles	3 Vehicles	4 Vehicles	5 Vehicles	6 Vehicles	7 Vehicles	8 Vehicles	9 Vehicles	10 Vehicles	11 Vehicles	12 Vehicles
	Gap Length	4.1 - 6.3	6.4 - 8.5	8.6 - 10.7	10.8 - 12.9	13.0 - 15.1	15.2 - 17.3	17.4 - 19.5	19.6 - 21.7	21.8 - 23.9	24.0 - 26.1	26.2 - 28.3	28.4+
AM Peak Hour	8:00 AM	9	8	4	3	0	4	1	0	1	2	2	6
	8:15 AM	16	5	5	5	3	2	0	0	2	3	1	5
	8:30 AM	16	1	5	2	4	4	2	1	1	0	3	4
	8:45 AM	10	6	2	1	0	3	2	4	0	3	0	5
PM Peak Hour	5:00 PM	13	7	0	4	2	3	4	2	3	1	0	2
	5:15 PM	21	9	3	5	1	2	3	2	1	1	1	1
	5:30 PM	18	7	4	3	3	1	2	2	4	1	0	1
	5:45 PM	16	6	1	3	3	1	3	2	2	0	0	4

Potential Movements

		1	2	3	4	5	6	7	8	9	10	11	12	
	Gap Length	4.1 - 6.3	6.4 - 8.5	8.6 - 10.7	10.8 - 12.9	13.0 - 15.1	15.1 - 17.3	17.4 - 19.5	19.6 - 21.7	21.8 - 23.9	24.0 - 26.1	26.2 - 28.3	28.4+	TOTAL
AM Peak Hour	8:00 AM	9	16	12	12	0	24	7	0	9	20	22	72	203
	8:15 AM	16	10	15	20	15	12	0	0	18	30	11	60	207
	8:30 AM	16	2	15	8	20	24	14	8	9	0	33	48	197
	8:45 AM	10	12	6	4	0	18	14	32	0	30	0	60	186
PM Peak Hour	5:00 PM	13	14	0	16	10	18	28	16	27	10	0	24	176
	5:15 PM	21	18	9	20	5	12	21	16	9	10	11	12	164
	5:30 PM	18	14	12	12	15	6	14	16	36	10	0	12	165
	5:45 PM	16	12	3	12	15	6	21	16	18	0	0	48	167

Right Turns from the Access Drive onto Arlington Heights Road

Observed Gaps

		1 Vehicle	2 Vehicles	3 Vehicles	4 Vehicles	5 Vehicles	6 Vehicles	7 Vehicles
	Gap Length	6.9 - 10.2	10.3 - 13.5	13.6 - 16.8	16.9 - 20.1	20.2 - 23.4	23.5 - 26.7	26.8 - 30
AM Peak Hour	8:00 AM	9	3	4	1	1	2	8
	8:15 AM	10	6	5	0	2	4	5
	8:30 AM	5	4	7	3	2	0	7
	8:45 AM	6	1	2	4	3	3	5
PM Peak Hour	5:00 PM	6	4	5	6	3	1	2
	5:15 PM	11	5	1	6	2	2	1
	5:30 PM	10	4	4	2	5	2	1
	5:45 PM	5	3	4	3	2	2	4

Potential Movements

		1	2	3	4	5	6	7	
	Gap Length	6.9 - 10.2	10.3 - 13.5	13.6 - 16.8	16.9 - 20.1	20.2 - 23.4	23.5 - 26.7	26.8 - 30	TOTAL
AM Peak Hour	8:00 AM	9	6	12	4	5	12	56	104
	8:15 AM	10	12	15	0	10	24	35	106
	8:30 AM	5	8	21	12	10	0	49	105
	8:45 AM	6	2	6	16	15	18	35	98
PM Peak Hour	5:00 PM	6	8	15	24	15	6	14	88
	5:15 PM	11	10	3	24	10	12	7	77
	5:30 PM	10	8	12	8	25	12	7	82
	5:45 PM	5	6	12	12	10	12	28	85

Left Turns from the Access Drive onto Arlington Heights Road

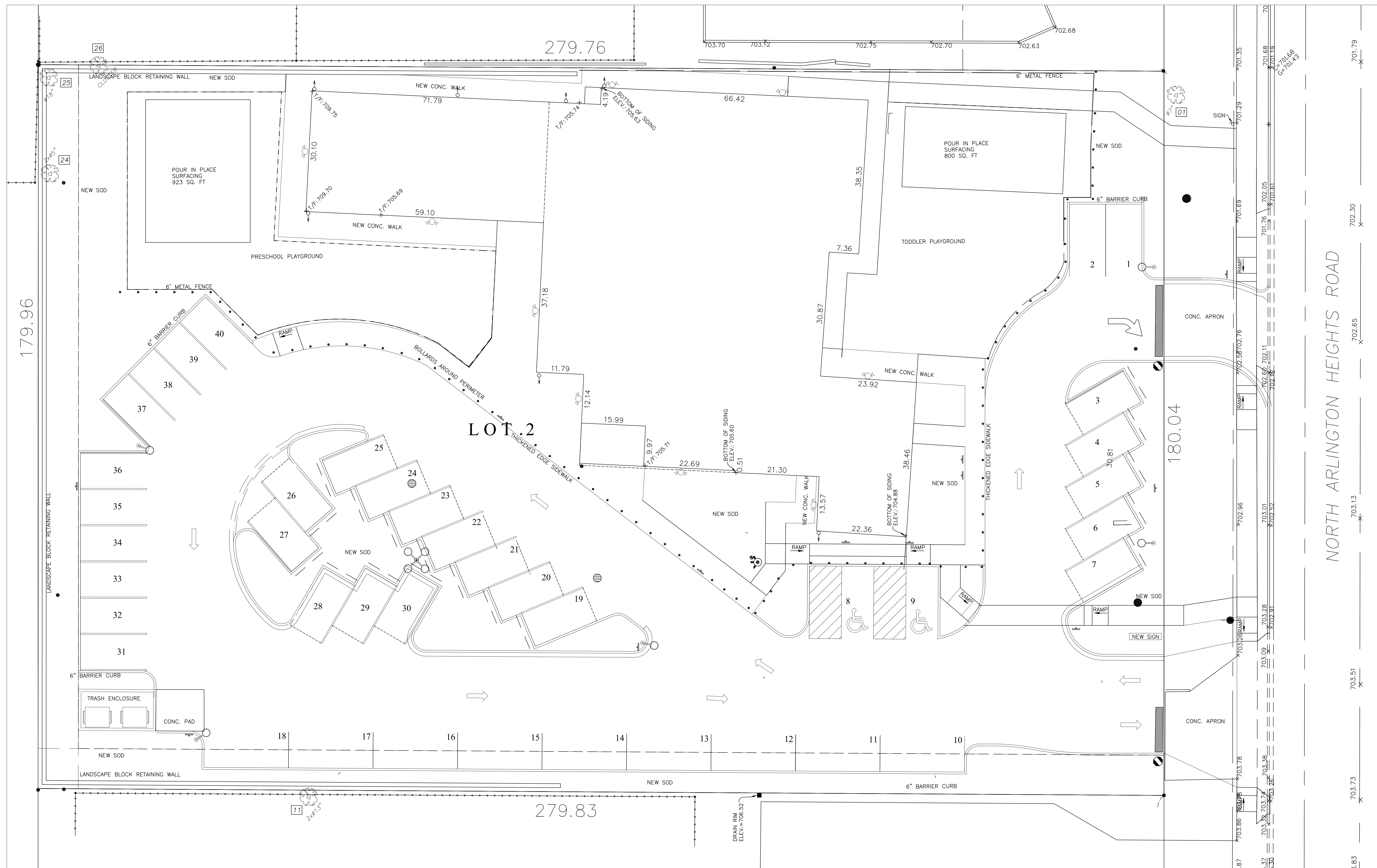
Observed Gaps

		1 Vehicle	2 Vehicles	3 Vehicles	4 Vehicles	5 Vehicles	6 Vehicles
	Gap Length	7.5 - 11.0	11.1 - 14.5	14.6 - 18.0	18.1 - 21.5	21.6 - 25.0	25.1 - 28.5
AM Peak Hour	8:00 AM	8	4	6	2	0	1
	8:15 AM	4	8	0	2	3	1
	8:30 AM	8	3	5	0	0	1
	8:45 AM	7	3	2	1	2	1
PM Peak Hour	5:00 PM	8	4	4	1	0	1
	5:15 PM	9	4	0	1	0	0
	5:30 PM	11	4	1	1	0	0
	5:45 PM	6	2	2	1	1	1

Potential Movements

		1	2	3	4	5	6	
	Gap Length	7.5 - 11.0	11.1 - 14.5	14.6 - 18.0	18.1 - 21.5	21.6 - 25.0	25.1 - 28.5	TOTAL
AM Peak Hour	8:00 AM	8	8	18	8	0	6	48
	8:15 AM	4	16	0	8	15	6	49
	8:30 AM	8	6	15	0	0	6	35
	8:45 AM	7	6	6	4	10	6	39
PM Peak Hour	5:00 PM	8	8	12	4	0	6	38
	5:15 PM	9	8	0	4	0	0	21
	5:30 PM	11	8	3	4	0	0	26
	5:45 PM	6	4	6	4	5	6	31

Preliminary Site Plan



ITE Trip Generation Sheets

Day Care Center (565)

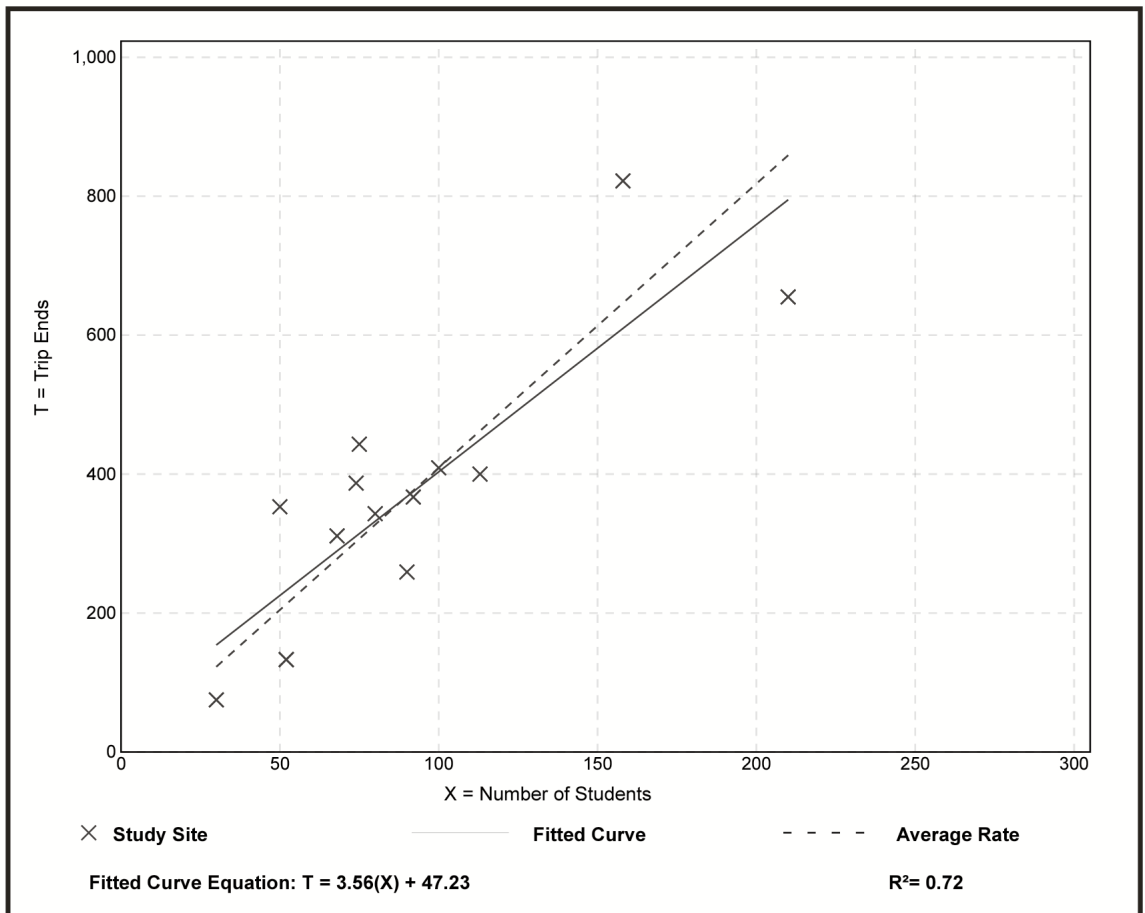
Vehicle Trip Ends vs: **Students**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Day Care Center (565)

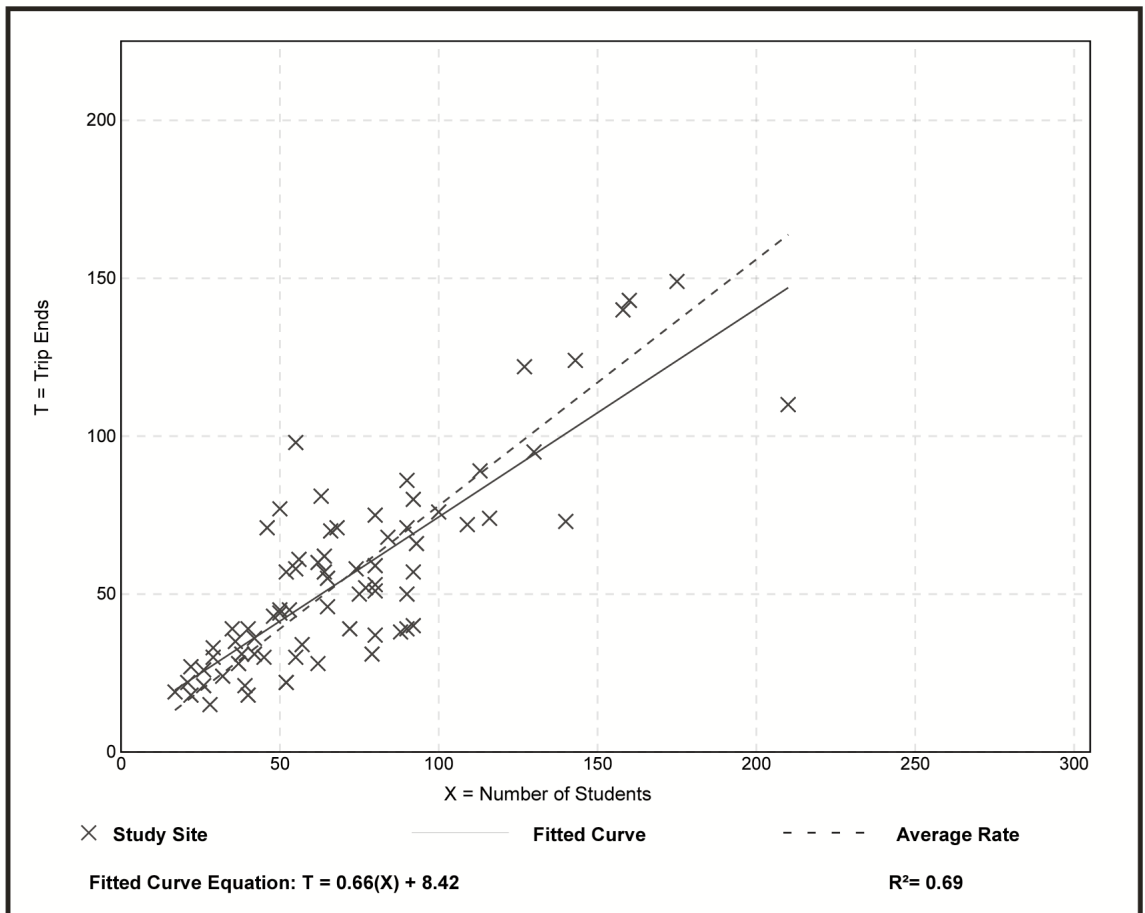
Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 71
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

Data Plot and Equation



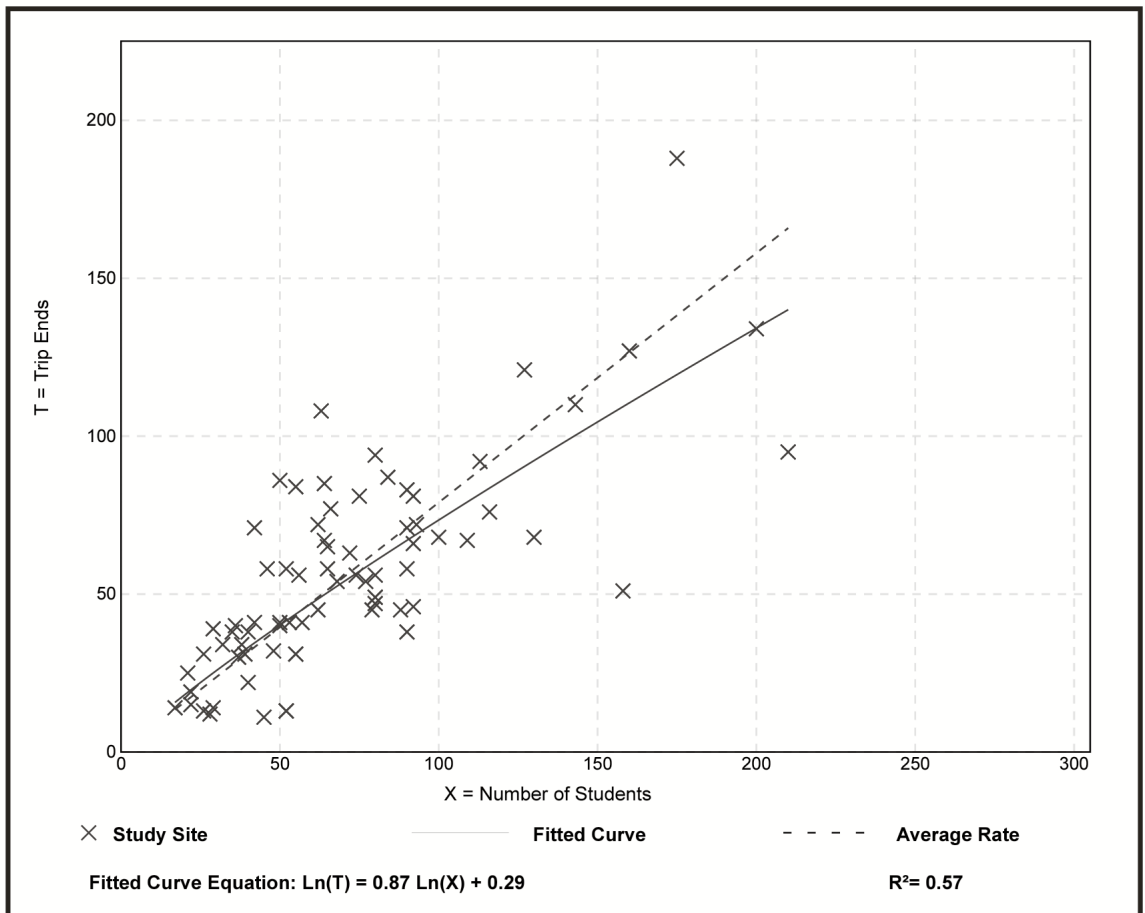
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 72
 Directional Distribution: 47% entering, 53% exiting

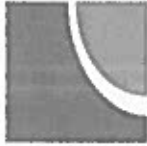
Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

Data Plot and Equation



CMAP Projections Letter



Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

August 21, 2018

Andrew Bowen
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Arlington Heights Road @ Olive Street
IDOT

Dear Mr. Bowen:

In response to a request made on your behalf and dated August 21, 2018, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2040 ADT
Arlington Heights Rd., @ Olive St.	22,000	26,400

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2018 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area. 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: Quigley (IDOT)
S:\AdminGroups\ResearchAnalysis\2018cy_TrafficForecasts\ArlingtonHeights\ck-92-18\ck-92-18.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: <i>Highway Capacity Manual</i> , 2010.		

Capacity Analysis Summary Sheets

Capacity Analysis Summary Sheets
Existing Weekday Morning Peak Hour Conditions

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/07/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	93	19	33	76	39	19	728	28	12	1113	60
Future Volume (vph)	35	93	19	33	76	39	19	728	28	12	1113	60
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	150		150	150		150	150		150	150		150
Storage Lanes	0		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		1.00			0.99			1.00			1.00	
Frt		0.982			0.965			0.995			0.992	
Flt Protected		0.988			0.989			0.999			0.999	
Satd. Flow (prot)	0	1779	0	0	1671	0	0	3487	0	0	3470	0
Flt Permitted		0.787			0.804			0.887			0.941	
Satd. Flow (perm)	0	1416	0	0	1356	0	0	3096	0	0	3268	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1040			1062			475			544	
Travel Time (s)		23.6			24.1			10.8			12.4	
Confl. Peds. (#/hr)	3		11	11		3	2		1	1		2
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	2%	10%	9%	0%	23%	0%	3%	0%	17%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	168	0	0	168	0	0	881	0	0	1347	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		21.0	21.0		21.0	21.0	
Total Split (s)	36.0	36.0		36.0	36.0		84.0	84.0		84.0	84.0	
Total Split (%)	30.0%	30.0%		30.0%	30.0%		70.0%	70.0%		70.0%	70.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Min	C-Min		C-Min	C-Min	
Act Effect Green (s)		18.8			18.8			89.2			89.2	
Actuated g/C Ratio		0.16			0.16			0.74			0.74	

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/07/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio		0.76			0.80			0.38			0.55	
Control Delay		69.3			73.8			6.6			8.4	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		69.3			73.8			6.6			8.4	
LOS		E			E			A			A	
Approach Delay		69.3			73.8			6.6			8.4	
Approach LOS		E			E			A			A	
Queue Length 50th (ft)		126			127			111			206	
Queue Length 95th (ft)		187			189			173			311	
Internal Link Dist (ft)		960			982			395			464	
Turn Bay Length (ft)												
Base Capacity (vph)		354			339			2302			2430	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.47			0.50			0.38			0.55	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 50

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.80

Intersection Signal Delay: 16.0

Intersection LOS: B

Intersection Capacity Utilization 62.3%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: Olive Street & Arlington Heights Road



HCM 6th TWSC

3: Arlington Heights Road & KinderCare Outbound

09/07/2018

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	14	0	802	1171	0
Future Vol, veh/h	11	14	0	802	1171	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	0	4	3	0
Mvmt Flow	12	15	0	881	1287	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1728	644	-	0	-	0
Stage 1	1287	-	-	-	-	-
Stage 2	441	-	-	-	-	-
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	81	420	0	-	-	0
Stage 1	227	-	0	-	-	0
Stage 2	622	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	81	420	-	-	-	-
Mov Cap-2 Maneuver	81	-	-	-	-	-
Stage 1	227	-	-	-	-	-
Stage 2	622	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	32.9	0		0		
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT		
Capacity (veh/h)	-	81	420	-		
HCM Lane V/C Ratio	-	0.149	0.037	-		
HCM Control Delay (s)	-	57.1	13.9	-		
HCM Lane LOS	-	F	B	-		
HCM 95th %tile Q(veh)	-	0.5	0.1	-		

Capacity Analysis Summary Sheets
Existing Weekday Evening Peak Hour Conditions

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	14	25	12	33	62	15	14	965	39	22	983	32
Future Volume (vph)	14	25	12	33	62	15	14	965	39	22	983	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	150		150	150		150	150		150	150		150
Storage Lanes	0		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99			0.99			1.00			1.00	
Frt		0.967			0.981			0.994			0.995	
Flt Protected		0.986			0.985			0.999			0.999	
Satd. Flow (prot)	0	1765	0	0	1811	0	0	3548	0	0	3549	0
Flt Permitted		0.861			0.899			0.929			0.909	
Satd. Flow (perm)	0	1540	0	0	1645	0	0	3300	0	0	3230	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1040			1062			475			544	
Travel Time (s)		23.6			24.1			10.8			12.4	
Confl. Peds. (#/hr)	3		11	11		3	2		1	1		2
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	4%	0%	0%	2%	0%	0%	1%	0%	4%	1%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	54	0	0	116	0	0	1072	0	0	1092	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		21.0	21.0		21.0	21.0	
Total Split (s)	31.2	31.2		31.2	31.2		98.8	98.8		98.8	98.8	
Total Split (%)	24.0%	24.0%		24.0%	24.0%		76.0%	76.0%		76.0%	76.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Min	C-Min		C-Min	C-Min	
Act Effect Green (s)		14.5			14.5			103.5			103.5	
Actuated g/C Ratio		0.11			0.11			0.80			0.80	

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio		0.31			0.63			0.41			0.42	
Control Delay		56.4			69.8			4.9			5.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		56.4			69.8			4.9			5.0	
LOS		E			E			A			A	
Approach Delay		56.4			69.8			4.9			5.0	
Approach LOS		E			E			A			A	
Queue Length 50th (ft)		43			95			119			123	
Queue Length 95th (ft)		82			153			185			192	
Internal Link Dist (ft)		960			982			395			464	
Turn Bay Length (ft)												
Base Capacity (vph)		298			318			2626			2570	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.18			0.36			0.41			0.42	

Intersection Summary

Area Type: Other

Cycle Length: 130

Actuated Cycle Length: 130

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 40

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.63

Intersection Signal Delay: 9.4

Intersection LOS: A

Intersection Capacity Utilization 62.3%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: Olive Street & Arlington Heights Road



HCM 6th TWSC

3: Arlington Heights Road & KinderCare Outbound

09/11/2018

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	22	0	994	1015	0
Future Vol, veh/h	17	22	0	994	1015	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	18	23	0	1035	1057	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1575	529	-	0	-	0
Stage 1	1057	-	-	-	-	-
Stage 2	518	-	-	-	-	-
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	103	499	0	-	-	0
Stage 1	300	-	0	-	-	0
Stage 2	568	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	103	499	-	-	-	-
Mov Cap-2 Maneuver	103	-	-	-	-	-
Stage 1	300	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	27.6	0	0			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT		
Capacity (veh/h)	-	103	499	-		
HCM Lane V/C Ratio	-	0.172	0.046	-		
HCM Control Delay (s)	-	47.1	12.6	-		
HCM Lane LOS	-	E	B	-		
HCM 95th %tile Q(veh)	-	0.6	0.1	-		

Capacity Analysis Summary Sheets
Projected Weekday Morning Peak Hour Conditions

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	93	19	33	76	42	19	795	28	15	1194	63
Future Volume (vph)	38	93	19	33	76	42	19	795	28	15	1194	63
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	150		150	150		150	150		150	150		150
Storage Lanes	0		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		1.00			0.99			1.00			1.00	
Frt		0.983			0.962			0.995			0.993	
Flt Protected		0.988			0.989			0.999			0.999	
Satd. Flow (prot)	0	1781	0	0	1660	0	0	3487	0	0	3473	0
Flt Permitted		0.768			0.811			0.885			0.936	
Satd. Flow (perm)	0	1384	0	0	1358	0	0	3089	0	0	3254	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1040			1062			475			344	
Travel Time (s)		23.6			24.1			10.8			7.8	
Confl. Peds. (#/hr)	3		11	11		3	2		1	1		2
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	2%	10%	9%	0%	23%	0%	3%	0%	17%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	171	0	0	172	0	0	957	0	0	1446	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		21.0	21.0		21.0	21.0	
Total Split (s)	36.0	36.0		36.0	36.0		84.0	84.0		84.0	84.0	
Total Split (%)	30.0%	30.0%		30.0%	30.0%		70.0%	70.0%		70.0%	70.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Min	C-Min		C-Min	C-Min	
Act Effect Green (s)		19.1			19.1			88.9			88.9	
Actuated g/C Ratio		0.16			0.16			0.74			0.74	

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio		0.78			0.80			0.42			0.60	
Control Delay		70.7			73.2			7.0			9.2	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		70.7			73.2			7.0			9.2	
LOS		E			E			A			A	
Approach Delay		70.7			73.2			7.0			9.2	
Approach LOS		E			E			A			A	
Queue Length 50th (ft)		129			130			127			238	
Queue Length 95th (ft)		190			192			197			357	
Internal Link Dist (ft)		960			982			395			264	
Turn Bay Length (ft)												
Base Capacity (vph)		346			339			2287			2409	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.49			0.51			0.42			0.60	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.80

Intersection Signal Delay: 16.3

Intersection LOS: B

Intersection Capacity Utilization 67.3%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Olive Street & Arlington Heights Road



HCM 6th TWSC

3: Arlington Heights Road & KinderCare Outbound

01/31/2019

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	14	0	866	1256	0
Future Vol, veh/h	11	14	0	866	1256	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	0	4	3	0
Mvmt Flow	12	15	0	952	1380	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1856	690	-	0	-	0
Stage 1	1380	-	-	-	-	-
Stage 2	476	-	-	-	-	-
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	67	392	0	-	-	0
Stage 1	202	-	0	-	-	0
Stage 2	597	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	67	392	-	-	-	-
Mov Cap-2 Maneuver	67	-	-	-	-	-
Stage 1	202	-	-	-	-	-
Stage 2	597	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	39.1	0	0			
HCM LOS	E					
Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT		
Capacity (veh/h)	-	67	392	-		
HCM Lane V/C Ratio	-	0.18	0.039	-		
HCM Control Delay (s)	-	70.2	14.6	-		
HCM Lane LOS	-	F	B	-		
HCM 95th %tile Q(veh)	-	0.6	0.1	-		

HCM 6th TWSC

4: Arlington Heights Road & Right-Out Access

01/31/2019

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑↑	↑↑	
Traffic Vol, veh/h	0	6	0	866	1270	0
Future Vol, veh/h	0	6	0	866	1270	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
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	0	0	4	3	0
Mvmt Flow	0	6	0	912	1337	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	-	669	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	405	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	405	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	14	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT			
Capacity (veh/h)	-	405	-			
HCM Lane V/C Ratio	-	0.016	-			
HCM Control Delay (s)	-	14	-			
HCM Lane LOS	-	B	-			
HCM 95th %tile Q(veh)	-	0	-			

HCM 6th TWSC

5: Arlington Heights Road & Full Access

01/31/2019

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	29	28	38	837	1244	32
Future Vol, veh/h	29	28	38	837	1244	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
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	0	0	4	3	0
Mvmt Flow	31	29	40	881	1309	34
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1847	672	1343	0	-	0
Stage 1	1326	-	-	-	-	-
Stage 2	521	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	68	403	520	-	-	-
Stage 1	216	-	-	-	-	-
Stage 2	566	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	58	403	520	-	-	-
Mov Cap-2 Maneuver	58	-	-	-	-	-
Stage 1	183	-	-	-	-	-
Stage 2	566	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	84.5	1.4		0		
HCM LOS	F					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	520	-	100	-	-	
HCM Lane V/C Ratio	0.077	-	0.6	-	-	
HCM Control Delay (s)	12.5	0.9	84.5	-	-	
HCM Lane LOS	B	A	F	-	-	
HCM 95th %tile Q(veh)	0.2	-	2.9	-	-	

Capacity Analysis Summary Sheets
Projected Weekday Evening Peak Hour Conditions

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	25	12	33	62	18	14	1039	39	25	1062	36
Future Volume (vph)	17	25	12	33	62	18	14	1039	39	25	1062	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	150		150	150		150	150		150	150		150
Storage Lanes	0		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99			0.99			1.00			1.00	
Frt		0.969			0.978			0.995			0.995	
Flt Protected		0.984			0.986			0.999			0.999	
Satd. Flow (prot)	0	1768	0	0	1807	0	0	3552	0	0	3549	0
Flt Permitted		0.826			0.899			0.928			0.898	
Satd. Flow (perm)	0	1482	0	0	1640	0	0	3299	0	0	3190	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1040			1062			475			344	
Travel Time (s)		23.6			24.1			10.8			7.8	
Confl. Peds. (#/hr)	3		11	11		3	2		1	1		2
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	4%	0%	0%	2%	0%	0%	1%	0%	4%	1%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	57	0	0	119	0	0	1150	0	0	1182	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		21.0	21.0		21.0	21.0	
Total Split (s)	31.2	31.2		31.2	31.2		98.8	98.8		98.8	98.8	
Total Split (%)	24.0%	24.0%		24.0%	24.0%		76.0%	76.0%		76.0%	76.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Min	C-Min		C-Min	C-Min	
Act Effect Green (s)		14.8			14.8			103.2			103.2	
Actuated g/C Ratio		0.11			0.11			0.79			0.79	

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio		0.34			0.64			0.44				0.47
Control Delay		57.1			70.0			5.2				5.4
Queue Delay		0.0			0.0			0.0				0.0
Total Delay		57.1			70.0			5.2				5.4
LOS		E			E			A				A
Approach Delay		57.1			70.0			5.2				5.4
Approach LOS		E			E			A				A
Queue Length 50th (ft)		45			97			134				142
Queue Length 95th (ft)		85			156			207				221
Internal Link Dist (ft)		960			982			395				264
Turn Bay Length (ft)												
Base Capacity (vph)		287			317			2619				2533
Starvation Cap Reductn		0			0			0				0
Spillback Cap Reductn		0			0			0				0
Storage Cap Reductn		0			0			0				0
Reduced v/c Ratio		0.20			0.38			0.44				0.47

Intersection Summary

Area Type: Other

Cycle Length: 130

Actuated Cycle Length: 130

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 40

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.64

Intersection Signal Delay: 9.6

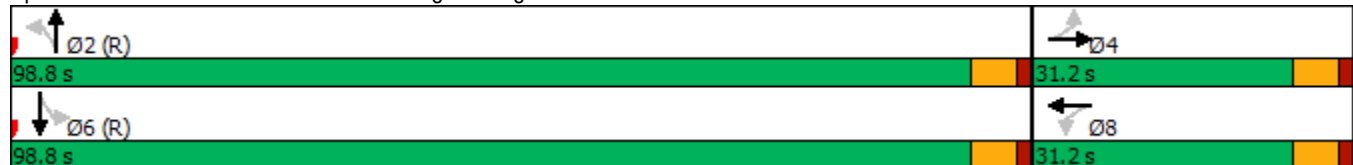
Intersection LOS: A

Intersection Capacity Utilization 66.5%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Olive Street & Arlington Heights Road



HCM 6th TWSC

3: Arlington Heights Road & KinderCare Outbound

01/31/2019

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	22	0	1072	1091	0
Future Vol, veh/h	17	22	0	1072	1091	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	18	23	0	1117	1136	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1695	568	-	0	-	0
Stage 1	1136	-	-	-	-	-
Stage 2	559	-	-	-	-	-
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	85	471	0	-	-	0
Stage 1	272	-	0	-	-	0
Stage 2	542	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	85	471	-	-	-	-
Mov Cap-2 Maneuver	85	-	-	-	-	-
Stage 1	272	-	-	-	-	-
Stage 2	542	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	32.7	0	0			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT		
Capacity (veh/h)	-	85	471	-		
HCM Lane V/C Ratio	-	0.208	0.049	-		
HCM Control Delay (s)	-	58.2	13	-		
HCM Lane LOS	-	F	B	-		
HCM 95th %tile Q(veh)	-	0.7	0.2	-		

HCM 6th TWSC
4: Arlington Heights Road & Right-Out Access

01/31/2019

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑↑	↑↑	
Traffic Vol, veh/h	0	7	0	1072	1113	0
Future Vol, veh/h	0	7	0	1072	1113	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
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	0	0	1	1	0
Mvmt Flow	0	7	0	1128	1172	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	-	586	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	459	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	459	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	13	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT			
Capacity (veh/h)	-	459	-			
HCM Lane V/C Ratio	-	0.016	-			
HCM Control Delay (s)	-	13	-			
HCM Lane LOS	-	B	-			
HCM 95th %tile Q(veh)	-	0	-			

HCM 6th TWSC

5: Arlington Heights Road & Full Access

01/31/2019

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	32	32	34	1040	1091	29
Future Vol, veh/h	32	32	34	1040	1091	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
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	0	0	1	1	0
Mvmt Flow	34	34	36	1095	1148	31
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1784	590	1179	0	-	0
Stage 1	1164	-	-	-	-	-
Stage 2	620	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	75	456	600	-	-	-
Stage 1	263	-	-	-	-	-
Stage 2	504	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	64	456	600	-	-	-
Mov Cap-2 Maneuver	64	-	-	-	-	-
Stage 1	223	-	-	-	-	-
Stage 2	504	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	76.9	1.1		0		
HCM LOS	F					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	600	-	112	-	-	
HCM Lane V/C Ratio	0.06	-	0.602	-	-	
HCM Control Delay (s)	11.4	0.8	76.9	-	-	
HCM Lane LOS	B	A	F	-	-	
HCM 95th %tile Q(veh)	0.2	-	3	-	-	

VIPER S

OPTICS
STRIKE
SMALL VIPER LUMINAIRE

Cat.#

Job

Type



BEACON
design. performance. technology.

Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥ 0.90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/vipersmall>

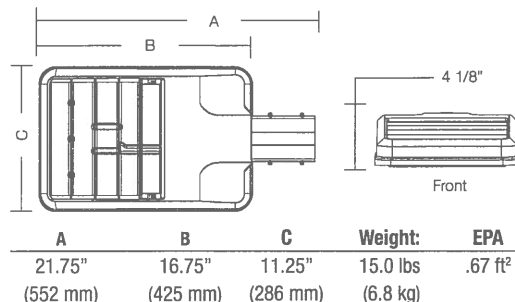
Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

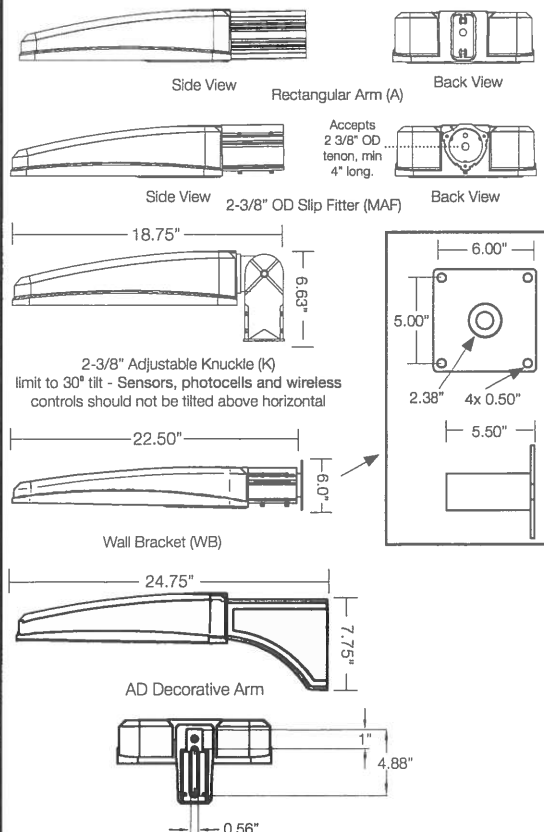
PRODUCT IMAGE(S)



DIMENSIONS



MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
Due to our continued efforts to improve our products, product specifications are subject to change without notice.



HUBBELL
Lighting

© 2017 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: www.beaconproducts.com • Printed in USA AUGUST 7, 2018 10:22 AM

ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-55/4K7/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPS							
SERIES	LED ENGINE	CCT/CRI ⁷	ROTATION	VOLTAGE	COLOR	OPTIONS	
VPS Viper	24L-55	55W, LED array	3K7 3000K, 70 CRI	UNV 120-277V	BL Black Textured	F Fusing	
	36L-65	65W, LED array	4K7 4000K, 70 CRI	120 120V	DB Dark Bronze Textured	BSP Bird Spikes	
	36L-80	80W, LED array	5K7 5000K, 70 CRI	208 208V	GYS Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)	
	48L-110	110W, LED array	240 240V		PS Platinum Silver Smooth		
	60L-136	136W, LED array	277 277V		WH White Textured		
		347 347V		CC Custom Color			
		480 480V					
DISTRIBUTION			MOUNTING		CONTROL OPTIONS		
FR Type 1/Front Row			A Rectangular Arm (formerly RA) for square or round pole		7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)		
2 Type 2			MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm		7PR-SC 7-Pin Receptacle w/Shorting Cap		
3 Type 3			K Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon		7PR-TL 7-Pin Receptacle w/Twist Lock photo control		
4 Type 4			WB Wall Bracket		SCP/_F ^{1,2,6} Programmable Occupancy Sensor w/ daylight control (120-277 volts only)		
4W Type 4 Wide			AD Universal Arm for square pole		GENI-XX ³ ENERGENI		
5QM Type 5QM			AD3 Universal Arm for 2.4"-4.1" round pole		SWP ^{1,4} SiteSync Pre-Commission		
5R Type 5R (rectangular)			AD4 Universal Arm for 4.2"-5.3" round pole		SWPM ^{1,2,4} SiteSync Pre-Comm w/ Sensor		
5W Type 5W (round wide)			AD5 Universal Arm for 5.5"-5.9" round pole				
TC Tennis Court			AD6 Universal Arm for 6.0"-6.5" round pole				
HOUSE SIDE SHIELD ACCESSORIES							
HSS/VP-S/90-FB/XXX 90° shield front or back							
HSS/VP-S/90-LR/XXX 90° shield left or right							
HSS/VP-S/270-FB/XXX 270° shield front or back							

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES

- VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
- VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
- VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
- VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

¹ Not available with other wireless control or sensor options

² Specify mounting height; 8'-8" or less, 40'-9" to 40'

³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.

⁴ Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node

⁵ Only available with 1A, 2, 3, 4, 4W and 5R distributions

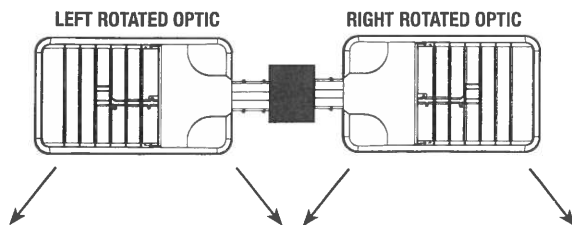
⁶ Order at least one SCP-REMOTE per project location to program and control the occupancy sensor.

⁷ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cctn.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_turtle_spec_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/ SiteSync only
VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/ SiteSync with Motion Control



Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control
SW7PR+	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2017 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: www.beaconproducts.com • Printed in USA AUGUST 7, 2018 10:22 AM



PERFORMANCE DATA

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
24	700 mA	55W	FR	6357	118	1	0	1	6486	120	1	0	1	5804	107	1	0	1
			2	6132	114	1	0	1	6257	116	1	0	2	5599	104	1	0	1
			3	6015	111	1	0	2	6137	114	1	0	2	5492	102	1	0	2
			4	5921	110	1	0	2	6034	112	1	0	2	5400	100	1	0	2
			4W	5805	108	1	0	2	5921	110	1	0	2	5282	98	1	0	2
			5QM	6022	112	2	0	1	6145	114	2	0	1	5499	102	2	0	1
			5R	6063	112	3	0	3	6187	115	3	0	3	5536	103	3	0	3
			5W	5908	109	3	0	1	6028	112	3	0	1	5908	102	3	0	1
			TC	6183	115	1	0	1	6309	118	1	0	1	5645	105	1	0	1
36	560 mA	65W	FR	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
			2	7586	117	1	0	2	7757	119	1	0	2	6934	107	1	0	2
			3	7441	114	1	0	2	7609	117	1	0	2	6802	105	1	0	2
			4	7317	110	1	0	2	7482	112	1	0	2	6688	100	1	0	2
			4W	7325	113	1	0	2	7490	115	1	0	2	6696	103	1	0	2
			5QM	7450	115	3	0	1	7618	117	3	0	1	6810	105	3	0	1
			5R	7501	115	3	0	3	7670	118	3	0	3	6857	105	3	0	3
			5W	7309	112	3	0	2	7473	115	3	0	2	6681	103	3	0	1
			TC	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
36	700 mA	80W	FR	9535	118	1	0	1	9730	120	1	0	1	8706	107	1	0	1
			2	9197	114	1	0	2	9385	116	1	0	2	8398	104	1	0	2
			3	9022	111	1	0	2	9206	114	1	0	2	8238	102	1	0	2
			4	8871	110	1	0	2	9052	112	1	0	2	8100	100	1	0	2
			4W	8707	108	1	0	2	8881	110	1	0	2	7923	98	1	0	2
			5QM	9033	112	3	0	1	9217	114	3	0	1	8248	102	3	0	1
			5R	9095	112	3	0	3	9280	115	3	0	3	8304	103	3	0	3
			5W	8861	109	3	0	2	9043	112	3	0	2	8092	100	3	0	2
			TC	9275	115	1	0	1	9464	118	1	0	1	8468	105	1	0	1
48	700 mA	110W	FR	12713	118	1	0	1	12973	120	2	0	1	11608	107	1	0	1
			2	12263	114	2	0	2	12513	116	2	0	2	11197	104	2	0	2
			3	12029	111	2	0	2	11275	114	2	0	2	10984	102	1	0	2
			4	11828	110	1	0	3	12069	112	1	0	3	10800	100	1	0	2
			4W	11609	108	1	0	3	11841	110	1	0	3	10564	98	1	0	3
			5QM	12044	112	3	0	2	12290	114	3	0	2	10997	102	3	0	1
			5R	12126	112	3	0	3	12374	115	3	0	3	11072	103	3	0	3
			5W	12126	109	4	0	2	12057	112	4	0	2	10789	100	4	0	2
			TC	12366	115	1	0	2	12619	118	1	0	2	11290	105	1	0	2
60	700 mA	136W	FR	15891	117	2	0	2	16216	120	2	0	2	14511	107	2	0	1
			2	15329	113	2	0	2	15642	116	2	0	2	13997	103	2	0	2
			3	15037	111	2	0	3	15344	113	2	0	3	13730	101	2	0	3
			4	14784	109	1	0	3	15086	111	1	0	3	13500	100	1	0	3
			4W	14511	108	2	0	4	14802	110	2	0	4	13205	98	2	0	3
			5QM	15055	111	3	0	2	15362	114	3	0	2	13747	102	3	0	2
			5R	15158	112	4	0	4	15469	114	4	0	4	13841	102	4	0	4
			5W	14781	109	4	0	2	15083	111	4	0	2	13495	100	4	0	2
			TC	15458	115	1	0	2	15834	118	1	0	2	14113	105	1	0	2



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2017 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: www.beaconproducts.com • Printed in USA AUGUST 7, 2018 10:22 AM



PHOTOMETRICS

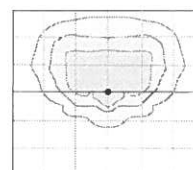
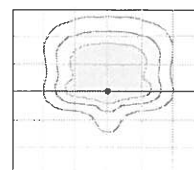
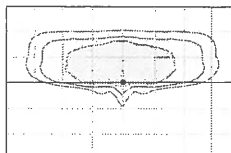
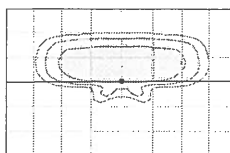
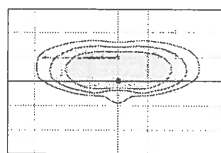
Type FR - Front Row/Auto Optic

Type 2

Type 3

Type 4

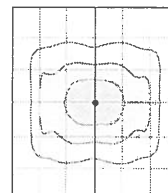
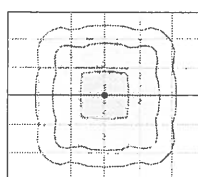
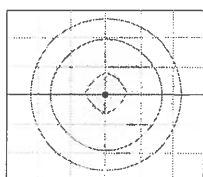
Type 4W



Type 5W

Type 5QM

Type 5R



¹Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-use environment and application.

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	560 mA	120	65	0.65
			277		0.28
			347		0.22
			480		0.16
		700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>377,000

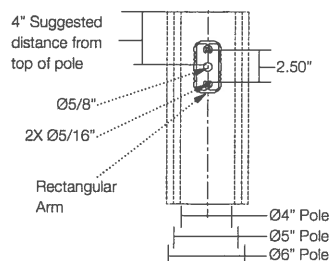
¹ Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

DRILL PATTERN

RECTANGULAR ARM (A)

Compatible with Pole drill pattern B4



EPA



Config.	EPA
1	.67
2 @ 90°	1.06
2 @ 180°	1.34



Config.	EPA
3 @ 120°	1.68
3 @ 90°	1.73
4 @ 90°	2.12

TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

(2 3/8" OD tenon)

Catalog Number	Description
SETAVP-XX	Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
RETAVP-XX	Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
TETAVP-XX	Hexagonal tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
SETA2XX	Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
RETA2XX	Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
TETA2XX	Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

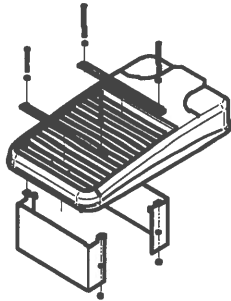
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2017 BEACON PRODUCTS. All Rights Reserved • For more information visit our website: www.beaconproducts.com • Printed in USA AUGUST 7, 2018 10:22 AM

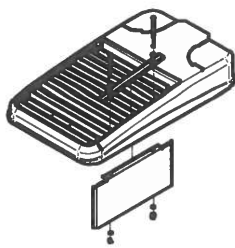


HUBBELL
Lighting

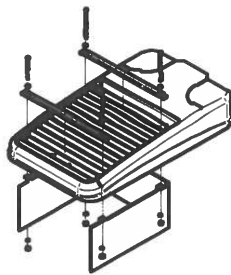
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



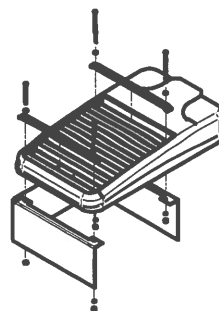
HSS/VP-S/90-FB/XXX
90° shield front or back
(2 shields shown)



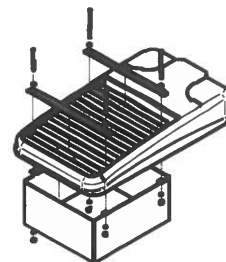
HSS/VP-S/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/VP-S/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)

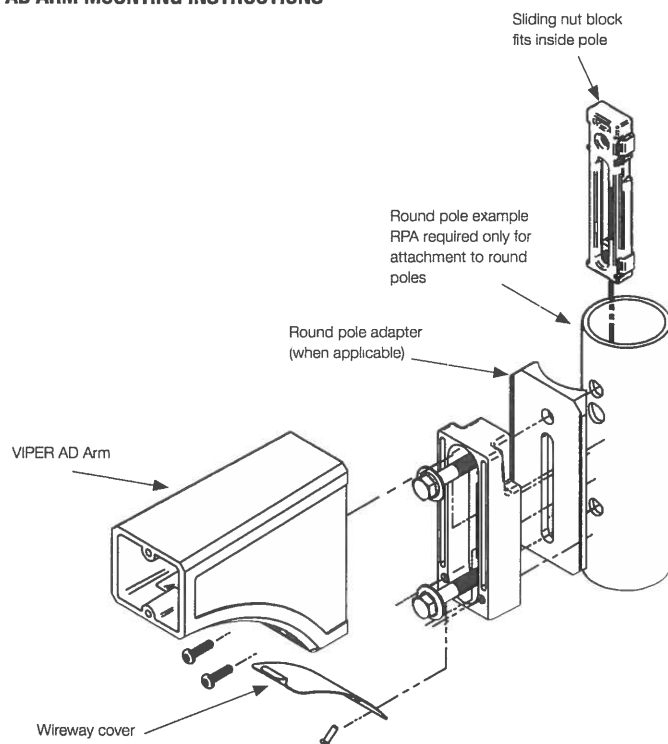


HSS/VP-S/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



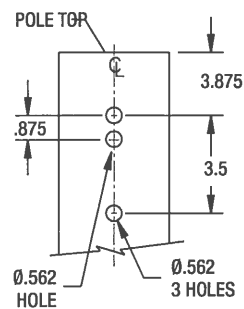
HSS/VP-S/360/XXX
Full shield (1 shield shown)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD)

Compatible with pole drill pattern S2



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2017 BEACON PRODUCTS. All Rights Reserved • For more information visit our website: www.beaconproducts.com • Printed in USA AUGUST 7, 2018 10:22 AM



SLING SERIES SG

Cat.#

Job

Type



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

Slender wallpack/floodlight available in two sizes for a variety of applications including building perimeter/security lighting, entrances, stairways, loading docks or facades for schools, apartments or commercial buildings.

Construction:

Rugged die-cast aluminum housing with corrosion resistant powder coat finish both protects and provides architectural appearance. Heat dissipating fins provide superior thermal performance extending the life of the electronic components.

Electrical:

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in larger SG2 housing
- 10KA surge protection included

LED(s) Optics, CCT:

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs, see page 2 for electrical and photometric data

Lenses:

- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

Installation:

- Side hinge allows for easy installation and wiring.
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs.
- Mounts to 4" junction box and includes a gasket to help seal electrical connections.
- Four ½" threaded conduit hubs for surface conduit provided

Options/Controls

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub.
- Occupancy sensor available for on/off and dimming control in larger SG2 housing.
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit www.hubbellighting.com/sitesync for more details.
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 hr minimum over 10'x10' at 11' mounting height
- Diffused comfort lens provides glare control and improved uniformity. Available as an option or accessory

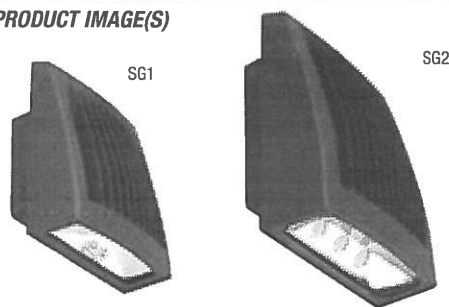
Listings

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, listed for -40C to 40C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

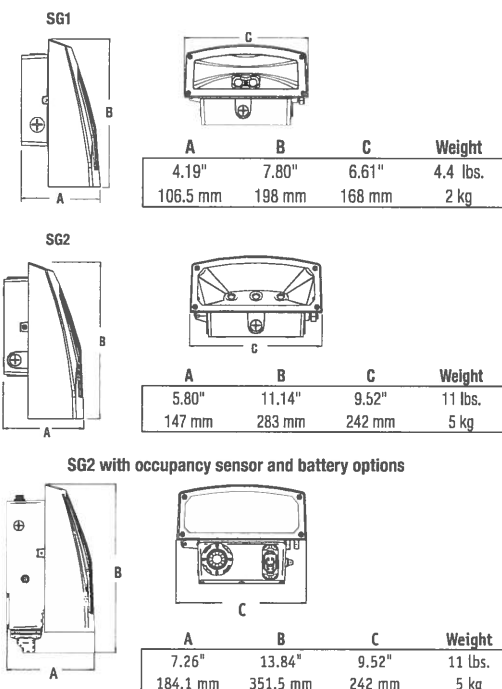
Warranty:

Five year limited warranty (for more information visit: <http://www.hubbellighting.com/resources/warranty/>)

PRODUCT IMAGE(S)



DIMENSIONS



CERTIFICATIONS/LISTINGS



tradeSELECT®

C US

*3000K and warmer CCTs only

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack	Pallet Qty.
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)		
SG1	4.35lbs (2 kg)	9.5 (24)	8.25 (21)	5.25 (13.32)	6	98
SG2	11lbs (5 kg)	14 (35.5)	11.5 (29.2)	8 (20.3)	2	64

ORDERING INFORMATION — ORDERING EXAMPLE: SG1-20-4K7-FT-UNV-DB

	-		-	FT	-		-		-	
FAMILY	CCT/CRI	DISTRIBUTION	VOLTAGE	COLOR/FINISH	CONTROL OPTIONS	OPTIONS				
SG1-20 Size 1, 20w	3K7 3000K, 70 CRI	FT Fwd Throw	UNV 120V-277V	DB Textured Dark Bronze	PCU Button Photocontrol 120-277V	CS Comfort lens				
SG1-30 Size 1, 30w	4K7 4000K, 70 CRI		120' 120V	BL Textured Black	SCO ^{1,2} Sensor Control, on/off	E ^{1,2} Battery 0°C				
SG2-50 Size 2, 50w	5K7 5000K, 70 CRI		277' 277V	WH Textured White	SCP ^{1,2,3} Sensor Control, Programmable	EH ^{1,2} Battery w/ heater -20°C				
SG2-80 Size 2, 80w			UHV ¹ 347V-480V	GYS Smooth Gray	SWP ^{1,2} SiteSync, Precommission					
				PS Smooth Plat. Silver	SWPM ^{1,2} SiteSync, Precommission, Motion					
				CC Custom Color	Specify MTG HT for SCO/SCP & SWPM					
					8F Up to 8'					
					20F Up to 20'					

¹ Available in SG2 only, UHV available in SG2-50 only

² Sensor controls & battery backup can not be used with flood accessories or kill or for inverted fan mounting

¹ Available in SG2 only, UHV available in SG2-50 only

² Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting

³ 120-277V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH

⁴ Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only



HUBBELL
Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2017 HUBBELL OUTDOOR LIGHTING, All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA SG-SPEC JUNE 1, 2018 9:48 AM

ORDERING INFORMATION - Stock Versions

Catalog Number	CCT/CRI	Wattage	Mounting Height	Voltage	Color	Lumens	LPW	Weight lbs. (kg)
SG1-20-PCU	5000K/70	21w	8-12ft	120-277V	Dark Bronze	2263	108	4.3 (2)
SG1-20-4K-PCU	4000K/70					2310	110	
SG1-30-PCU	5000K/70	29w	10-15ft			3270	113	
SG1-30-4K-PCU	4000K/70					3060	105	
Catalog Number	CCT/CRI	Wattage	Mounting Height	Voltage	Color	Lumens	LPW	Weight lbs. (kg)
SG2-50-PCU	5000K/70	51w	12-18ft	120-277V	Dark Bronze	5548	110	11 (5)
SG2-50-4K-PCU	4000K/70					5526	109	
SG2-80-PCU	5000K/70	80w	15-25ft			8061	101	
SG2-80-4K-PCU	4000K/70					8079	101	

PERFORMANCE DATA

Catalog number	# of LEDs	Drive Current	System Watts	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 80 CRI)				
				Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G
SG1-20	2	250mA	21	2449	115	1	0	0	2310	110	1	0	0	2054	95	1	0	0
SG1-30		350mA	29	3332	117	2	0	0	3060	106	1	0	0	2913	100	1	0	0
SG2-50-UHV	3	350mA	44	4633	106	2	0	0	4609	105	2	0	0	3895	90	2	0	0
SG2-50	3	415mA	51	5548	109	2	0	0	5526	107	2	0	0	4700	92	2	0	0
SG2-80		650mA	80	7851	98	2	0	1	8079	103	2	0	1	6721	86	2	0	1

1. Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

Configurable Versions

Catalog number	# of Drivers	Input Voltage	Current (Amps)	System Power
SG1-20	1	120	0.18	21.0
		277	0.08	21.0
SG1-30	1	120	0.24	28.9
		277	0.10	28.9
SG2-50-UHV	1	347	0.13	43.5
		480	0.18	43.5
SG2-50	1	120	0.42	50.6
		277	0.18	50.6
SG2-80	1	120	0.68	79.8
		277	0.29	79.8

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS					L70 (hours)
	0	25,000	50,000	TM-21-11 ¹ L96 60,000	100,000	
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

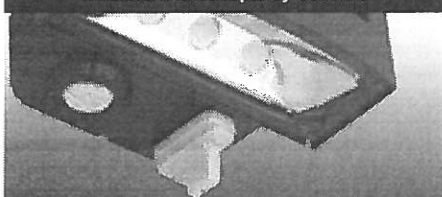
1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0° C	1.02
10° C	1.01
20° C	1.00
25° C	1.00
30° C	1.00
40° C	0.99
50° C	0.96

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Wireless and Occupancy Controls



SiteSync™ Lighting Control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.

OPTIONS AND ACCESSORIES

Catalog Number	Description	Weight lbs. (kg)
SG1-CS	Acrylic comfort lens for SG1	1 (.45)
SG2-CS	Acrylic comfort lens for SG2	1 (.45)
SG1-YOKE	SG1 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
SG1-KNUCKLE	SG1 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
SG2-YOKE	SG2 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
SG2-KNUCKLE	SG2 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control fixtures	1 (.45)
SG2-PMA-3-XX	3" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG2-PMA-4-XX	4" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG2-PMA-5-XX	5" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG2-PMA-6-XX	6" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG1-SPC	Vandal Resistant Lens (shield polycarbonate), SG1	3 (1.5)
SG2-SPC	Vandal Resistant Lens (shield polycarbonate), SG2	3 (1.5)
SG1-WCP	Universal Wall Cover Plate, Dark Bronze, SG1	10 (5)
SG2-WCP-H	Horizontal Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
SG2-WCP-V	Vertical Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
SG2XL-WCP-H	Horizontal Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)
SG2XL-WCP-V	Vertical Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)

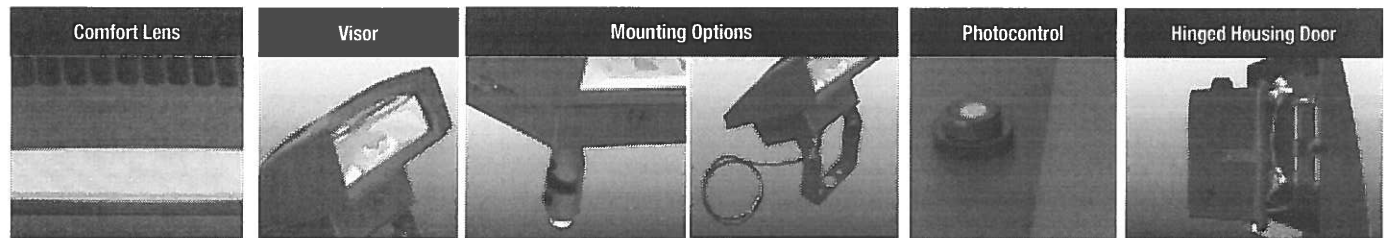
*Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG+	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

*When ordering SiteSync at least one of these two interface options must be ordered per project.

+ If needed, an additional Bridge Node can be ordered.

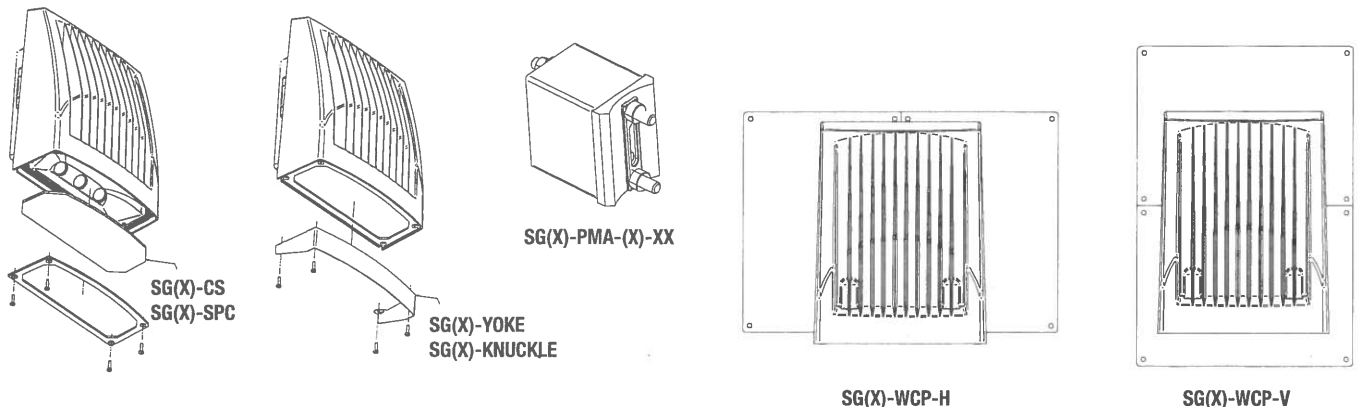


Acrylic comfort lens provides glare control, improved visual comfort and better uniformity

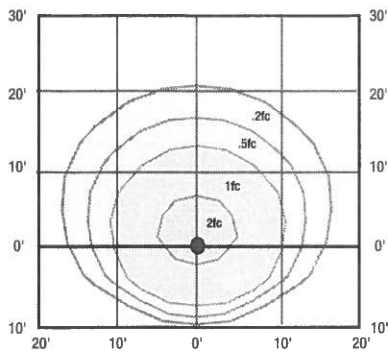
Visor accessory included Flood mounting accessories - 1/2" threaded knuckle with mounting accessory or yoke (includes grommet and 3' SO cord) kits

Photocontrol option available for energy-saving dusk-to-dawn operation

Side hinged for easy installation and wiring access, single screw secures housing closure

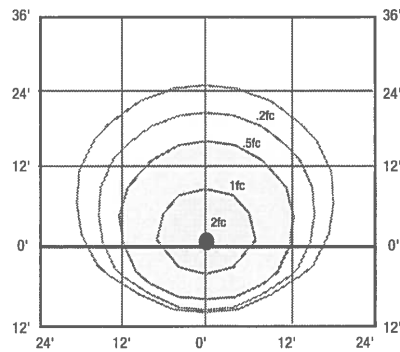


PHOTOMETRICS



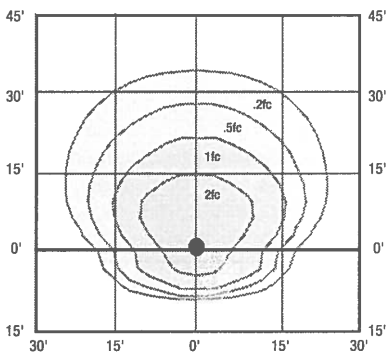
SG1-20

Mounting Height 10ft



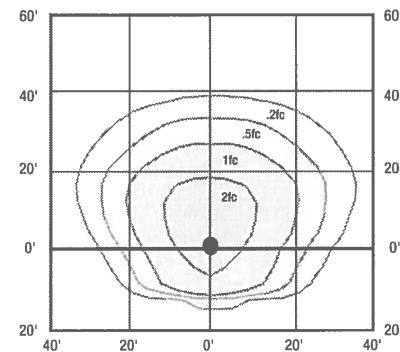
SG1-30

Mounting Height 12ft



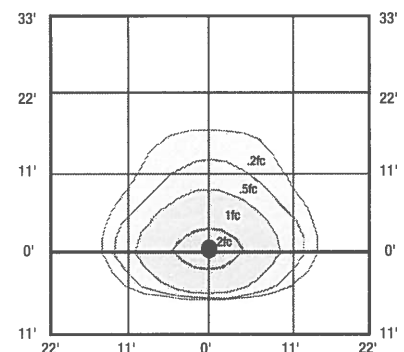
SG2-50

Mounting Height 15ft



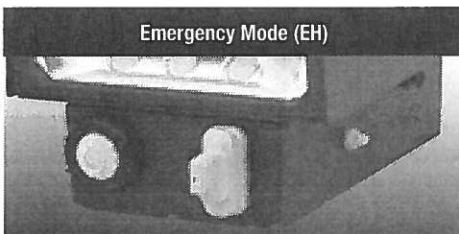
SG2-80

Mounting Height 20ft



SG2 in E or EH Emergency mode

Mounting Height 11ft



Battery back up feature with side indicator.

Exceeds Life Safety Code average illuminance of 1.0 fc. at 12ft mounting height. Assumes open space with no obstructions.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1316 N Arlington Heights Rd – Goddard School Daycare
PC#: 18-023 – Round 1
Date: November 27, 2018

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I have reviewed the Round 1 submittal for the address referenced above and offer the following comments:

1. The tenant development design of this space shall be based on I-4 occupancy per the 2009 International Building Code.
2. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall not be less than 60 inches by 85 inches, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

RECEIVED
NOV 28 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL
Department of Building & Life Safety

Fire Safety Division

RECEIVED
NOV 20 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date: 11/19/2018

P.C. Number: 18-023 Round 1

Project Name: Goddard school Daycare

Project Location: 1316 N Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. Plan shall comply with special requirements for Day Care as provided for in the Life Safety Code.
3. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
4. The fire sprinkler shall be tested and certified for the proposed use. Any changes require separate permits to be obtained.
5. Fire protection equipment and service rooms shall be identified in an approved manner.
6. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. No fencing shall obstruct access to fire equipment.
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.
8. A fully functional fire alarm shall be installed per NFPA 72.
9. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
10. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
11. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
12. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

13. Exit signs shall be illuminated at all times and have emergency power backup.
14. Buildings shall have approved address numbers.
15. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
16. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.
17. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department.
18. If the elevator uses an automatic dialer, the ten digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.
19. **Emergency Signs required for elevators** shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.
20. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

Date 11-19-18

Reviewed By: 
Fire Safety Supervisor

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-023
 Petitioner: Amir Khowaja
1584 E. Citadel Ct.
Palatine, IL
 Owner: Cynthia F. Platt Trust
126 S. Dunton Ave
Arlington Heights, IL 60005
 Contact Person: Amir Khowaja
 Address: 1584 E. Citadel Ct.
Palatine, IL
 Phone #: 773-817-0917
 Fax #: _____
 E-Mail: khowaja83@hotmail.com

P.I.N.# 03-20-302-045-0000
 Location: 1316 N. Arlington Heights Rd.
 Rezoning: ☒ Current: R-3 Proposed: OT
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: ☒ For: Daycare
 Special Use: _____ For: N/A
 Land Use Variation: ☒ For: Allow daycare
within OT district
 Land Use: _____ Current: Vacant
 Proposed: Daycare
 Site Gross Area: 50,362 sqft
 # of Units Total: N/A
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

AST - Director 12-6-18
Date

Approved as noted

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: December 7, 2018
Subject: 1316 N. Arlington Heights Rd., PC#18-023 Round 1

With regard to the rezoning PUD, variations for 1316 N Arlington Heights Rd., I have the following comments:

- 1) There are utility and drainage easements located on the west and south side of the property. Ensure that there are no permanent structures located over these easements.
- 2) The existing 6x3 water meter is obsolete, it must be replaced.
- 3) The existing domestic and fire backflow devices are obsolete, replace them with approved RPZ devices.
- 4) If the building that is going to be demolished has a separate water service, it must be abandoned at the respective water main.
- 5) More detail is required regarding the underground detention basin, restricted outlet and maintenance plan for the basin.
- 6) Arlington Heights Public Works will make further comments after construction plans have been submitted.

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-023</u>	P.I.N.# <u>03-20-302-045-0000</u>
Petitioner: <u>Amir Khowaja</u>	Location: <u>1316 N. Arlington Heights Rd.</u>
<u>1584 E. Citadel Ct.</u>	Rezoning: ☒ Current: <u>R-3</u> Proposed: <u>OT</u>
<u>Palatine, IL</u>	Subdivision: _____
Owner: <u>Cynthia F. Platt Trust</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>126 S. Dunton Ave</u>	PUD: ☒ For: <u>Daycare</u>
<u>Arlington Heights, IL 60005</u>	Special Use: _____ For: <u>N/A</u>
Contact Person: <u>Amir Khowaja</u>	Land Use Variation: ☒ For: <u>Allow daycare</u>
Address: <u>1584 E. Citadel Ct.</u>	<u>within OT district</u>
<u>Palatine, IL</u>	Land Use: _____ Current: <u>Vacant</u>
Phone #: <u>773-817-0917</u>	Proposed: <u>Daycare</u>
Fax #: _____	Site Gross Area: <u>50,362 sqft</u>
E-Mail: <u>khowaja83@hotmail.com</u>	# of Units Total: <u>N/A</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water NO

Sanitary Sewer NO

Storm Sewer NO

b. Surface Improvement

Pavement NO

Curb & Gutter NO

Sidewalks NO

Street Lighting NO

c. Easements

Utility & Drainage NO

Access NO

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC ☒ b. IDOT ☒

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

RECEIVED
DEC - 3 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS?

4. SITE PLAN ACCEPTABLE?

5. PRELIMINARY PLAT ACCEPTABLE?

6. TRAFFIC STUDY ACCEPTABLE?

7. STORM WATER DETENTION REQUIRED?

8. CONTRIBUTION ORDINANCE EXISTING?

9. FLOOD PLAIN OR FLOODWAY EXISTING? ...

10. WETLAND EXISTING?

YES NO COMMENTS

_____ X _____

_____ X _____

_____ N/A _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: AKA ARCHITECTSDATE OF PLANS: 11/13/18BOND
ENGINEERINGDirector Village Engineer

11/29/18

Date

PLAN COMMISSION PC #18-023
Goddard School Daycare
1316 N Arlington Heights Rd
Rezoning, PUD, Variations
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 detention system will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.
14. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The detention storage system located under the pavement must be designed to AASHTO HS-25 loading standard. The minimum restrictor size allowed, for maintenance reasons, is 2". The 2" restrictor 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. Since 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. An MWRD Permit will also be required.
15. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. Revise the heavy duty pavement cross section
16. The proposed concrete retaining wall, landscaping, and a portion of the parking lot are located within the 10 ft utility easement. The petitioner must provide written permission from all utility companies.

17. The retaining wall should be placed a minimum of 1 ft from the property line. Provide a detail of the retaining wall and footing. Correct the grades shown for the NW corner of the property, and provide additional grades along the north property line.
18. The ADA ramps must meet the Public Rights of Way Accessibility Guidelines (PROWAG). Detectable warning panels are only required at driveways if there is a traffic control device (stop sign), the north driveway currently does not show a stop sign.
19. The sidewalk through the driveways along Arlington Heights Rd must be 8" thick.
20. The proposed storm sewer plan is incomplete. Provide pipe sizes, inverts, the connection from the proposed 60" restrictor manhole to the existing system, and all necessary details including the underground detention system.

TRAFFIC

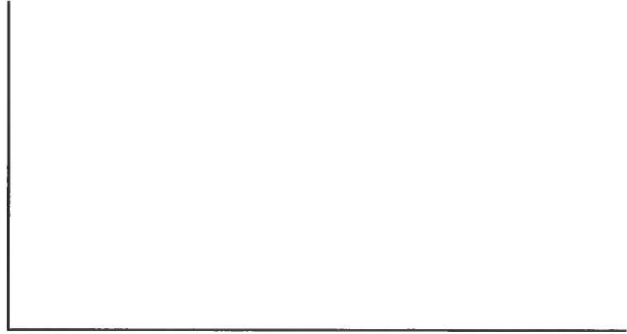
21. Please identify the preparer and have the traffic report submitted, signed & sealed.
22. The evaluation of the site driveways as explained in the traffic report does not match the attached site plans.
23. The plans do not indicate any restrictions for northbound left turns into the northerly most driveway.
24. If it is decided that the northerly driveway is meant to be right turn in only, the width of the north driveway must be reduced, and configured with a right turn in only geometric radius, in conformance with I.D.O.T. standards.
25. The configuration of the diagonal parking area in front of the building, and exit onto the south driveway poses the following operational concerns:
 - a.) Northbound traffic turning left from Arlington Heights Road into the southerly driveway, cannot be confronted with a vehicle from the parking area in front of the building turning left, seeking to merge into south driveway outbound traffic queued up trying to exit onto Arlington Heights Road. Any traffic blocking the inbound movements will subject inbound vehicles to severe collision potential in Arlington Heights Road.
 - b.) The striped right & left turn permitted discharge from the drive aisle in front of the building into the southerly full access driveway is not designed to support right turns with the squared off 90 degree corner. Although more circuitous, designation of right turn only operation back through the south drop off parking area is strongly recommended.
 - c.) This intersection should be posted with 'Do Not Enter' signs so drivers are not thinking they can go in the wrong direction, (northbound), in front of the building.
 - d.) If the northerly driveway was revised to a right turn exit and the drive aisle for the parking along the east side of the building were revised to northbound only instead of southbound, it may address the operational concerns near the southerly driveway.

26. Please provide the observed values, or computations for the available gaps shown in Table 2. Also indicate if the defined permissible gap length, (i.e. 7seconds, - 9 seconds for both left turns in as well as right and left turns out of the property.
27. There is some confusion regarding the capacity analysis results shown in Tables 5 and 6, compared to the number of available gaps indicated in Table 2. How can the exiting left turn movement be operating at a Level of Service F, with 78.2 seconds of delay per movement, if there are 793 clear gaps? What is the reduction in gap time if northbound left turns are overlapping with exiting eastbound left turning movements?
28. There are several typographical errors in the Tables, (3#, Weekday morning totals 141 vehicles, not 133, there are two Table #6's , and the Table 6 on page 20 has columns mislabeled.)
29. With the expectation of 24 employees, and occupancy of an commensurate number of parking stalls on site occupied by employees, 10-12 stalls would be left over to service 70 inbound morning parents in the peak hour that each have to sign in and walk their children into the classroom. Are there similar Goddard School facilities in the area that would be close to observe this peaking operation, and adequate availability of parking capacity to manage peak loading?
30. All work in Arlington Heights Road right-of-way requires and I.D.O.T. permit.
31. The illumination along the south residential and east roadway property lines exceeds Village maximums. Revisions and possible relocation of the poles might be required to establish acceptable spillover limits.


Michael L. Pagones, P.E. 11/29/18
Village Engineer Date

Attachments:

Onsite Utility Maintenance Agreement



ONSITE UTILITY MAINTENANCE AGREEMENT

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

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

PIN Numbers:

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

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

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

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

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

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

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

3. It is further AGREED that, barring a need for immediate action, should the RESPONSIBLE ENTITY not begin corrective action within four (4) hours of notification of an emergency situation where property damage is occurring or is in imminent danger of occurring as a result of dysfunction of the **sanitary sewers, storm sewers and stormwater management facilities, or domestic water mains**, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such

time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies;
and

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

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

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

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

For: _____

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

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

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

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

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

Notary Public

Notary Public



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-023

Project Name

Goddard School Daycare

Project Location

1316 N. Arlington Heights Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

1. The Fire Department will defer to Don Lay from the Fire Safety Division as to whether the change of occupancy changes any code requirements for an existing structure. For example, the building is to be fully sprinkled.
2. Locate a Knox Box at the main front entrance.
3. The Fire Department requests an auto turn diagram using Arlington Heights Tower 131. Please include the turn from the east drive to the south drive.
4. The Fire Department Connection shall be located at the main front entrance of the building, be fully visible and accessible. It shall be located within a maximum travel distance of 100 feet to the nearest fire hydrant capable of delivering the required fire flows.
5. Install a fully operational annunciator panel or alarm panel at the main front door.
6. Section 503 requires that the unobstructed width of fire apparatus roads must not be less than 20 feet, exclusive of the shoulders, for building less than 30 feet in height. Your widths are less than the 20 feet requirement.

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

Date November 30, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Goddard School Daycare
1316 N. Arlington Heights Road
PC#18-023

Round 1 Review Comments

11/27/2018

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. Areas 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. If there is a playground with equipment special attention should be given to illuminating the playground and the surrounding area.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development may create additional traffic problems especially during drop off and pick up times. There should be traffic control signage in the parking lot for the Goddard School for no left turn (northbound) onto Arlington Heights Road.

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.

-It appears there is a fence around the playground areas of the property- any access gates to this area should be locked/secured nightly to reduce unauthorized access- i.e. theft, trespassing, vandalism, underage drinking etc.- to the area after hours. Consider installing a fence higher than 4 ft, one that allows natural surveillance of the property but limits access to unauthorized persons. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

-Access control to the building and/or classroom areas must be considered. Consider numbering the exterior doors.

- The vestibule entrance to the facility needs to be secured and entry gained through buzzer. If entry into the building is made by unwanted persons, the reception area should have procedures in place to prohibit access to the rest of the facility.
- Toys and items used on playground should be stored inside building or locked sheds.

FRG #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

D498 #557
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

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

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

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

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

[Print Form \(To Mail\)](#)

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

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

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-023
Petitioner: Amir Khowaja
1584 E. Citadel Ct.
Palatine, IL
Owner: Cynthia F. Platt Trust
126 S. Dunton Ave
Arlington Heights, IL 60005
Contact Person: Amir Khowaja
Address: 1584 E. Citadel Ct.
Palatine, IL
Phone #: 773-817-0917
Fax #: _____
E-Mail: khowaja83@hotmail.com

P.I.N.# 03-20-302-045-0000
Location: 1316 N. Arlington Heights Rd.
Rezoning: ☒ Current: R-3 Proposed: OT
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: ☒ For: Daycare
Special Use: _____ For: N/A
Land Use Variation: ☒ For: Allow daycare
within OT district
Land Use: _____ Current: Vacant
Proposed: Daycare
Site Gross Area: 50,362 sqft
of Units Total: N/A
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

Building permit plans must comply with the attached Food Service Plan Review Requirements.

Sean Freres, LEHP

11/30/18

Environmental Health Officer

Date

RECEIVED

DEC - 3 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James McCalister

11/30/18

tor

Direc
Date



Village of Arlington Heights
Health & Human Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5760

Food Service Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Service Sanitation Code. Copies may be obtained by visiting www.idph.state.il.us or calling 630/293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
 - 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
 - 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.
 - 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.
 - 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)
- Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
 - 7. Floors, Walls, and Ceilings.** The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
 - 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.
 - 9. Dry Storage Areas.** A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor wait staff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Food Service Manager. At least one IDPH certified Food Service Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least one certified Manager on staff.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air is provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a food service facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at 847/368-5560.

A special use permit may be required for your location. Contact the Planning & Community Development Department at 847/368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at 847/368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

An early consultation between the Health & Human Services Department and the persons planning to build and/or operate a food service establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact the Health & Human Services Department at 847/368-5760 or by fax at 847/368-5980.

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-023</u>	P.I.N.# <u>03-20-302-045-0000</u>
Petitioner: <u>Amir Khowaja</u>	Location: <u>1316 N. Arlington Heights Rd.</u>
<u>1584 E. Citadel Ct.</u>	Rezoning: ☒ Current: <u>R-3</u> Proposed: <u>OT</u>
<u>Palatine, IL</u>	Subdivision: _____
Owner: <u>Cynthia F. Platt Trust</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>126 S. Dunton Ave</u>	PUD: ☒ For: <u>Daycare</u>
<u>Arlington Heights, IL 60005</u>	Special Use: _____ For: <u>N/A</u>
Contact Person: <u>Amir Khowaja</u>	Land Use Variation: ☒ For: <u>Allow daycare</u>
Address: <u>1584 E. Citadel Ct.</u>	<u>within OT district</u>
<u>Palatine, IL</u>	Land Use: _____ Current: <u>Vacant</u>
Phone #: <u>773-817-0917</u>	Proposed: <u>Daycare</u>
Fax #: _____	Site Gross Area: <u>50,362 sqft</u>
E-Mail: <u>khowaja83@hotmail.com</u>	# of Units Total: <u>N/A</u>
	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 ATTACHED COMMENTS.



12-3-18

Date



Planning & Community Development Dept. Review

December 3, 2018

REVIEW ROUND 1

Project: Goddard School – Amirali Khowaja
1316 N. Arlington Heights Rd.

Case Number: PC 18-021

General:

7. The Plan Commission must review and approve the following actions:
 - a. Rezoning of the subject property from the R-3 District to the O-T District.
 - b. Planned Unit Development approval to allow a day care facility on the subject property.
 - c. Land Use Variation to allow a day care facility within the O-T District.
 - d. Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to **UNKNOWN** feet. The extent of this variation will be determined once additional information has been provided. See comment #12.
 - e. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
 - f. Variation to Chapter 28, Section 6.13-3(a) to allow a 6' tall open fence in the front yard where code restricts open fences in the front yard to 36-inches in height.
8. Projects cannot be scheduled to appear before the Plan Commission until an executed contract for purchase has been provided. Please provide an executed contract for purchase of the site. Sensitive information from the contract can be redacted.
9. Will there be any daily/weekly deliveries expected? If so, what will be delivered and what time will deliveries occur? What size of delivery truck will be used? Where will delivery vehicles park?
10. Please provide specifications on the proposed retaining wall (materials, color, spec sheet).
11. Section 9.8(i)4 requires that all PUD's provide a preliminary construction staging plan. Please provide said plan.
12. What times of day are the outdoor play areas used?
13. On all future revisions, please ensure that all plans and studies include a revision date.

Site Plan:

14. On sheet PC-6, it appears that the front yard setback is not measured from the closest point of the building to the property line abutting Arlington Heights Rd. Please add a measurement from the closest point on the front of the building to property line abutting Arlington Heights Road and adjust the data in the "Site Calculations" on sheet PC-6 accordingly.
15. Where an attached porch exists on a building, the building setback must be measured from the exterior of the column of said attached porch. Please provide a measurement on PC-6 that shows the shortest distance from the exterior porch column to the northern property line. Additionally, please do the same for the rear yard relative to the western property line. Please adjust the data in the "Site Calculations" accordingly. Finally, eaves can only encroach 4'-2" passed the required 20' side yard setback. Please clarify how far the eaves on the porch project passed the face of the column base to the north.



Landscaping:

21. Along the northern property line, the eastern terminus of the wooden fence should stop where the proposed metal fence connects to it (i.e. it should not continue east towards Arlington Heights Road). Please substitute plantings in this area instead of the fence to provide for the required screen.
22. Please clarify why there is a note on PC-7 that says internal fencing is to be 4' tall. All other documents indicate that internal fencing (i.e. the metal fences around the play areas) will be 6' tall.
23. Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals, switchgear, etc.) on the site plans and landscape plans and screen all units appropriately.

Parking/Traffic:

24. The KLOA study contained minimal information on the adequacy of the proposed parking areas. Please provide details on similar Goddard School facilities in the Chicagoland area, including the square footage of each facility, the licensed capacity of children, the number of employees, and the number of parking spaces.
25. Will certain spaces be dedicated for employee parking? Page 20 of the KLOA study states that "parents or guardians will enter the turn-around from the east and travel along the south side of the site, stopping to park in one of the 14 spaces provided on the interior of the turn-around." This comment alludes to the rear 10 spaces along the western side of the site being reserved for employee parking. Would the 14 parking spaces be adequate for drop-off/pick-up parking? Given the one-way orientation of the eastern parking spaces, if no spaces can be found in the turn-around area, then a parent would need to leave the site to access the additional parking spaces in front of the building. It is strongly encouraged that the petitioner re-evaluate the site circulation as per Engineering comment #25d, which would appear to address this concern.
26. The KLOA study states that the northern access drive will be a right-in access drive only. The site plans appear to show a full access drive in this location. Please clarify and adjust the plans accordingly.
27. The Illinois Accessibility Code has recently been amended to allow accessible spaces to share an accessible aisle. One additional parking space can be gained by orienting the accessible spaces in this manner. It is recommended the plans be modified to accommodate for this change.

Market Study:

28. What characteristics of the Goddard School set it apart from the other day care facilities that are within the study. Are there services, prices, features, etc., that Goddard provides that are not provided by their competitors?
29. Please note that several of the other day care facilities included in the market study have informed the Village that they are not at capacity, however, the market study indicates that they are full.

Prepared by: 

Goddard School Daycare
1316 N. Arlington Heights Road
PC #18-023
November 30, 2018

Landscape Comments

- 1) The ends of all parking rows must include an island with a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Please provide an island and a 4 inch caliper shade tree in the northwest corner at the end of the 4 parallel parking spaces.
- 2) It is recommended that landscaping be added along the front elevation. The landscaping should consist of a mix of shrubs and perennials.
- 3) Please provide a detail of the proposed bollard.
- 4) It is recommended that a more salt tolerant shrub be considered in place of the proposed Hick Yews along Arlington Heights Road.
- 5) Along the south property line, stop the fence at the front plane of the house to the south and incorporate 6 foot high Arborvitae up to the vision triangle at the drive aisle. The Arborvitae must be planted so that they provide a solid screen.
- 6) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.
- 7) 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.



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Deb Pierce, Plan Reviewer
Village of Arlington Heights
Building & Life Safety Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mrs. Pierce,

Below you will find our responses to your comments dated 11/27/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) The elevator will accommodate an ambulance stretcher in its horizontal and open position

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Don Lay, Fire Safety Supervisor
Village of Arlington Heights
Fire Safety Division.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mr. Lay,

Below you will find our responses to your comments dated 11/19/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) This project will comply
- 2) This project will comply
- 3) Noted
- 4) Noted
- 5) Noted
- 6) Noted
- 7) Fire access roads have been modified to comply with this requirement.
- 8) This project will comply
- 9) Noted
- 10) This project will comply
- 11) This project will comply
- 12) A Knox Box location has been shown on the first floor plan and site plan. Please refer to sheet PC-15 & PC-6.
- 13) This project will comply
- 14) This project will comply
- 15) This project complies. Refer to Civil drawings
- 16) This project complies. Refer to Civil drawings
- 17) This project will comply
- 18) This project will comply

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM

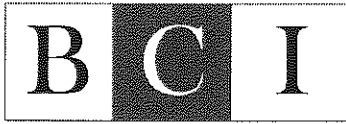
- 19) This project will comply
20) This project will comply

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis", with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C



B O N O C O N S U L T I N G , I N C .

January 29, 2019

Cris Papierniak, Asst. Director of Public Works
Village of Arlington Heights
Public Works Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare
 PC #18-023 Round 1

Dear Mr. Papierniak,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

1. The utility and drainage easements are now shown on the plans. All permanent structures have been moved outside the easements.
2. Noted.
3. Noted.
4. The utility atlas we received did not show a separate water service for the building that will be demolished.
5. The details regarding the underground detention basin, restricted outlet and maintenance plan will be provided in the detailed engineering phase.
6. Noted.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Omar Cruz', with a stylized flourish at the end.

Omar Cruz
Bono Consulting Inc.



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Mike Pagones, P.E., Village Engineer
Village of Arlington Heights
Engineering Department.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mr. Pagones,

Below you will find our responses to your comments dated 11/29/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Bono Consulting's response letter for comments 1-20.

Please refer to KLOA's response letter for comments 21-29.

29) In addition to KLOA's response, the site plan has been revised to accommodate 40 parking spaces. According to Goddard representative Erin Witt, The Goddard Schools in the area that can be observed are the following:

- a) Schaumburg, IL (1001 Woodfield Rd) - 11,934 sf - 188 students - 35 employees 34 parking spaces
- b) Bloomingdale, IL (92 Stratford Dr) - 8,000 sf - 140 students - 23 employees 43 parking spaces (share 10-15 with restaurant)
- c) Carol Stream, IL (502 S. Schmale Rd) - 9,300 sf - 140 students - 35 employees 35 parking spaces
- d) St. Charles, IL (200 N Tyler Rd) - 8,000 sf - 134 students - 30 employees 28 parking spaces
- e) Elgin, IL (2496 Bushwood Dr) - 8,000 sf - 138 students - 32 employees 33 parking spaces
- f) Hawthorn Woods, IL (50 Landover Parkway) 8,000 sf - 140 students - 32 employees 35 parking spaces
- g) Cary, IL (801 Georgetown Dr) - 10,000 sf - 149 students - 35 employees 47 parking spaces
- h) Lake in the Hills, IL (4561 Princeton Ln) - 8,125 sf - 135 students - 32 employees 29 parking spaces
- i) Skokie, IL (9651 Gross Point Rd) - 15,000 sf - 188 students - 39 employees 38 parking spaces

21) Noted

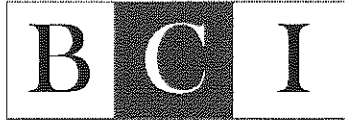
22) The photometrics have been revised so spillover has been eliminated

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Atul Karkhanis AIA, LEED AP BD+C



B O N O C O N S U L T I N G , I N C .

January 29, 2019

Michael L. Pagones, P.E, Village Engineer
Village of Arlington Heights
Engineering Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare
 PC #18-023 Round 1

Dear Mr. Pagones,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

1. Noted.
2. Noted. MWRDGC and IDOT permit applications will be sent in the detailed engineering phase.
3. Noted.
4. Noted
5. Noted.
6. Noted.
7. Noted.
8. Noted.
9. Noted.
10. Noted.

General Comments:

11. Noted.
12. The property corners are now shown to be in State Plane Coordinate System-Illinois East.
13. A signed On-Site Utility Agreement to follow under separate cover.
14. The details and calculations for the detention storage system will be provided in the detailed engineering phase.

15. The width of the fire lanes have been revised per the Fire Department's requirements.
16. The retaining wall has been changed to landscape block and the light poles have been moved outside the easement. Therefore, written permission should no longer be required.
17. The retaining wall is now shown to be 1 ft from the property line. Additional grades have been provided. The detail for the retaining wall and footing will be provided during the detailed engineering phase.
18. The north driveway has been revised to include a stop sign. Additionally, detectable warning panels are shown on the sidewalk.
19. A note has been added specifying this requirement.
20. The storm sewer plan will be provided in more detail in the detailed engineering phase.

For comments regarding traffic, please see the response letter by the traffic consultant.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,



Omar Cruz
Bono Consulting Inc.



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

LT Mark Aleckson
Village of Arlington Heights
Arlington Heights Fire Department.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mr. Aleckson,

Below you will find our responses to your comments dated 11/30/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Bono Consulting's response letter for comments 1-20.

- 1) Noted
- 2) A Knox Box location has been shown on the first floor plan and site plan. Please refer to sheet PC-15 & PC-6
- 3) The firetruck turning radius has been modified. Please refer to sheet PC-12
- 4) Project complies
- 5) This project will comply.
- 6) Fire access roads have been modified to comply with this requirement

If you have any additional questions or comments please let me know.

Sincerely,

Atul Karkhanis AIA, LEED AP BD+C

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Brandi Romag, Crime Prevention Officer
Village of Arlington Heights
Community Services Bureau.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mrs. Romag,

Below you will find our responses to your comments dated 11/27/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) Photometrics have been revised providing more illumination on the playgrounds
- 3) Noted
- 4) Noted
- 5) The traffic flow of the site plan has been revised. Please refer to Civil drawings.
- 6) The emergency contact card will be submitted during the permitting phase.
We have submitted a variation for a 6' high fence around the playground areas.
We will consider numbering the exterior doors
The vestibule entry will be secured
Toys and playground items will be stored inside.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Sean Freres, LEHP, Environmental Health Officer
Village of Arlington Heights
Health Services Department.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mr. Freres,

Below you will find our responses to your comments dated 11/30/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

1) This project will comply with the Food Service Plan Review Requirements.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Sam Hubbard
Village of Arlington Heights
Planning & Community Development Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mr. Hubbard,

Below you will find our responses to your comments dated 12/3/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) Noted
- 3) Noted
- 4) Noted
- 5) Noted
- 6) Noted
- 7) Noted
- 8) Attached is a copy of the executed contract for purchase. Sensitive information has been redacted.
- 9) According to a Goddard representative Erin Witt, there may be some deliveries in a UPS/FedEx size truck to the school on a weekly/biweekly basis. A number of our franchisee owners will either shop at a Costco/Sams Club type store for these items, and others prefer to have it delivered to the school. These products include: paper products, cleaning supplies, snacks for the children, etc. The only other delivery that may occur at the school would be a catering service for lunches for the students. Again, these are small box trucks that can be accommodated in a standard parking space. These deliveries occur outside of peak dropoff/pickup times and will be coordinated with the franchisee.
- 10) The proposed retaining wall has been changed from concrete to Landscape block. See attached specifications, Color of the landscape block to match stone base of building.
- 11) A staging plan has been provided. Please refer to civil plans.
- 12) According to a Goddard Representative Erin Witt, the playgrounds are typically used from 9am-12pm and then from 2pm-5pm (or earlier if it is dark). The playgrounds will not be utilized if it is too hot or too cold

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM

for the children to be outside. These temperature restrictions are dictated by state licensing. The children are not outside if there is inclement weather and the building also has an interior multi-purpose room that can be used as play space during those times when the outdoor playground is not accessible. The playground will also only have one class outside at a time, meaning that the maximum that will be on the toddler playground is: 16 students and the maximum that will be on the preschool playground is 20 students.

- 13) Noted
- 14) This has been modified. Please refer to sheet PC-6
- 15) The measurements have been modified. Please refer to sheet PC-6
Eave projection on the porches has been shown on sheet PC-6.
- 16) Building lot coverage calculation has been updated. Refer to PC-6
- 17) The visibility triangle has been corrected. Please refer to sheet PC-6
- 18) This has been corrected. Please refer to civil drawings
- 19) The renderings have been revised to more accurately reflect the size of the retaining wall. The retaining wall height averages between 2'-6" and 3'-0" above grade.
- 20) That option was explored. Overall the site circulation has been revised.
- 21) See Landscape Response letter
- 22) See Landscape Response letter. In addition, those fences are to provide separation between playground areas. We have included some to prevent children from wandering along the exterior egress path on the north side of the building.
- 23) See Landscape Response letter
- 24) See KLOA response letter. In addition, the site plan has been revised to accommodate 40 parking spaces. According to a Goddard representative, the statistics for some Chicagoland area Goddard Schools are the following:
 - a) Schaumburg, IL (1001 Woodfield Rd) - 11,934 sf - 188 students - 35 employees 34 parking spaces
 - b) Bloomingdale, IL (92 Stratford Dr) - 8,000 sf - 140 students - 23 employees 43 parking spaces (share 10-15 with restaurant)
 - c) Carol Stream, IL (502 S. Schmale Rd) - 9,300 sf - 140 students - 35 employees 35 parking spaces
 - d) St. Charles, IL (200 N Tyler Rd) - 8,000 sf - 134 students - 30 employees 28 parking spaces
 - e) Elgin, IL (2496 Bushwood Dr) - 8,000 sf - 138 students - 32 employees 33 parking spaces
 - f) Hawthorn Woods, IL (50 Landover Parkway) 8,000 sf - 140 students - 32 employees 35 parking spaces
 - g) Cary, IL (801 Georgetown Dr) - 10,000 sf - 149 students - 35 employees 47 parking spaces
 - h) Lake in the Hills, IL (4561 Princeton Ln) - 8,125 sf - 135 students - 32 employees 29 parking spaces
 - i) Skokie, IL (9651 Gross Point Rd) - 15,000 sf - 188 students - 39 employees 38 parking spaces
- 25) See KLOA response letter.
- 26) See KLOA response letter.

27) Noted

28) Please refer to letter from Goddard Systems addressing this comment.

29) Please see attached sworn affidavit stating the accuracy of the market study

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis", with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C

MEMORANDUM TO: Planning & Community Development Department
Arlington Heights, Illinois

FROM: Andrew Bowen
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: January 31, 2019

SUBJECT: Proposed Goddard School Daycare
1316 N. Arlington Heights Road
Arlington Heights, Illinois

Below please find the responses to the department's comments regarding the Traffic Impact Study for the purposed Goddard School daycare facility in Arlington Heights, Illinois.

Planning Commission Comments:

22. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.
23. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.
24. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.
25. The drive aisle along the east face of the building has been revised to operate in a one-way northbound direction to prevent traffic conflicts within the site.
26. A complete summary of the observed gaps is included in the Appendix. The permissible gap lengths on a four-lane roadway have been added to the report.
27. The exiting left-turn movements have only 171 gaps during the weekday morning and 116 gaps during the weekday evening. The 793 gaps are for the inbound left-turn movement from Arlington Heights Road.
28. The traffic study has been revised to address the typos.

29. The number of provided parking spaces has been increased to 40. Given the maximum number of employees (24) parked at one time, there will always be 16 parking spaces available for parents. This will be more than sufficient to accommodate peak period operations.

Planning and Community Development Department Comments:

24. The number of provided parking spaces has been increased to 40. This number is higher than the requirement set by Arlington Heights and is higher than the projected peak parking demand estimated by ITE. The peak parking demand ratios ITE provides are based on surveys conducted at existing daycare facilities.
25. While parking spaces will not be designated for employee parking, employees will be instructed to park first in the spaces along the south side of the site and then in the spaces on the east side of the site. Given the maximum number of employees (24) parked at one time, there will always be 16 parking spaces available for parents. This will be more than sufficient to accommodate peak period operations. Further, the site has been modified to operate as indicated in engineering comment 25.
26. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.



28. What characteristics of the Goddard School set it apart from other day car facilities that are within the study. Are there services, prices, features, etc, that Goddard provides that are not provided by their competitors?

Goddard stands behind their F.L.E.X Learning Program (Fun Learning Experience). We utilize this approach through play and exploration, diverse programming, student empowerment, 21st century skills, STEAM and literacy, quality questions and encouragement, individualization, safety and security, research, outdoor time, and risk and failure. We also offer a wide range of enrichment programs so that each School can individualize its program to meet the specific needs of families:

Assessment

Progress Assessment

Creative Expression

Rock 'N Tot Dance

Trampoline Art History

Language & Literacy

SPLASH into Pre-K

Handwriting without Tears

Three Wheelers Book Set

Weekly Reader

Mathematical Thinking

Newbridge Big Book Math Series

Everyday Mathematics

Personal & Social Development

Trampoline Goddard Guide to Getting Long

Cozy Corner

Go! Kids Health and Fitness Program

Physical Development

B.A.S.E Fitness

Little Racquets

Trampoline Sports Mix

Yogaroo

Scientific Thinking

Newbridge Big Book Science Series

Growing Up Wild Science

KidScientific



Goddard Systems, Inc., 1016 West Ninth Avenue, King of Prussia, PA 19406 | 610-265-8510 • Fax: 610-265-8867 | GoddardSystems.com

Social Studies

- Sign Language
- Trampoline Second Language
- Follow Jade! Learn Chinese
- Trampoline World Cultures

Other areas

- Chess at Three
- Level Up Village
- National Geographic
- Zid Zid

Goddard also has an Education Advisory Board (EAB) which is a group of knowledgeable educators, researchers and experts in child development, early learning, technology integration, brain development, parent engagement and health and nutrition. The EAB evolves and shapes The Goddard School's play-based learning program, putting research into action and empowering children to become school ready, career ready and life ready.

Memo

Re: Goddard School Development, 1316 N. Arlington Heights Rd, Arlington Heights, IL

Departmental Review comments dated within November and early December of 2018. Below is a response to the questions relating to the landscape review of the drawing set.

Page 7 of Departmental Review

- 21. RESPONSE: Completed by project engineer. See civil engineering plan.
- 22. RESPONSE: Revised by project engineer.
- 23. RESPONSE: Most mechanical equipment is located on the roof of the building. The equipment located on the west side of the property is screened.

Page 7A of Departmental Review

- 1. RESPONSE: Trees have been added to the ends of the parking aisles, as per the revised layout.
- 2. RESPONSE: Landscaping, shrubs and perennials, have been added to the elevation on the SW corner.
- 3. RESPONSE: Details for the bollard are located on the civil and architectural plans. A note regarding this has been added to the landscape drawings.
- 4. RESPONSE: The previous plants, Hicks Yew, has been removed and replaced with Green Mound Alpine Currant.
- 5. RESPONSE: The planting has been extended along the south property line to continue the screen.
- 6. RESPONSE: To be completed by the owner/project coordinator.

All responses have been completed by the project landscape architect, Gary Lehman, G Studio.



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Landscape Reviewer
Village of Arlington Heights
Planning & Community Development Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Landscape Reviewer,

Below you will find our responses to your comments dated 12/3/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Please refer to Landscape Response from Gary Lehman
- 2) Please refer to Landscape Response from Gary Lehman
- 3) Bollard detail has been added. Please refer to sheet PC-7
- 4) Please refer to Landscape Response from Gary Lehman
- 5) Please refer to Landscape Response from Gary Lehman
- 6) Please refer to Landscape Response from Gary Lehman
- 7) Noted

If you have any additional questions or comments please let me know.

Sincerely,

Atul Karkhanis AIA, LEED AP BD+C

REGAL STONE™ ROCKFACE

PRODUCT NUMBER # 823



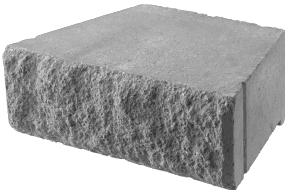
- Rugged exterior evokes the look and feel of naturally weathered stone
- Rear lips ensure precise setback and eliminate the material and labor costs of connectors
- Made of durable concrete with iron oxide pigments that resist fading in extended UV exposure. Meets or exceeds applicable requirements of ASTM C1372

Our rear-lipped SRWs includes a comprehensive assortment of block heights, depths, and face styles to satisfy virtually any structural or aesthetic requirement. A proven block design with an extensive record of field performance, comprehensive support and expertise, and the experience accrued in manufacturing over a billion retaining wall units, our rear-lipped SRWs have become a trusted favorite of specifiers, installers, and owners alike.



STONE(S)

PALLET LAYOUT



		Wall
Height	<i>in</i>	6
	<i>mm</i>	152.4
Length	<i>in</i>	12
	<i>mm</i>	304.8
Width	<i>in</i>	16.78
	<i>mm</i>	426.1
Units	<i>/pl</i>	45

NOTES

Weights are approximate and do not include shipping pallet.

PALLET SPECS

Pallet Weight	3240 lbs
Sq Ft/Pallet	31.5 sq.ft.



www.pavestone.com

AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

The undersigned affiant, being first duly sworn, certify and state that the statements set forth in this Affidavit are true and correct, and I further depose and state the following:

1. I, AZIZ ALI, am an individual over 18 years of age and submit this affidavit to the Village of Arlington Heights ("Village") in connection with the zoning and land use application submitted to the Village ("Application") for the property located at 1316 N. Arlington Heights Road ("Project Location") submitted by Amir Khowaja and his assigns ("Purchaser") to develop and operate the Project Location as a Goddard School and Day Care Facility ("Project").

2. In connection with the Application, Purchaser submitted to the Village a market analysis including the information regarding nearby day care facilities and their present capacity and available space at these schools. A copy of the market analysis is attached to this Affidavit at Exhibit A, and includes the results of the capacity and available space data for the nearby day care facilities.

3. I hereby certify and state that I personally called these day care facilities as referenced in the attached market analysis and the information included is the information I received from these facilities upon inquiry as to their capacity and space availability. I certify and state that the information included in the market analysis regarding capacity and space availability is true and correct reporting of the responses I received from the day care facilities based on my personal inquiries.

4. Upon request, I am able to provide any further information to the Village upon request.

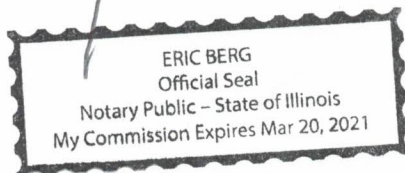
5. Affiants further state: Naught.

AFFIANT:

AZIZ ALI

Dated: _____

01/23/2019



EXHBIT A

Market Analysis



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1316 N Arlington Heights Rd – Goddard School Daycare
PC#: 18-023 – Round 2
Date: February 12, 2019

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any more comments.



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 2/4/2019

P.C. Number: 18-023 Round 2

Project Name: Goddard school Daycare

Project Location: 1316 N Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

No additional comments.

RECEIVED
FEB - 4 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date 02-04-19

Reviewed By:


Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 13, 2019
Subject: 1316 N. Arlington Heights Rd., PC#18-023 Round 2



With regard to the rezoning PUD, variations for 1316 N Arlington Heights Rd., I have the following comments:

- 1) The existing fire hydrant (to remain) must be metered. The best solution for this is to install an in-line water meter vault within the ROW.
- 2) The existing domestic and fire backflow devices are obsolete. Replace them with approved RPZ devices. Include a note on the plumbing plans to be submitted at a later date.
- 3) Include a note that all utilities to the building to be demolished must be abandoned in accordance with Village requirements.
- 4) More detail is required regarding the underground detention basin, restricted outlet and maintenance plan for the basin. Details must be submitted on subsequent plans.
- 5) Verify the condition of the sidewalk fronting the property after the demolition. If damage has occurred as a result of the demolition, or drainage is not adequate (ponding), permittee must replace the affected squares.
- 6) Protection for Catch Basin -2 must be provided to ensure that concrete wash out does not contaminate our storm sewer.
- 7) Arlington Heights Public Works will make further comments after construction plans have been submitted.
- 8) Two "Do Not Enter" signs are needed on north driveway.

RECEIVED
FEB 15 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #18-023
Goddard School Daycare
1316 N Arlington Heights Rd
Rezoning, PUD, Variations
Round 2

32. The petitioner's response to Comment Nos. 11, 12, and 13 is acceptable.
33. The petitioner's response to Comment No. 14 is noted. Submit final engineering plans for the detention system.
34. The petitioner's response to Comment No. 15 is not acceptable. The heavy duty pavement section for the fire lane shall consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Revise the heavy duty pavement cross section.
35. The exhibit provided showing the turning path of the fire truck appears to overlap with parking stalls 10 and 11 along the south property line. Provide clarification that there will not be a conflict with these parking stalls. The southbound turning path exhibit shows the fire truck entering the northerly right out only. This exit will need to be revised to meet IDOT standards (see Traffic comments), revise the exhibit accordingly. Please also provide an additional exhibit showing the path of travel from northbound Arlington Heights Rd.
36. The petitioner's response to Comment No. 16 is not acceptable. The retaining wall is located within the drainage easement. Provide written permission from all utility companies to construct the retaining wall within the easement.
37. The petitioner's response to Comment No. 17 is acceptable.
38. The petitioner's response to Comment No. 18 is noted. Sidewalk shall be continuous through driveways, and the curb shall stop at the sidewalk. Revise the plans accordingly for both driveways.
39. Both concrete aprons within the right-of-way must be 8" thick. Curb is only shown for the north driveway, provide curb for the south driveway.
40. The petitioner's response to Comment No. 19 is acceptable.
41. The petitioner's response to Comment No. 20 is noted. Submit final engineering plans for the storm sewer system. The proposed structure located in the northerly driveway shows a rim elevation of 702.9, which is below the proposed overflow elevation. This must be addressed as part of the final engineering plans.

TRAFFIC

42. The petitioner's response to Comment Nos. 21, 22, 23, 25, 26, 27, 28 and 29 are acceptable.
43. The petitioner's response to Comment No. 24 is not acceptable. The following design issues shall be addressed:
 - a.) The right turn out driveway configuration shall be revised to meet IDOT standards;
 - b.) Provide all required 'Right Turn Only', 'Do Not Enter', 'One Way' signage and pavement markings;
 - c.) Provide driveway and sidewalk slopes.
 - d.) An IDOT permit is required for all work within Arlington Heights Rd right-of-way.
44. The petitioner did not provide a response to Comment No. 31. The site photometric diagram is still unclear as to how light level readings around the entire perimeter are zero. Recalculate perimeter lighting calculations to include the perimeter values, and values 10 ft outside the perimeter onto adjacent properties. Maximum permitted spillover light at the south and west property lines is 0.1 ft. plans do not indicate any restrictions for northbound left turns into the northerly most driveway.

 2/8/19
Michael L. Pagones, P.E. Date
Village Engineer

Attachments:

Utility Easement Contact Procedures

UTILITY EASEMENT CONTACT PROCEDURES

You have requested permission to construct within a utility easement. We can only consider granting your request after we receive written approval from all utility companies for your construction within the easement. The following items must be sent to each of the five people listed below:

- Cover letter, stating what type of construction will encroach into the easement and how far, including your name and address, daytime telephone number, the property address, and your request for the utility companies' permission in writing.
- A copy of the plat of survey, including legal description and a sketch on the plat of what you are proposing to construct.

John E. O'Brien (847) 816-5252
Real Estate and Facilities
Commonwealth Edison Company
Three Lincoln Centre
Oak Brook Terrace, IL 60181

Susan Manshum (847) 759-5603
Manager – Right-of-Way
AT&T Illinois
Design Engineering
2004 Miner St.
Des Plaines, IL 60016

Bill Schenk (630) 536-3128
Cable Services (630) 536-3106
Construction Engineer
Wide Open West
1030 National Parkway
Schaumburg, IL 60173

David J. Ruffalo (630) 983-8676 Ext. 2976 or 2978
Real Estate Agent
Nicor Gas
300 W. Terra Cotta Ave
Crystal Lake, IL 60014

Robert L. Schulter Jr. (630) 600-6352
Right-of-Way Manager (630) 600 6390 Fax
Comcast
688 Industrial Drive
Elmhurst, IL 60126

When you receive a reply from all of the utility companies, submit all of their replies to the Department of Building & Health Services along with the Village permit application (or tell the person at the front counter that you are submitting these as requested for your permit in progress). Your permit request will be reviewed by both the Building & Engineering Departments. You will be contacted by the Department of Building & Health Services, usually within two weeks of submittal, as to the status of your permit request.

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Goddard School Daycare
1316 N. Arlington Heights Road
PC#18-023

Round 2 Review Comments

02/08/2019

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. There does not appear to be adequate lighting of the playground areas. This area 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?

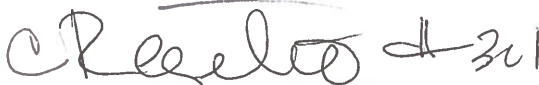
This is not a problem area in relation to traffic accidents.

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

The newly created traffic flow has been reviewed. The new configuration will still create congestion. As shown, the drop off/pick up route interferes with the traffic that will be entering the lot. Consider making the entrance one way only on the North side of the lot (access for both north/south traffic on Arlington Hts. Rd) and making the exit one way only on the south side of the lot (two lanes – allowing for vehicles to turn both left and right onto Arlington Hts Rd).

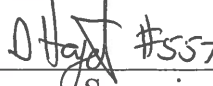
6. General comments:

- Consider numbering the exterior doors.
- Any access gates to the fence should be locked/secured nightly to reduce unauthorized access- i.e. theft, trespassing, vandalism, underage drinking etc.- to the area after hours. Consider posting no trespassing signs.


Carrie Regilio, Problem Oriented Policing Officer
Community Services Bureau

RECEIVED
FEB 11 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Approved by:

 #557
Supervisor's Signature

Planning & Community Development Dept. Review

December 3, 2018



REVIEW ROUND 1

Project: Goddard School – Amirali Khowaja
1316 N. Arlington Heights Rd.

Case Number: PC 18-021

General:

30. The responses to comments #8-#15, #17, #19, #20-#22, #25, #26, and #29 are acceptable.
31. The response to comment #7 is noted. Based on a review of the revised plans, the Plan Commission must review and approve the following actions:
 - a. Rezoning of the subject property from the R-3 District to the O-T District.
 - b. Planned Unit Development approval to allow a day care facility on the subject property.
 - c. Land Use Variation to allow a day care facility within the O-T District.
 - d. Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to 1 foot.
 - e. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
 - f. Variation to Chapter 28, Section 6.13-3(a) to allow a 6' tall open fence and 6' tall solid fence in the front yard where code restricts open fences in the front yard to 36-inches in height and prohibits solid fences in a front yard.
32. The response to comment #16 is noted. Please provide an electronic copy of the plans, no later than Feb. 21, that does not have hand-written revisions.
33. The response to comment #18 is noted. Please note that although the architectural site plan notes that the fence will terminate at the front plane of the home to the south, however, the engineering plans show the fence extending passed the front plane of the home to the south.
34. The response to comment #23 did not adequately address the question. What equipment is located on the west side of the property that is screened as is referenced in the response? Nothing is shown on the utility plans or landscape plans. Since the question was not addressed, please be aware that if any ground mounted mechanical/utility equipment is shown on the plans at a future date, these elements must comply with code and be appropriately located and screened, or a variation must be sought.
35. The response to comment #24 is noted. However, please justify the low estimated employee count for the facility. As based on the nine Goddard School examples provided within the response, the average number of teachers at Goddard facilities in comparison to their licensed capacities, is .217 teachers per student. The proposed facility, at 24 estimated staff members, has .145 teachers per student. If the average rate of .217 teachers per student is applied to the licensed capacity of the proposed facility, there would be 36 staff members, which would require 54 on-site parking spaces. This issue needs to be addressed.
36. The response to comment #27 is noted. The petitioner is strongly encouraged to orient the handicap parking stalls to share the accessible aisle, which will increase onsite parking to 41 spaces.
37. The response to comment #28 is noted.

Additional review comments based on revised plans:

38. Will the play areas contain any noise making devises, such as drums, chimes, bells, etc.?

39. Please note that the bicycle rack must contain 3 spaces to comply with code. Sheet PC-6 shows that only 2 spaces will be included.

Prepared by: 

Goddard School Daycare
1316 N. Arlington Heights Road
PC #18-023
February 8, 2019

Landscape Comments

- 1) In the center island there is a tree located above the detention vault. Please relocate the tree.
- 2) In order to provide an effective screen/buffer, reduce the spacing of the proposed Wintergreen Arborvitae from 8 feet on center to 5 feet on center.
- 3) Along Arlington Heights Road it is recommended that an alternate shrub be provided in place of the proposed Alpine Current. Consider Arrowwood Viburnum or Miss Kim Lilac.
- 4) Along the south property line adjacent to the parallel parking there is approximately 3.5 feet for plant material. In this space, adjacent to the parallel parking, substitute the proposed Wintergreen Arborvitae with Emerald Green Arborvitae. The Emerald Green Arborvitae should be planted 3 feet on center in order to provide an effective screen.
- 5) There is a Linden Tree along the south property line near the third parallel parking space. Relocate the Linden to the southwest corner.
- 6) Per Chapter 28, Section 6.15, a 4" caliper shade tree is required at the end of each parking row. Please incorporate a shade tree in the northeast corner at the end of the parking row or request a variation.
- 7) Provide a detail of the bollard. The response indicates that the bollard detail was provided on the architecture plans and engineering plans; however there is no detail. The bollard must be decorative and compliment the building/site.



B O N O C O N S U L T I N G , I N C .

February 19, 2019

Cris Papierniak, Asst. Director of Public Works
Village of Arlington Heights
Public Works Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare
 PC #18-023 Round 2

Dear Mr. Papierniak,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

1. A 5' water meter vault is now shown on the utility plan.
2. A note has been added to the utility plan stating to replace existing domestic and fire backflow devices with approved RPZ devices. More detail will be provided in the plumbing plans which will be submitted at a later date.
3. A note has been added to the demolition plan to abandon all demolished utilities in accordance with Village requirements
4. The details regarding the underground detention basin, restricted outlet and maintenance plan will be provided in the detailed engineering phase.
5. A note has been added to the demolition plan to replace all sidewalk squares that result in ponding and all damaged sidewalk due to demolition.
6. Protection for Catch Basins-2, 3, and 3a are now provided. See sheet C-2.
7. Noted.
8. Two "Do Not Enter" are now shown on the north and south side of the right only exit on the Geometric Plan.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Omar Cruz', with a stylized flourish at the end.

Omar Cruz
Bono Consulting Inc.



B O N O C O N S U L T I N G , I N C .

February 19, 2019

Michael L. Pagones, P.E., Village Engineer
Village of Arlington Heights
Engineering Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare
 PC #18-023 Round 2

Dear Mr. Pagones,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

- 32. Noted.
- 33. Noted. The details for the detention system will be addressed at permit.
- 34. The limits of the heavy-duty pavement area and the heavy-duty cross section have been revised on the Geometric Plan.
- 35. This exhibit has been removed from the drawing and is included as an attachment to this letter. The exhibit has been revised so there is no conflict with parking stalls 10 and 11. The fire truck path is shown to enter the right out only exit to allow the firetrucks to access the front of the building. To enter, the firetruck will go over the curb. The curb is necessary to forbid regular traffic from turning left to exit. The right turn only exit has been revised to meet IDOT standards (see response to comment 43). Additionally, an exhibit for the fire truck path of travel from northbound Arlington Heights Road has been provided. This is shown on the Geometric Plan.
- 36. The retaining wall has been revised to be a landscape wall block so they can be removed as necessary. Furthermore, certified letters have been sent to all the utility companies regarding the wall placement. This is shown on the Grading Plan and Geometric Plan.
- 37. Noted.
- 38. The sidewalks are now shown to be continuous through the driveways. The curbs are shown to stop at the sidewalk for both driveways. This is shown on the Geometric Plan.
- 39. The note for the aprons has been revised to specify 8" thickness. A curb has also been provided for the south driveway. This is shown on the Geometric Plan.
- 40. Noted.

41. Noted. The details for the storm sewer system will be addressed at permit.
42. Noted.
43. a) The right turn only exit has been revised to prevent cars from turning left. Radii measurements for the exit have also been provided on the Geometric Plan.
- b) A "Right Turn Only" sign and an additional "Do Not Enter" sign have been added to the north driveway on the Geometric Plan. "One Way" and right turn only pavement markings were included in the previous submittal.
- c) Grades and slopes of the driveway will be addressed during the detailed engineering phase.
- d) Noted. IDOT permits will be filled and submitted during the detailed engineering phase.
44. Please see architect's response in regards to the site photometric diagram.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,



Omar Cruz
Bono Consulting Inc.





1"=50'-0



1"=50'-0"



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Mike Pagones, P.E., Village Engineer
Village of Arlington Heights
Engineering Department.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Mr. Pagones,

Below you will find our responses to your comments dated 2/8/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Bono Consulting's response letter for comments 32-35.

36) We have reached out to the following utility companies per the "Utility Easement Contact Procedures" given to us during round 2 comments; Comcast, ComEd, Nicor, AT&T & WOW. We have attached approval letters from AT&T, Comcast, Nicor and WOW. We are still waiting on approval letters from ComEd which we expect soon. Also attached is a certified mail receipt.

We anticipate approvals from all utility companies to construct the block wall within the utility easement because as mentioned in previous conversation there is no footing, no mortar to bond the blocks and has a max height of 36 inches in some locations.

Please refer to Bono Consulting's response letter for comments 37-43.

44) The site photometrics have been revised to show light level values 12ft. beyond the perimeter. Text size has been reduced to match interior text values. The 6 foot high wood fence along the North, West and South perimeter help block the light spill over on the adjacent properties. Wall packs on the North side of the building have been adjusted to work with the 6 foot high fence to

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM

minimize spill over. Light levels on the west property line have been recalculated and there are some instances where the spill over reaches but does not exceed 0.1ft.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis", with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

BUFFALO GROVE, IL 60089

OFFICIAL USE

Certified Mail Fee	\$3.50	0053
\$	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.15	
Total Postage and Fees	\$4.65	

Sent To
AMERITECH ATTN:- SUSAN MANSHAW
Street and Apt. No., or PO Box No.
1391 ABBOT CT
City, State, ZIP+4®
BUFFALO GROVE, IL, 60089

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

WARRENVILLE, IL 60555

OFFICIAL USE

Certified Mail Fee	\$3.50	0053
\$	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.15	
Total Postage and Fees	\$4.65	

Sent To
NOW INTERNET Cable ATTN:- DOMINICKS
Street and Apt. No., or PO Box No.
4350 WEAVER CABLE
City, State, ZIP+4®
WARRENVILLE, IL, 60555

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

CRYSTAL LAKE, IL 60014

OFFICIAL USE

Certified Mail Fee	\$3.50	0053
\$	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.15	
Total Postage and Fees	\$4.65	

Sent To
NICOR GAS ATTN:- Kim AUGUSTINE
Street and Apt. No., or PO Box No.
300 W. TERRA COTTA AVE
City, State, ZIP+4®
CRYSTAL LAKE, IL, 60014

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ELMHURST, IL 60126

OFFICIAL USE

Certified Mail Fee	\$3.50	0053
\$	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.15	
Total Postage and Fees	\$4.65	

Sent To
COMCAST ATTN:- FRANK GAUTIER
Street and Apt. No., or PO Box No.
688 INDUSTRIAL DRIVE
City, State, ZIP+4®
ELMHURST, IL, 60126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

VILLA PARK, IL 60181

OFFICIAL USE

Certified Mail Fee	\$3.50	0053
\$	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.15	
Total Postage and Fees	\$4.65	

Sent To
COMMONWEALTH EDISON COMPANY ATTN↑
Street and Apt. No., or PO Box No.
THREE LINCOLN CENTRE 4TH FLOOR
City, State, ZIP+4®
OAK BROOK TERRACE, IL, 60181

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



January 18, 2019

Mr. Amirali Khowaja
701 Fourm Square
Unit 608
Glenview, IL 60025

Re: Proposed Goddard School, 1316 Arlington Heights Rd. Arlington Heights, IL.
Relocation of Block Wall within the 10' on the Utility Easement Encroachment.

Dear Mr. Khowaja:

This letter serves as written acknowledgment that Comcast Cable Communications, Inc. and its affiliates have no objection to your request to be allowed to encroach into the utility easement with relocation of Block Wall on the above mentioned property.

Please contact J.U.L.I.E. (800-892-0123) prior to any excavating on the property, to assure that any cable lines will not be damaged. If for any reason our cable facilities have to be relocated, please contact me so I can make arrangements for this.

The encroachment herein granted does not under any circumstances, abrogate nor nullify the rights and interests of Comcast Cable Communications, Inc. and its affiliates in and to the easements of record, pertaining to the aforesaid property.

Very truly yours,

Robert L. Schalter, Jr.
Central Division Director of Construction
(224) 229-5863



February 15, 2019

Amirali Khowaja
In c/o
Atul Karkhanis Architects, Ltd
Atul Karkhanis
2514 West Peterson Avenue
Chicago, IL 60659

Re: Encroachment upon Utility Easement to Build a Landscape Block Wall.

Amirali:

This letter is in reply to your inquiry about building a Landscape Block wall within the utility easement at 1316 Arlington Heights Road in Arlington Heights, IL. AT&T has no objection to the encroachment

Moreover, where said encroachment is located above buried cable or conduit or in close proximity to buried or aerial plant serviced, altered, replaced, modified or maintained by Illinois Bell Telephone Company dba AT&T Illinois, an Illinois corporation, said Company's liability to you for damage to said encroachment resulting from such servicing, alteration, replacement, modification or maintenance is limited to restoring said encroachment to its prior existing state to the extent such can reasonably be done under the circumstances.

Call J.U.L.I.E. before any digging 1-800-892-0123 and please maintain a 48" separation from AT&T's cable.

Sincerely,

Susan Manshum

Susan Manshum
Illinois Right of Way Manager
Midwest Construction and Engineering

AT&T
2004 Miner Street, Flr. 1, Des Plaines, Illinois, 60016
847.759.5603 / SM9231@att.com

MOBILIZING YOUR WORLD



Erin K. Andersen
Land Management Agent

1844 Ferry Road
Naperville, IL 60563
630.388.2094 tel
X2ekande@southernco.com

February 15, 2019

Amirali Khowaja
1316 N. Arlington Heights Road
Arlington Heights, IL.

Subject: 1316 N. Arlington Heights Road, Arlington Heights, IL. - Landscape wall
Nicor Atlas Page Reference: N33203

To Whom It May Concern:

This letter is sent in response to your recent inquiry regarding installation of a new Landscape Wall lying in the following described property:

LOT 2 IN CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS BEING A RESUBDIVISION OF LOT 21 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF AND THE SOUTH 4 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF), ACCORDING TO THE PLAT OF CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES, OF COOK COUNTY, ILLINOIS ON JUNE 23, 1977 AS DOCUMENT NUMBER 2946719, IN COOK COUNTY, ILLINOIS.

Based on the information you provided, including a plat of survey, Nicor Gas has no objection to the installation of a Landscape Block Wall - No footing, no mortar, interlocking blocks w/ a maximum height of 36 inches to be located along the South and West lot lines of your parcel. Nicor does not have Main in this area.

This is not a release or waiver of any rights Nicor Gas may have in or to the utility easement. Further, any future expense Nicor Gas may incur in exercising its rights in the utility easement shall be borne by the property owner.

Notify JULIE at 1-800-892-0123 at least 48 hours prior to commencing construction activities.
Nicor Gas may have gas service pipes providing gas service to the described property. The gas service pipes are neither covered by recorded easement nor are their locations mapped.

Very truly yours,

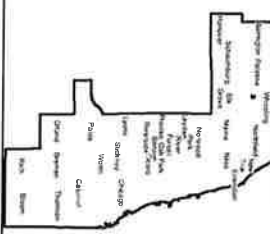
Erin K. Andersen
Land Management Agent
Land Services Department
Enclosure



Facility Legend

- Transmission Main
- MOP Main
- High Pressure Main
- Low Pressure Main
- Service Line
- Foreign Pipeline
- Gas Pipe Casing

COOK COUNTY



0 50 100 200 300 400 Feet
ATLAS SCALE 1" = 200'



ORIGINATE WITH THE FOLLOWING:
CALL JULE
SEC 4 IN SEC 4
EASTING SECTION 4
SOUTHERN TOWNSHIP 4
N33203

DATE UPDATED: 4/27/2017
COUNTY: COOK
TOWNSHIP: WHEELING

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

12ZN R11E 3PM
N33203



February 20, 2019

Mr. Amirali Khowaja
1316 N Arlington Heights Road
Arlington Heights, IL 60004

Re: Utility Easement Encroachment Request for 1316 N Arlington Heights Road
Arlington Heights, IL 60004.

Dear Mr. Amirali Khowaja:

WOW! Internet Cable, and Phone has no objection to the encroachment of your new landscape block wall on the property / easement in question.

However, this is not a release or waiver of any rights WOW! may have in or to the utility easement. Further, any expense WOW! may incur in exercising its rights in the utility easement shall be borne by the property owner.

If you have any questions or concerns please feel free to call me.

Sincerely,

Paul Flinkow

Paul Flinkow
Construction Engineer
WOW! Internet, Cable, and Phone
4350 Weaver Parkway
Warrenville, IL 60555
630-536-3139



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Carrie Regilio,
Problem Oriented Policing Officer
Village of Arlington Heights
Community Services Bureau.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Mrs. Regilio,

Below you will find our responses to your comments dated 2/08/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) Additional light bollards have been added to the northeast corner of the toddler playground to illuminate the walking path and to increase natural surveillance. Photometrics have been revised showing the new lighting. Any additional lighting may result in spillover on adjacent properties that exceeds Arlington Heights limits.
- 3) Noted
- 4) Noted
- 5) We appreciate your comment. That configuration has been considered among many others. After discussions with the Engineering Dept. it was decided that the east lot will be one way north bound with "Right Out Only" so that (among other reasons) any customers or staff parked there would not be forced to drive into the lot and circulate through the drop off and pick up area in order to leave the property.
- 6) Noted. The exterior doors will be numbered and any gates will be locked and secured.

If you have any additional questions or comments please let me know.

Sincerely,

Atul Karkhanis AIA, LEED AP BD+C

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Sam Hubbard
Village of Arlington Heights
Planning & Community Development Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Mr. Hubbard,

Below you will find our responses to your comments received on 2/12/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

30) Noted

31) a) Noted

b) Noted

c) Noted

d) Noted

e) Noted

f) Noted

32) Noted

33) A note has been added to the engineering plans to terminate the fence at the front plane of the home to the south.

34) Small utility pedestals are shown on the landscape plan PC-13 as well as PC-12. On the landscape plan they are called out to be screened with shrubs. At this time, we have no other ground mounted utilities. However, during the final engineering phase if any mechanical/ utility units need to be ground mounted they will be screened in accordance with the Village of Arlington Heights Code.

35) Please refer to Goddard Response

36) The ADA parking stalls have been revised so that they share an accessible aisle and an additional parking space can be gained.

37) Noted

38) Please refer to Goddard Response

39) Noted. We are providing a bicycle rack which will provide more than three spaces. This has been changed on PC-6

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Atul Karkhanis AIA, LEED AP BD+C



February 18, 2019

RE: Planning & Community Development Department Review

Case Number PC 18-021

General:

35. The response to comment #24 is noted. However, please justify the low estimated employee count for the facility. As based on the nine Goddard School examples provided within the response, the average number of teachers at Goddard facilities in comparison to their licensed capacities, is .217 teachers per student. The proposed facility, at 24 estimated staff members, has .145 teachers per student. If the average rate of .217 teachers per student is applied to the licensed capacity of the proposed facility, there would be 36 staff members, which would require 54 on-site parking spaces. This issue needs to be addressed.

Goddard response: The Goddard schools that we presented in the case study have different floor plans and many offer more younger age classrooms than what we are projecting in this school. This school has 11 classrooms that will require 2 teachers. There will also be an owner, a director, and 2-3 floating teachers which brings our total number of staff to 26-27. The younger classrooms have a lower student to teacher ratio which requires more staff members overall. The other Goddard schools also may have several part-time employees rather than full-time employees making their overall head count higher. On any given day there will be 26-27 employees at this school. The parking layout was increased to 41 spaces thus allowing us to show the 26-27 staff members.

Additional review comments based on revised plans:

38. Will the play areas contain any noise making devices, such as drums, chimes, bells, etc?

Goddard response: There will be no noise making devices on the playground equipment.

Memorandum - February 18, 2019

Memo

Re: Goddard School Development, 1316 N. Arlington Heights Rd, Arlington Heights, IL

This memo is a response to the 2nd round of comments by departmental review in reference to landscape drawings. Identified below are responses to comments by department and numbered comments. All responses have been completed by the Gary Lehman, G Studio.

Fire Safety:

No responses need by the Landscape Architect.

Plan Commission:

36. Will adjust landscape material, if retaining wall needs adjustment.

Fire Department:

No responses need by the Landscape Architect.

Police Department:

No responses need by the Landscape Architect.

Planning & Community Development Dept.:

33. Fencing is defined by the civil engineering drawings, any updates to the fencing will be reflected in the landscape drawings.

34. Utility pedestal is noted in the current landscape drawings.

Landscape Comments:

1. Tree is relocated. Note this location is an "end island" which typically is required. The tree was located close by, yet away from the vault.
2. Trees respaced at 5 foot on center. Quantities are adjusted and plant schedule updated.
3. Alpine currant will be replaced with arrowwood viburnum.
4. Wintergreen Arborvitae is replaced with Emerald Green Arborvitae (Smaragd Arborvitae) and respaced at 3'-6". Plant schedule is updated.
5. The Linden is relocated.
6. A tree will be added to the Northeast corner. Plant schedule is updated.
7. The bollard is identified in architectural work. A note is added to the landscape plan as a reference to the architectural plans.





atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Landscape Reviewer
Village of Arlington Heights
Planning & Community Development Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Landscape Reviewer,

Below you will find our responses to your comments dated 2/8/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Gary Lehman for responses to comments 1-6

7) Please refer to detail 13 on sheet PC-7. We are proposing a concrete filled steel bollard with a decorative cover. The bollard cover will compliment the building and site.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C

PLAN COMMISSION PROJECT TIMELINE

Project Name: Goddard School
 PC Number: 18-023
 Location: 1316 N. Arlington Heights Rd.

Requested Action:

1. Rezoning from R-3, One-Family Dwelling District to the OT, Office-Transitional Zoning District.
2. Planned Unit Development.
3. Land Use Variation to allow a Day Care Facility within the OT District.
4. Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to 1 foot.
5. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
6. Variation to Chapter 28, Section 6.13-3(a) to allow a six foot tall open and six foot tall solid fence in the front yard where code restricts open fences in a front yard to 36-inches in height and prohibits solid fences in a front yard.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	05/18/18	-
Conceptual Plan Review Meeting (CPRC)	06/13/18	17
Awaiting PC Application	11/16/18	109
PC Application Submittal Date	11/16/18	-
1 st Round Department Comments	12/03/18	9
Petitioner's Response – 1 st Round	02/01/19	39
2 nd Round Department Comments	02/12/18	7
Petitioner's Response – 2 nd Round	02/19/18	5
PC Hearing	02/27/19	67 days from application date
Village Board	03/18/19	13
Anticipated Village Board Ord. Adoption	04/01/19	10



**Village Board
3/18/2019**

Item: Verizon Wireless Cell Tower - 1122 W. Rand Rd.- PC#18-024

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District.

Variations Required

1. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.

2. Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

Recommendation

A public hearing was held by the Plan Commission on February 27, 2019 where Commissioner Cherwin moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#18-024, a Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District, and the following variations:

1. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.

2. Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

Approval shall be subject to the following conditions:

1. All antenna and cables to be mounted on the proposed tower shall be concealed within the tower structure.
2. The petitioner shall add additional landscape screening along the west side of the enclosure area, for review and approval by the Village.
3. The petitioner shall stripe an additional code-compliant parking space within the paved parking area on the subject property to mitigate for the loss of the parking space that was necessary to accommodate the compound area.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Roll Call Vote: Commissioners Dawson, Green, Lorenzini, Sigalos, Warskow, Cherwin, Jensen, and Chair Ennes voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes 2/27/19 DRAFT	Minutes
Aerial	Exhibits
Project Description	Correspondence
Justification for Land Use Variation	Correspondence
Propagation Maps	Exhibits
Plans	Exhibits
Rendering	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
PC Timeline Tracker	Exhibits



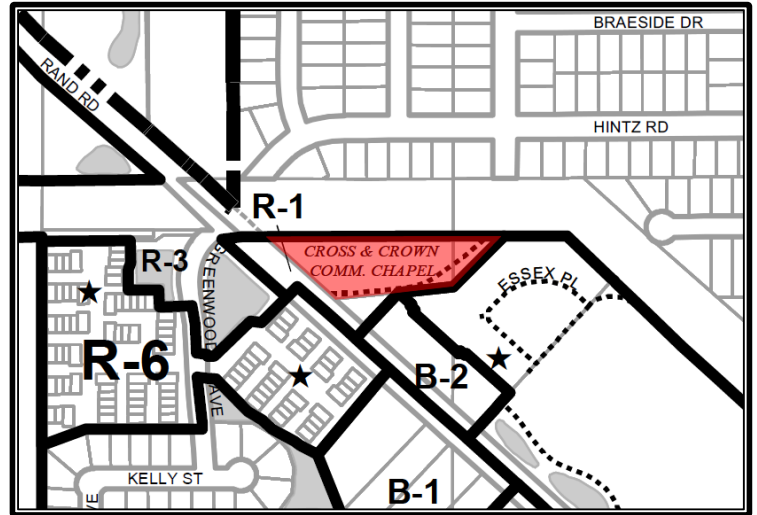
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

File Number: PC 18-024
Project Title: Verizon Wireless Cell Tower
Address: 1122 W. Rand Rd.
PIN: 03-18-102-007

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: February 27, 2019
Date Prepared: February 22, 2019

Petitioner: DRA Properties, LLC
 Douglas K. Dolan
Address: Dolan Realty Advisors, LLC.
 144 W. Lockwood Ave. – Suite 200
 Webster Groves, MO 63119

Existing Zoning: R-1: One Family Dwelling District
Comprehensive Plan: Institutional



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	ComEd Transmission Lines	Parks
South	B-2, General Business District, R-6, Multi-Family Dwelling District	Huntington Square Multi-tenant Commercial Building, Huntington Square Townhomes	Moderate Density Multi-Family, Commercial
East	R-6, Multi-Family Dwelling District	Townhomes	Moderate Density Multi-Family
West	R-3, One-Family Dwelling District, R-6, Multi-Family Dwelling District	Detention Pond/Greenwood Place Townhomes	Moderate Density Multi-Family

Requested Action:

1. Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District.

Variations Required:

1. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.
2. Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

Project Background:

The subject property is located on the northwest side of the Village and is home to the Cross & Crown Lutheran Church. The site is zoned R-1 and is approximately 2.4 acres in size. Kennicott Avenue extends through the property on the southern side of the site (which is a considered a private road on the subject property) and connects Rand Road to the segment of Kennicott Avenue north of the subject property. The site is bounded by Rand Road to the west and southwest, and ComEd overhead transmission lines to the north. A small neighborhood shopping center (Huntington Shopping Center) is located south of the subject property, which includes a standalone daycare and a multi-tenant commercial building. To the east and southeast are the Huntington Square townhomes. Access to the site comes from a non-signalized full access intersection along Rand Road, and the site can also be accessed from the private drive connection to Kennicott Avenue to the north.

The Cross & Crown Church has entered into a lease with the petitioner to allow construction of a new cell tower on the church property for Verizon Wireless antenna. The tower would be located on the north side of the site directly behind the church and adjacent to the ComEd transmission lines, which are approximately 140 feet tall. The proposed tower would be 75 feet tall and would be designed to allow future co-locations for up to two additional antenna/carriers. The tower will be designed as a “stealth” tower, which would conceal all antenna and supporting wires/cables within the tower structure (i.e. there would be no triangular platform at the top of the tower). The base of the tower would include a small equipment compound that will be screened by a brick enclosure. The petitioner has stated that Verizon Wireless needs the proposed cell tower due to dropped calls and slow data speeds in the vicinity of the subject property.

Conceptual Plan Review Committee

On March 22, 2018, the petitioner met with the Conceptual Plan Review Committee. The committee discussed two different options for the cell tower, a “mono-pine” option (designed to look like a pine tree) and the stealth pole option as presently proposed. Some committee members did not express a strong opinion on the design, while one commissioner said their preference was for the stealth option. Both the church and the petitioner preferred the stealth option. The committee encouraged the petitioner to explore an alternative tower option with ComEd where the petitioner would construct a new monopole tower with space for both the ComEd transmission lines and the proposed antenna, which tower would replace the existing ComEd lattice tower north of the subject property.

Zoning and Comprehensive Plan

The subject property is located within the R-1, One Family Dwelling District. Commercial antenna are not allowed within the R-1 District and therefore a land use variation is required. The petitioner has provided written justification outlining how the proposed land use variation conforms to the hardship criteria necessary for variation approval, which criteria is summarized below:

- **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’s response to this criteria has been included within the material provided to the Plan Commission. Staff believes that the hardship criteria has been met for the following reasons:

1. The proposed cell tower will not alter the essential character of the locality in that there is an existing approximately 140-foot tall ComEd transmission tower located 160' to the northwest of the proposed tower, as well as two approximately 40-foot tall utility poles within 40 feet of the proposed tower
2. The subject property is unique in that it is located along Rand Road where there is a high demand for cellular service, and there are no structures (other than the ComEd transmission tower) above 50 feet in height that provide a viable option for collocation.
3. One of the intents of the Zoning Ordinance is to protect the public health, safety, comfort, and general welfare of the Village. The proposed cell tower will provide better cellular capability for emergency calls, which will enhance the safety and welfare of the Village.
4. The petitioner has reduced the height of the cell tower to 75', which according the petitioner is the minimum necessary height to provide enhanced cellular service. In this regard the variance is the minimum necessary to allow reasonable use of the property.

The subject property is designated as "Institutional" on the Comprehensive Plan, which correlates to the primary use of the site as a church.

Section 6.14-2.2(a) of the Zoning Code requires the petitioner to demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be served. The petitioner has analyzed the vicinity and stated that there are no structures of a suitable height to mount antenna that would provide the coverage needed by Verizon Wireless. Staff has also analyzed the area and concurs that there are no structures above 50 feet in the vicinity of the subject property. In addition, the petitioner has submitted propagation maps that show an existing gap in coverage within the Verizon Wireless network in the vicinity, as well as the coverage that would be provided should the 75-foot tall antenna structure be built. It should be noted that the cell tower was originally proposed at 100 feet in height, however, the petitioner has agreed to lower the height of the tower to 75 feet in order to reduce impact on adjacent residential areas.

Staff had initially requested the petitioner to examine three alternatives for the proposed cell tower; 1) to collocate the antenna on the existing ComEd lattice transmission tower to the north of the subject property, 2) to construct a new tower within the ComEd property to the north, where the tower would be clustered within the existing ComEd infrastructure and be less visible, and 3) to propose a replacement ComEd transmission tower if ComEd would not allow collocation on the existing lattice tower in the vicinity. The petitioner examined these three options with ComEd, and staff has verified that ComEd is not interested in pursuing either option since the potential for power outages was too great should there be an accident with the proposed antenna equipment.

Neighborhood Meeting

On June 20, 2018, the petitioner held a neighborhood meeting to introduce the plan to neighboring property owners and to understand what concerns they had. According to the petitioner, approximately 20 people attended the meeting and the main concerns expressed related to a reduction in property values and visibility of the tower. In an effort to respond to these concerns, the petitioner has shifted the tower slightly to the west to place the enclosure along the side of the building, so that the tower is equidistant from the townhomes to the southeast and the single-family homes to the north. Additionally, as previously mentioned, the petitioner has reduced the height of the tower from 100 feet to 75 feet.

Building, Site, and Landscaping

Per Zoning Code requirements, commercial antenna must be located outside of any required setback. The proposed antenna would be located approximately four feet from the northern side yard property line, where code requires a 30-foot side yard setback. Therefore, the following variation is required:

- Variation to Chapter 28 of the Municipal Code, Section 6.14-2.1, Location, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.

Staff is supportive of the requested variation since it places the proposed antenna further away from the townhomes to the southeast of the site. Although the antenna tower is located only four feet from the northern property line, the northern property is occupied by the ComEd transmission lines. The ComEd property does not contain any occupiable structures, and the property is approximately 180 feet deep, which places the tower over 250 feet away from the nearest single-family home to the north.

At the request of staff, the petitioner has upgraded the enclosure material to a decorative brick wall (the enclosure was originally proposed as a chain-link fence with slats). Staff has requested that the wall screen the generator proposed on the interior, which will be approximately 7.75 feet tall. Therefore, the petitioner must increase the height of the wall to 8' in height, which requires the following variation:

- Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

Staff supports this variation since it will allow complete screening of the generator and the wall would not directly abut any residential land use.

In order to create space for the proposed antenna and compound, the petitioner has proposed the relocation of an existing shed on the subject property. Staff notes that the relocated shed must be shown on any building permit plans submitted for this antenna and the relocated shed must comply with all applicable codes relative to setbacks and rear yard placement.

Relative to landscaping, the petitioner has proposed a row arborvitae evergreens on the east side of the enclosure to provide enhanced screening for the equipment compound. Staff believes that there is space on the western side of the enclosure to provide additional landscaping, which would help provide a buffer for the enclosure as viewed from Rand Road and Hintz Road. A condition of approval has been recommended to require the petitioner to add additional arborvitae along the western side of the enclosure (for review and approval by staff). There is no space to provide landscaping on the north side of the enclosure. Staff had originally asked the petitioner to push the enclosure to the south in order to provide landscaping to the north, but the petitioner has explained that this would require the relocation of the existing church AC units. In lieu of this, the petitioner has opted for the decorative brick enclosure.

Traffic & Parking

Traffic and parking is not a concern as personnel accessing the site will primarily be for maintenance of the antenna and related ground equipment. However, one parking space has been removed to accommodate for the proposed compound area. To mitigate this loss, the petitioner shall be required to stripe one additional code-compliant parking space elsewhere on the site. The proposed cell tower will not interfere

with the existing operations of the church. Bicycle parking spaces are not required for cellular towers and antenna.

FCC Considerations

There are limitations to the authority the Village has to regulate new antennas as well as collocations. These include:

- The regulation does not unreasonably discriminate among providers of functionally equivalent services;
- The regulation does not prohibit or have the effect of prohibiting the provision of personal wireless services;
- The municipality cannot regulate placement, construction and modification of personal wireless facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulation concerning such emissions; and
- A municipality cannot deny a zoning application solely on the basis that one or more existing carriers serve a given geographic market.

Additionally, any decision of the Village to deny this request must be in writing and supported by substantial evidence, which is contained in a written record. Therefore, should the Plan Commission wish to recommend denial of this petition, they must explain that decision in detail.

Finally, it should be noted that under the FCC's Report and Order on implementation of Section 6409 of the Spectrum Act, adopted in October 2014, the Village can approve the height of the proposed tower at 75 feet, in accordance with Village Code. However, if and when a request is made to collocate another user on the tower, under the FCC order, the height of the tower can be increased up to 20 feet as a matter of right.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District, and the following variations:

- Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.
- Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

The Staff Development Committee recommends approval of the request, subject to the following conditions:

1. All antenna and cables to be mounted on the proposed tower shall be concealed within the tower structure.
2. The petitioner shall add additional landscape screening along the west side of the enclosure area, for review and approval by the Village.
3. The petitioner shall stripe an additional code-compliant parking space within the paved parking area on the subject property to mitigate for the loss of the parking space that was necessary to accommodate the compound area.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

February 22, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN

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

COMMISSION

RE: VERIZON WIRELESS CELL TOWER - 1122 WEST RAND ROAD - PC# 18-024
 LUV FOR COMMERCIAL ANTENNAS, 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 27th day of February, 2019 at the hour of 9:22 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner
 JACOB SCHMIDT, Assistant Planner

CHAIRMAN ENNES: Okay, we have our last hearing. I'm sorry, you've had to be here a while tonight, but Verizon Wireless Cell Tower, Petition 18-024. If you and whoever else might talk would --

MR. DOLAN: My name is Doug Dolan, spelled D-o-l-a-n.

CHAIRMAN ENNES: Doug, are you going to be the, no, I guess we're going to have another. So, I'll swear the two of you in. Your knee is working like mine is. Okay, if you would please raise your right hand?

(Witnesses sworn.)

CHAIRMAN ENNES: Okay, and who's going to start off talking about your proposal?

MR. DOLAN: I'll probably start off.

CHAIRMAN ENNES: Okay, and then, sir, if you're going to comment, if you would spell your name out for the court reporter also?

KKK: I'm sorry, what?

CHAIRMAN ENNES: If you are going to speak, if you would spell your name out for the court reporter. You don't need to do it yet but if, okay.

MR. DOLAN: Great, wonderful. My name is Doug Dolan, I'm with Dolan Realty Advisers. I'm president, and we are a commercial real estate firm that is representing Verizon Wireless. The reason that I am here is that the network engineers at Verizon Wireless have identified this particular area of Arlington Heights as being a weak coverage and capacity area. If I can move this, Sam?

MR. HUBBARD: Yes, press the right button.

MR. DOLAN: Wonderful. So, what we have here is a propagation map. This is a map that's prepared by the network engineers at Verizon Wireless, and it shows the existing coverage in Arlington Heights. So, the blue and the dark blue is the best coverage. The green, light green, and yellow is progressively worse coverage.

Now I'll show the map once the site is in place. This is the facility, the pole that we plan to place at the Cross and Crown Church, you know, subject to the approval of the board. It is a 75-foot pole. I'll go back one more time just to show the coverage gap.

So, the network engineers are trying to bridge these two sites. There's an existing site to the southwest and there's an existing site to the northeast. So, we have a gap inside here which the network engineers have said will continue to grow and get worse over time as more and more data, as more and more capacity comes on to the network.

This is a justification memo from the Verizon engineers. One of the big items that the engineers are trying to reach is in-residence coverage, which means that residents in Arlington Heights who use their phone as a primary phone which is close to 60 percent now and growing, that they'll have that capability.

Again, as was mentioned, we're trying to bridge a gap between two existing sites. One of the primary benefits of having additional cell phone coverage and capacity in Arlington Heights is 9-1-1 coverage. Police, fire, first responders rely on the caller's identity, the caller's location, and this additional cell site will allow the first responders to get a better identification of where the call is coming from.

So, that's 80 percent of 9-1-1 calls are made on cell phones. 55 percent of American homes are wireless only and this grows by each month. By the generation younger than me, it's close to 80 to 90 percent, and those are the new buyers, the new home

buyers, the new residents are strictly cell phone only.

We do get questions about RF safety. So, we are in full compliance with the FCC. They heavily regulate all cell phone sites. We measure about one percent, less than one-tenth of one percent of the FCC limit. These are very low powered as compared to say a TV station or AM radio station. These are, at any of the neighboring residences, if you measure the coverage, it would be equivalent to a home WiFi service or a baby monitor.

This is the proposed site at Cross and Crown Church. We are in the corner of the lot closest to the public, or not the public right-of-way but the ComEd right-of-way. This is the area with the large transmission towers that operate about a 200-foot right-of-way area.

We looked at several locations in this area. We looked at other neighboring properties. We have a lot of residential in this area. We felt that this area, especially to the north lot adjacent to the ComEd transmission towers, would be the least intrusive to the community.

This is a photo of the existing without the cell site, and then we've superimposed, in the next shot we've superimposed the pole. This is a 75-foot pole. It's been reduced from a 95-foot pole to comply with Arlington Heights ordinance. If the network engineers had their druthers, it would be a taller pole. But in compliance and also to address some neighbor concerns, we did have a neighborhood meeting, and so based on that neighborhood meeting, we did take into account the size of the pole, the landscaping, the design of the fence, in working closely with Arlington Heights Staff.

This is another view from Rand Road. You see the Cross and Crown Church on the right, and then we've superimposed the pole. This is similar to, it would be thicker than a flagpole because all the cables and antennas are contained inside this pole. So, there will be no other platforms, no other antennas or cables outside this pole. The canisters at the very top, the 10-foot canister, it's made out of fiber glass, so it's designed specifically for wireless antennas to propagate.

This is a closer shot, this is from the parking lot of the church. Again, a couple of things to point out here is that we went with this particular design, you know, a traditional cell tower has platforms and antennas. A traditional design which maybe you're used to in other parts of the town or in other neighboring communities is that it does allow for additional antennas, more cables, additional boxes up on the tower which does help the propagation of the site. But due to the site and due to the sensitivity of the community, we did go with a stealth type of design. As far as the equipment at the base, we will screen it with a, as opposed to a chainlink fence or a wooden fence, we went with a brick masonry wall which will match, as you can tell from the photo, which will match or designed to match the exterior of the neighboring church.

This is the site plan. Going to details here, but Verizon Wireless equipment here is on the left part of the site plan and you can see the circumference of the tower. We did place this as close as we could to the ComEd line, and that's one of the variances that we're seeking is a setback variance. The reason for that is we wanted, we originally had it in the parking lot about 50 feet to the east, and due to the neighborhood meeting that we got, they felt that that was too open, it was too out in the open. We actually walked out to the site and a couple of the neighbors mentioned, gee, if it was pushed over here more in the corner, it would be a more palatable sight. So, we took that into account, we squeezed down our

compound and made it much smaller, and we tucked it into the corner of the property along the right-of-way.

Again, two overviews, basically the same image of what we saw earlier. This is just a diagram of what we saw earlier.

A quick note on the masonry wall, we originally designed it to be a six-foot wall. Through Staff review of the drawings, it was clear that it wouldn't cover the very top parts of the equipment, especially the generator would stick up above that wall. So, we have agreed to either go with a seven-foot wall which would cover everything but seven inches of the top of the generator, or to go to an eight-foot wall. So, we're agreeable to it in either case.

Here are some dimensions of the tower, 75 feet. The proposed antenna for Verizon is 70 feet. You can see in the top canister, you see where the antennas and the equipment are.

We do design these to be compatible for another tenant so if AT&T or Sprint or T-Mobile were to come in this area, rather than them making a petition for an additional tower, we do design it for compatibility with the other carriers. So, they'd have room at the base of the tower and we design the tower to contain their antennas.

The color of the tower, you know, a traditional flagpole is white and the flag, the US flag is lit. There's noise associated with that, it has to be lit all night long. There will be no lighting on this tower; from an FAA point of view, you have to reach 200 feet before you need any FAA lighting. So, we are proposing a darker color which basically doesn't reflect the light and we found it to be a more pleasing color.

Again, we've talked about a seven-foot wall. It's been a little, we've been going back and forth on the size of wall, but I just want to make it clear that we're fine with a seven-foot wall or an eight-foot wall.

So, I mentioned earlier a stealth design was specifically chosen for this community as opposed to a traditional cell tower. The stealth will be built to accommodate two carriers which will allow for future growth.

Reliable cell phone service, I've been doing this for many years and in the early part of the years, there was a low adoption of cell phones and it's just accelerated. So, you know, my kids, and most of us, period, will never have a landline and that movement has just accelerated. There's more and more devices that are coming online. The new 5G is coming, again we went 2G, 3G, 4G, 5G, that's 10 times faster than 4G. So, more and more, what happens is you build a superhighway and then more and more cars start to go on it. So, because of the capability that's coming with 5G, where you talk about smart cities and all the devices that will be attached to the network, the network engineers are planning for that capacity now. This is an essential site for that which gives basically Verizon and another carrier the ability to provide that service.

That concludes my presentation. Thank you.

CHAIRMAN ENNES: Thank you. So, I'm not sure who has this. Is this you, Sam, or Jake? Sam?

MR. HUBBARD: So, the subject property is located at 1122 West Rand Road. It's zoned R-1 One-Family Dwelling District, and it's currently occupied by the Cross and Crown Church. On the Comprehensive Plan it's classified as Institutional which is compatible with the principal use of the property as a church.

The requested action this evening is for a land use variation to allow

a commercial antenna within an R-1 Zoning District. A commercial antenna is not a permitted or a special use in the R-1 District. Therefore, the land use variation is required.

There are two variations needed in conjunction with this application. First, to allow the equipment including the generator and antenna to be a minimum of four feet from the side lot line, and code requires a 30-foot side yard setback that's on the north. The second variation is to allow the eight-foot tall masonry enclosure walls which are considered a fence, and fence heights are restricted to six feet.

So, the Petitioner has taken two actions to get them to the point where they're at this evening. The first was a meeting with the Conceptual Plan Review Committee on March 22nd of last year. Discussion at that meeting centered around a monopine option which would have been to disguise the tower as like a pine tree, or the stealth option as proposed this evening which is just a singular pole and would conceal all of the antenna equipment and cables within the pole. Staff was, you know, wondering if the Conceptual Plan Review members had any preference. No one except Commissioner Green seemed to prefer the stealth option. So, you know, we're comfortable moving forward with the stealth option and we believe that both the Petitioner and the church would prefer the stealth option as well.

The Petitioner did hold a neighborhood meeting on June 20th of 2018. According to the Petitioner, most of the concerns expressed there related to effect on property values and the general appearance of a cell tower. At that time, the cell tower was proposed at approximately 100 feet, and as you heard it was proposed, you know, a little bit to the east and closer to the townhome residences to the east of the subject property. As a result of the hearing or the neighborhood meeting, that was adjusted and pushed a little bit farther to the west.

So, here's an aerial of the property. You can see on the north, well, first, you can see the subject property outlined in red, and the red square there represents the approximate area where the cell tower will be constructed. To the north is the ComEd property which uses the property for their transmission lines; approximately 140 feet in height are those transmission lines. Additionally, there's some power lines, low-line power lines or telephone lines which is on the southern border of that property. To the west is the Greenwood Place Townhomes and their detention facility. To the south is the Huntington Square commercial strip center, and to the east is the Huntington Square Townhomes. I would mention that the proposed location of the cell tower is almost equidistant between the nearest residential home to the north and the townhomes to the southeast, approximately about 260 feet from both of those nearest residential buildings.

Here's the cell tower site again. I would just point out here is the location of the closest ComEd transmission tower. It's about 140 feet in height. Here you get a sense of where the cell tower compound is proposed on the subject property.

Here's a zoom in of the compound area. Again, the first variation is for the cell tower equipment to be four feet set back from that north property line where code requires a 30-foot setback. Staff Development Committee is supportive of this variation because the property to the north is not used residentially. It is a 180-foot wide area for ComEd transmission lines. Again, the nearest residential home to the north is approximately 260 feet away.

I would also mention that the location of the compound encroaches on an existing parking space right here. So, one of the conditions of approval that we're

recommending is to have the Petitioner stripe in another space on the site. Likely, you know, they could fit in either a space here or perhaps here or there or maybe even down there.

Here's the elevation of the equipment, and this outlines the second variation they're requesting which is for the height of the enclosure walls. We're supportive of this variation, again because it helps to screen the equipment and because there is no residential use directly abutting where these walls would be located. We are recommending another condition of approval to add landscaping on the west side of the compound area. You'll see the Petitioner was able to incorporate some landscaping in here. We believe there is room for them to incorporate additional landscaping in here and that's a recommended condition of approval that they have indicated they will comply with. We had originally asked the Petitioner to relocate the compound area a little bit farther to the south to allow some landscaping on the north side of the site. But you know, that would require the removal of an existing air conditioner unit and mechanical equipment here which, you know, we understood was cost prohibitive.

So, in reviewing a land use variation for approval, the Petitioner has to demonstrate that it is compliant with the four standards of approval. Staff Development Committee has evaluated the Petitioner's response. We do believe that the necessary criteria has been met for several reasons. First of all, the proposed cell tower we don't believe will alter the essential character of the locality in that there's an existing approximately 140-foot tall ComEd lattice transmission tower located about 160 feet to the northwest of the proposed cell tower, and there are two about 40-foot tall utility poles within 40 feet of the proposed 75-foot tall.

We also believe that the subject property is unique in that it is located along Rand Road where there's a high demand for cellular service. We are seeing these locations on the street generating a high demand for service as people are driving down the street and using their cell phones for, you know, streaming of music or podcasts or, you know, GPS, or if their passengers are in the car watching videos on YouTube or what have you. There is a demand we seen on these high-traffic corridors for increased cellular capacity. Additionally, there are no transmission or there's no structures above 50 feet in the immediate vicinity that provide a viable option for collocation.

One of the intents of the zoning ordinance is to protect the public health, safety, comfort, and general welfare of the Village. We believe the proposed cell tower will provide better cellular capability for emergency calls which will enhance the safety and welfare of the Village. Additionally, the Petitioner did reduce the height of the cell tower to 75 feet in height which according to them is the minimum necessary height to provide enhanced cellular service needed by Verizon. In this regard, we believe that the variation is the minimum necessary to allow reasonable use on the property.

So, again you saw the propagation maps. Here they are side by side, the current coverage showing a gap in the vicinity of the subject property, and then the second map showing the enhanced service as a result of the proposed cell tower.

Therefore, we are recommending approval of this application subject to four conditions. One, that any antenna and cables to be mounted on the proposed tower be concealed within the tower. That would not only apply to the Verizon equipment but any future collocations on the tower as well. Additionally, as I mentioned, the Petitioner should add the additional landscape screening on the west side of the enclosure area for review and approval by Staff. The Petitioner shall stripe in an additional code-compliant parking space within the

paved surface area on the subject property to mitigate the loss of the parking space that was necessary to accommodate for the compound. Then our standard condition to comply with all federal, state, and Village code, regulations and policies.

CHAIRMAN ENNES: Thank you, Sam.

MR. HUBBARD: Thank you.

CHAIRMAN ENNES: Can we have a motion to accept the Staff report?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: And a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, does anybody in the audience want to make a comment about this? Would you please come forward?

COMMISSIONER DAWSON: So, just before we start that, it might be helpful just to remind that we cannot speak to or vote on the health-related issues when coming up with an antenna.

MRS. GORDON: No health-related issues, okay.

COMMISSIONER DAWSON: Just wanted to make sure. We've had other antennas come before us and --

CHAIRMAN ENNES: We're not allowed to consider it.

COMMISSIONER DAWSON: We are not allowed to consider anything related to the health issues.

CHAIRMAN ENNES: So, if you would tell us your name, spell it for the court reporter.

QUESTIONS FROM AUDIENCE

MRS. GORDON: Barbara Gordon, B-a-r-b-a-r-a, and the last name is Gordon, G-o-r-d-o-n. I live at --

CHAIRMAN ENNES: Barbara, if you don't want to tell us where you live, that's fine. But if you do, that can be helpful to us.

MRS. GORDON: Oh, no, I'll be happy to. I live right over there at 902 West Essex Place in Huntington Square which is why I'm here, and I want to thank you very much for the opportunity to speak to the Committee.

CHAIRMAN ENNES: Okay, sure. Thank you for staying around so long this evening. Sorry.

MRS. GORDON: It's important.

CHAIRMAN ENNES: Yes.

MRS. GORDON: I'm here tonight to voice my opposition to the proposed cell tower and urge the Committee to do the same. I did attend along with my husband and others from our community, I did attend the meeting that was held. But here are my reasons.

I know we all need, you know, we need good wire cellular service. I will say I find it interesting that I have such terrible cell service because I've never had a phone

call drop. We no longer have a landline and we have great download speeds, but then I don't use Verizon. However, the thing is I am against having a cell phone tower in our backyard.

We oppose this project as much as we would for a landfill, a prison, or any other commercial development. The tower has repeatedly been referred to as stealth, referring to the fact that all of the transmission equipment is located inside versus outside. Regardless of the description, stealth or not, we are still going to see a 75-foot tower.

When we met, when we were at the, you know, meeting with, I think Mr. Dolan? Okay, we asked if there were any additional sites that had been considered. We were told yes but were told that this site was optimum for their purposes, but yet they did not provide any information for any of the other sites that were investigated or considered. There are other parcels of land in the area that would not have as much of an impact as the one chosen, but we have not seen any evidence that any other sites were really investigated. There's a large, you know, there's a lot of commercial as you start going north, you know, as opposed to where we are living, okay.

There's definite winners and losers with the approval of this project. Verizon wins, they get a new tower. The church wins because they get a fee every month from Verizon. The homeowners lose with the very real potential of lower property values. Yes, we live near the ComEd high-tension wires and we're told that the tower should not impact us in any way. However, we purchased our homes knowing that those high-tension towers were there. That was included in the cost, that was included in the price. We got a better price for our property because of that. But now this new cell tower will negatively affect our real estate values. We have had more than one unit go up for sale since this discussion, and people ask, they ask their realtors, you know, if this tower were here, could we still ask this amount and they said no, it's going to devalue your property.

We were also told that only a few units would be directly in sight of the tower. Well, the reality is what affects one unit affects all of us, all of the other 32 units, because when you're pricing a home, when you're selling a home, it's a comparison. So, if my neighbor who is at 941 directly behind the cell tower, if their property is worth \$10,000 less, my property is worth \$10,000 less. We're a townhome, it's a small-unit community, you can see it, 33 units. That's all there is.

So, I don't, I mean, we're part of Arlington Heights. We pay our Cook County taxes so that we can support and, you know, we support the community based on those taxes. You guys, right, we all get the benefit of that. We don't, none of us are getting a monthly stipend from, you know, Verizon for this tower.

We've been asked to view and appreciate the big picture regarding adding the tower to provide better cell service. However, it is difficult to see and appreciate the big picture when it has the potential to directly affect, for most of the unit owners, our single largest asset. We respectfully ask that either the request be denied or at the very least additional sites be explored. Thank you very much.

CHAIRMAN ENNES: Thank you very much. Okay, do we have any questions? Just anybody who wants to --

COMMISSIONER CHERWIN: Yes, I mean, I would just say, you know, I certainly sympathize with Mrs. Gordon. You know, this is a balancing act. I think I've said in the past I think that the Village should come up with some kind of guidance for cell towers because the need is only going to increase in the future with the need for capacity. I don't want to set a

precedent for, you know, we have an R-1 and we kind of need to be particular about what's going on because, right, we do run into issues with optics and, you know, aesthetics. But we also run into an issue with having to serve the infrastructure, and at this point the infrastructure for communications, it's critical to have towers like this out there.

But you know, it seems sort of, I think we're still kind of random in how we approach these. I don't think we have articulated guidelines. I think that hurts us and I don't think it's going to help us going forward as the demand for these become greater.

This particular site, you know, I was at the Conceptual Review meeting and, you know, I think there were a couple of options. You know, it is a stealth tower, but I do think, you know, I would like to see maybe the Village asking for more creativity on maybe different variations of concealment. I think there are more out there maybe than we were just presented with, you know, the color or style or whatever.

But that being said, you know, I don't think there's a huge precedent here by accepting this. I do look at the site specifics and see all the transmission lines and the towers. I think that sort of infrastructure is already there, it's well known to be there, and I think that this cell tower, you know, is like a nominal increase in the infrastructure that's there.

So, I think without wanting to set a precedent of these towers going into R-1 without further guidance, I think that in this very particular instance given the location of it, I'm generally supportive of it. When we talk about the value of the house, you know, of the residences that are may be viewing being diminished, I'm not sure that, you know, it's hard to really know for sure, and it's also hard to know how much value is offset if this is in a dead area as well, especially going forward if you can't get, you know, sound communications in this area. Maybe there's a value to that.

So, it is a balancing act. I'm not quite sure what it is, but I don't think, you know, it's enough to object to. I do think the need of the community is there for infrastructure and it's not going to get any lighter, that need. I think given the surroundings, I'm generally supportive of it.

CHAIRMAN ENNES: Okay, anyone else?

COMMISSIONER SIGALOS: Yes, I have a question. Will this cell tower affect TV or radio reception or anything to the neighboring --

MR. DOLAN: No. No, they're on totally different frequencies. So, the FCC regulates heavily the TV, radio, and to get every wireless device. So, they're in completely separate frequencies.

COMMISSIONER SIGALOS: Now, I ask this because there was a cell tower near Arlington Heights Road and Dundee Road, and every time I drive past it I lose my radio reception in the car. When I drive away from it, then the radio reception comes back on. So, I didn't know if it's a different frequency or --

COMMISSIONER GREEN: It's a radio station.

COMMISSIONER JENSEN: It's a radio station, it's not a cell tower.

COMMISSIONER SIGALOS: Whatever it is. Have you looked at other sites?

MR. DOLAN: When we actually looked at the, we like to locate on existing structures. I was before this board maybe four or five years ago and we went on a rooftop site at the Lutheran Village. So, we like to go on existing structures, we like to go on existing towers, existing buildings, on existing transmission towers like ComEd. So, that was our first option was

to address ComEd. We'd gotten correspondence back from ComEd, that the engineering has looked at it and turned us down. They turned us down a couple of times. So, they planned some additional transmission towers in this area at some point and they had a capacity issue themselves. So, they did not permit us to place antennas.

As far as areas to the north, as you get farther north, if we're going to look back at the map, you'll see that as you go farther north you move into an existing area. So, the two, yes, that's right, the north and I guess along Rand Road I'm thinking where the commercial is, that's where we already have an existing site there. So, that's why this site is equidistant. If we move farther south, we move basically closer into residential areas. We can't place this site anywhere that we can be not seen from a single-family home.

COMMISSIONER SIGALOS: The reason I ask that question, a few years ago, I don't know if it was Verizon or who it was, came to us and they wanted to put an antenna on top of, there's a condominium complex I think farther south on Rand Road, not too far from here, and I remember it's a four or five-story building. There used to be an outdoor nursery there and then they built these condos a number of years ago. That was approved but I don't think they ever built them there, because I have a friend that lives in that condominium. I don't know if you know the one I'm referring to.

MR. DOLAN: I'm not familiar with that site.

COMMISSIONER SIGALOS: But it's not that far from it and it's, again I remember it's a four or five-story condominium building.

MR. DOLAN: So, the proposed height of that maybe would be 40 feet or 50 feet. So, that's, and 75 feet is, we're getting the bare minimum of what the RF --

COMMISSIONER SIGALOS: Well, that's my next question. We had a, and I don't remember who it was at the time and they did put up a cell tower, I think it was on Arlington Heights and Central.

COMMISSIONER GREEN: Central.

COMMISSIONER SIGALOS: At that time, they said they had to have, if I remember right, at least 100 feet, maybe even 110.

CHAIRMAN ENNES: It's in the gas station.

COMMISSIONER CHERWIN: Covering a broader area, too.

COMMISSIONER SIGALOS: On their facility. Now you're saying you only require 70, that's correct?

MR. DOLAN: Well, our initial proposal was 100 feet. So, we also wanted a taller tower. That would have --

COMMISSIONER SIGALOS: I mean, they made it sound like they couldn't do anything less than 100 feet at that time.

MR. DOLAN: And that's --

MR. HUBBARD: They ended up doing 75 feet.

COMMISSIONER SIGALOS: Oh, they did? Okay, all right.

MR. DOLAN: So, each network engineer, they have their own engineers, Verizon, AT&T, Sprint, T-Mobile, they have different networks and their own engineers. But typically, when you lower the height, you reduce the footprint that it covers.

COMMISSIONER SIGALOS: Right.

MR. DOLAN: So, you're going to have people in the edges who don't get the benefit of the coverage.

COMMISSIONER SIGALOS: So, 70 is going to give you what you want?

MR. DOLAN: Right. It's a 70-foot antenna height and 75-foot pole, correct.

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

COMMISSIONER DAWSON: So, my questions are, we've had so many of these towers come up over the years. Some of them are stealth, some of them are hidden away in other features, right. It would seem at this point, the one at the gas station, that was a stealth tower, wasn't it?

COMMISSIONER GREEN: Yes.

COMMISSIONER DAWSON: It's just a pole, right?

COMMISSIONER CHERWIN: No.

COMMISSIONER SIGALOS: No, it had antennas mounted on the outside.

COMMISSIONER CHERWIN: Got the platform on the top.

COMMISSIONER DAWSON: No, but it's not like the one on the Euclid Church that they hid it in the steeple.

COMMISSIONER GREEN: Steeple, no.

COMMISSIONER DAWSON: That you can't see it. Like you could see the tower.

COMMISSIONER SIGALOS: Yes.

COMMISSIONER DAWSON: It would seem to me that by now we would have some data that we could show that it does or does not impact home values. I mean, we've had so many of these, and every time, every time a tower comes, people say it's going to reduce home values. The brokers always say, always say this is going to reduce your home values. But we've never seen anybody show up with data that says that it does, right? Do you know what I'm saying?

MR. HUBBARD: Well, it's difficult to get that data. It's hard to control and then prove.

COMMISSIONER DAWSON: I know, but it just seems to me there's so many of them and we could, to your point, Jay, that this is only going to increase. I'm not even really necessarily talking about this particular project, I'm just commenting. This is only going to increase. We're only going to be putting in more towers. So, it might be a good idea for the Village to actually get an idea whether or not it is causing any impact so that we can properly address the questions that come up all the time about it impacting, right?

That's all I'm saying. I'm not necessarily saying put this project on hold, let's make sure it's not going to impact. I'm just saying every time it's either the health factor or it's property values, every time. So, we should get to the bottom of it, okay?

That was one question. The other question was did you consider, I mean, the building here, how tall is it? Is there any possibility to have it hidden within a feature on the church?

MR. DOLAN: Yes, no, let's see, maybe we could go back. I don't know if we have photos of the whole church, but there isn't --

COMMISSIONER DAWSON: I was trying to find one.

MR. DOLAN: Like a traditional steeple, like a very large steeple. There is a small steeple but it's more of a --

COMMISSIONER DAWSON: Yes, I saw the cross. I understand, and I'm not saying you have to redo it. I'm not saying you have to. I was just curious. You know, I saw

the cross and I thought how about a 75-foot cross out there as opposed to a, you know, a pole? I mean, I just, I didn't know how feasible that is. Hey, you know, there's really big crosses out there, they become tourist attractions, I'm just saying.

MR. DOLAN: Well, that's one of the considered methods. There are some churches that --

COMMISSIONER DAWSON: Yes, I mean, there are some that hide them within, so I'm just wondering was that considered? Is that absolutely not feasible here? I mean, again the church would have to, I would guess, invest the money into it, and I'm guessing the church needs the income. This is why we tend to find these things associated with churches, to get the income.

MR. DOLAN: Right. Maybe we can address it this way. We've gone in many church steeples, we've done the cross kit. They call it cross kit, we actually put a cross on, there's divergent thought on that. Some think it draws attention, it draws the eye when you have a big, tall cross in the sky. Some, in my opinion being in this for many years, when you have a pole that's painted a darker color, it blends into the background. Maybe you notice it the first day it's built and it disappears, it disappears.

So, and that's true, there's 150,000 cell sites. My wife never saw cell sites until I was in this business, and then you can start to see them as you drive down the road, but they're part of the fabric of our community now. Part of the reason there's not, we have MAI appraisals that are done. They're dated now but they're many years old especially in the beginning when the big push came to build out all these cell sites that show that there was no diminishment of neighboring property values. But 150,000, you know, there's enough data out there that, well, I can share some here.

This is from Money Magazine that 75 percent of prospective homebuyers say a good cellular connection was important to them. The same study shows that 83 percent of millennials say cell service is a most important fact in purchasing a home. 90 percent of US households use wireless service. Citizens need 9-1-1 and reverse 9-1-1, wireless may be their only connection. So, having a poor cell phone coverage is definitely a detriment in the sale of a home.

COMMISSIONER DAWSON: Right.

MR. DOLAN: Especially with -- home offices now.

COMMISSIONER DAWSON: We've approved others of these with the questioning of the reduced home value.

MR. DOLAN: Sure.

COMMISSIONER DAWSON: So, I understand the plight of the homeowner behind you but we have moved forward with them before, even faced with that. It just seems to me that it might be helpful to the homeowners because the brokers seem to be riling up fear which may be warranted, I don't know, I've never looked into it. But they seem to be riling up fear and we don't have any data. No one ever comes to us with data or information to make the homeowners feel more comfortable that this won't have this impact. So, that's why I raised that.

I can also see people objecting to a 75-foot cross in their backyard, you know. I mean, there's people who won't like that. So, you can't win. But I just was curious if you had considered that. That was all. I'm good. Am I entertaining you, Terry?

CHAIRMAN ENNES: No, from the, since you said that, I'm going to, from

the valuation standpoint, my career is in valuation. I've got to say that on this subject, I find as many appraisers who say there is an impact, there's as many appraisers who say there isn't. It's very difficult to quantify. There's people who want to be close to it. There's people who would never move to high-tension wires, and there's other people who have no problem with it. There's a lot of variables that are involved.

I think in this particular case with the right-of-way, with all the towers that already exist, that I really don't see it being an issue. However, there was mention of a tower disguised as a tree that got one of my fellow Commissioners chuckling. But I was recently out in Napa and I noticed in some of the mountains, in some of the hillsides, they have their cell phone towers disguised as pine trees. I think it's fantastic. Have you done any?

MR. DOLAN: Yes.

CHAIRMAN ENNES: In the Chicago metropolitan area?

MR. DOLAN: Not in Chicago, in St. Louis. We've done monopinies which is the trade name for them, and they do work well typically in areas with other pine trees. So, Napa would be a --

CHAIRMAN ENNES: Not just in the middle of nowhere.

MR. DOLAN: Yes, not in the middle of a parking lot with no others trees around.

COMMISSIONER GREEN: You could plant a bunch of trees.

CHAIRMAN ENNES: We could, Mary Joe would be in love with this, we could plant some other trees.

COMMISSIONER WARSKOW: It has to be a real tree I guess.

CHAIRMAN ENNES: Are they much more expensive?

MR. DOLAN: They are more expensive. There's more maintenance. There's a lot of foliage.

CHAIRMAN ENNES: Yes, I noticed that.

MR. DOLAN: The foliage can fall sometimes, you know. It's a different style. I think the biggest item is that, and I've talked to the church about it, too, and they also felt that a tree in a parking lot without any other trees around it, I mean, it would not be compatible with the surrounding environment.

CHAIRMAN ENNES: But with those rental fees, maybe they could plant some more trees. It's pretty wide open there. Anyways, are there other questions down here?

COMMISSIONER JENSEN: No, I just want to commend Staff for putting the section in there for the FCC considerations. Because the last few times we've done this, we've spent hours going around and around, and it's good to know what the FCC requires of us. I do want to draw attention to the fact that if someone else asked them to put any more, you know, give them the capacity to handle more signals, they by right can go another 20 feet. So, they can do a 95-foot tower and there's not really anything that any of the villages can do anything about it. So, anyway, I want to commend you because this clears up a lot of things and I'm glad we didn't have to retread all that.

I agree with the Chairman. I don't see how you could, in an area with all of those high-tension wires, 100 and whatever it is, 40 feet or 60 feet high, I can't imagine that you'd notice this. The one down in Central and Arlington Heights Road where Jay and I live, I've never heard anyone say anything about it other than we've had a lot of, we had a lot of talk about it beforehand. So, I don't see that really the aesthetic is going to be that big of an issue.

CHAIRMAN ENNES: Anyone else?

COMMISSIONER LORENZINI: Yes, I've got a question for Mr. Dolan.

MR. DOLAN: Yes.

COMMISSIONER LORENZINI: So, I assume the stealth design, the interior antennas, are those as effective as if they had the exterior ones?

MR. DOLAN: They are effective, and they do get the job done. Again, if we had our druthers, it would be a 100-foot pole with exterior antennas, a full platform, and nine antennas. So, it would be limited to three antennas.

COMMISSIONER LORENZINI: That would be more effective?

MR. DOLAN: It would handle more calls. It would handle, it would propagate farther. In other words, it would have a larger footprint that it would handle, but this is a nice tradeoff to the community standards. We're in a residential area, we're not in a, you know, an industrial park and such. So, it's not uncommon to make that tradeoff in neighborhoods like this.

COMMISSIONER LORENZINI: And you said you originally had a 95-foot but reduced it to 75?

MR. DOLAN: Yes.

COMMISSIONER LORENZINI: Because of code or because of the community's concerns?

MR. DOLAN: For two reasons. Code was definitely one of them, it would be one less variation that we would need, and because of the neighborhood meeting that we took into account. A shorter pole is a less visible pole.

COMMISSIONER LORENZINI: Sam, a question for you. So, I mean, I can see the reason for having limits on pole heights. But that really doesn't take into concern where the pole is at, right? Because you've got 100 and some foot transmission towers and I don't know that a larger pole would really matter that much here. But the Village, but our code doesn't take that into account?

MR. HUBBARD: It doesn't. It's actually a building code requirement, it's nothing in the zoning code. So, they would have had to have gone to the Building Code Review Board for a variation.

COMMISSIONER LORENZINI: And I do agree with Commissioner Cherwin's comment earlier about we should try to get some more guidance on cell towers because it is getting to be a more important thing. But as far as trying to get data on home values, I think that, you know, it's like talking about politics and religion, I think it would be hard to prove one way or the other. All right, that's all I have. Thank you.

CHAIRMAN ENNES: Bruce, did you have anything?

COMMISSIONER GREEN: Oh, yes, I have something. So, I'm glad that nobody stole my punch line here, but if we have a 75-foot ordinance in the Village and the next line in your report says however, if and when a request is made to collocate another user on the tower under the FCC order Section 6409 or whatever that is, the height of the tower can be increased to 20 feet as a matter of right. Is that correct, Mr. Dolan?

MR. DOLAN: Yes.

COMMISSIONER GREEN: So, if we wanted 75 feet, why wouldn't we just give you a 55-foot pole?

MR. DOLAN: Well, we have no plans to expand it. We have accepted the

75 feet and we're going to live with the 75 feet. The FCC, the federal regulations preempt some local zoning codes because they do want the ability, rather than a new tower going up or the inability for a new carrier to locate on a tower, they have granted, the FCC has granted the ability for tower owners to raise the height to a maximum of 20 feet. It's 10 percent of the tower height to a maximum of 20 feet. That's to accommodate a collocation.

CHAIRMAN ENNES: 20 feet additional.

MR. DOLAN: Additional, correct.

COMMISSIONER GREEN: 20 feet additional. So, we're taking whose word for it? Are you the owner of this pole? Are you just the --

MR. DOLAN: The owner, I'll be the owner, too.

COMMISSIONER GREEN: So, we're going to take your word for it that you're not going to want a 95-foot pole?

MR. DOLAN: We're going to build a 75-foot pole.

COMMISSIONER GREEN: And if you wanted to make it 95 feet, would you?

MR. DOLAN: If another tenant came to us, whether it be AT&T and they demonstrated, we still have to go through a building permit, administrative zoning review, have to go through Sam's office, and they demonstrated that they needed the additional 10 feet to provide coverage to Arlington Heights, that will be a bridge that we'd cross at that time.

COMMISSIONER GREEN: So, what you're saying is that if the money was there you'd do it. So, then you'd have Mrs. Gordon after you.

CHAIRMAN ENNES: If the Village lets him do it.

COMMISSIONER GREEN: If the Village lets him do it. But what I'm saying is you just said here in your report, Sam, which we're going to, which we entered into the record, that no matter what happens they can get another 20 feet. It overrides the Village requirement.

MR. HUBBARD: That's true, and the same applies to that tower on Central and that's been up since I think 2012 I want to say.

COMMISSIONER GREEN: Right, it doesn't make it right.

MR. HUBBARD: But that, they never did.

COMMISSIONER GREEN: It's just that when you come in for 75 you end up with 95.

MR. HUBBARD: They never did raise it.

CHAIRMAN ENNES: Well, but isn't it better if we have fewer towers and the service providers share those towers?

COMMISSIONER GREEN: I'm just posing the question.

CHAIRMAN ENNES: No, I know, I know.

COMMISSIONER GREEN: If you want the pole to be 75 feet, then we should approve 55 feet.

COMMISSIONER CHERWIN: Yes, but I think, Bruce, isn't our ordinance, I mean, is it, well, like it kind of goes back to my guidance principle which is I'm not quite sure what they are, but we allow up to, what's the limit on the Village ordinance?

MR. HUBBARD: The Village code has a limit that caps the height of a tower to 75 feet.

COMMISSIONER CHERWIN: To 75. So, I guess we'd say what's the basis for going, you know, I mean, I don't know how much latitude, I don't really know what the

guidance is on how to do it, but if they're trying to fill a gap, 55 may not serve that purpose.

COMMISSIONER GREEN: I agree with what you said totally, Jay, that we need some guidelines. I agreed with you the last time we did this.

COMMISSIONER CHERWIN: Yes.

COMMISSIONER GREEN: But we're really kind of, it's just late and, you know, I'm getting a little punchy here.

COMMISSIONER CHERWIN: I agree.

CHAIRMAN ENNES: Yes.

COMMISSIONER GREEN: So, what I'm saying is that we really have nothing to say about this if they want to go 95 feet.

COMMISSIONER CHERWIN: Yes, there's a preemptive --

COMMISSIONER GREEN: I just want Mrs. Gordon to hear this because she's going to think we did it.

COMMISSIONER CHERWIN: Oh, right, yes.

COMMISSIONER GREEN: Okay, and we didn't, Mrs. Gordon, that's not us. It would be them.

COMMISSIONER JENSEN: Well, I've got to tell you, if we went another decade or so down the road and we go to 5G, 6G or whatever, and we need towers and capabilities and height, somebody is going to say what in the world was that Plan Commission thinking about when they decided to build a three-foot-high tower that didn't cover anything. So, why, I mean, we're not going to go in the reverse direction on this.

COMMISSIONER LORENZINI: Mr. Dolan, or Sam --

COMMISSIONER GREEN: I withdraw my question if it's too much.

COMMISSIONER LORENZINI: Point of clarification. So, if the FCC wanted to give your competitor an antenna on the tower, you'd have to abide by it?

COMMISSIONER JENSEN: You'd have to accommodate your competitors if they want to --

MR. DOLAN: Yes. Yes.

COMMISSIONER LORENZINI: I just find that a little shocking that they could make you do that.

MR. DOLAN: Well, that applies to all cell towers. Now, you know, if there's a structural problem and they can't, you know, some of the older towers have structural problems and you can't collocate additional antennas.

COMMISSIONER LORENZINI: Right. So, I mean, if this came forth 10 years from now but your tower's base isn't strong enough to handle another 20 feet, you couldn't do it?

MR. DOLAN: Well, we will design it for a 20-foot extension. We will design it that way now because it's very small money now. To try and put a 20-foot extension on after designing for 75 feet is triple.

COMMISSIONER LORENZINI: I guess, just guessing here, but maybe the Village settled on that 70 feet thinking that 90-foot could be there some day. Who knows? Okay, all right, that's all I had. Thank you.

CHAIRMAN ENNES: Good thing we don't have three of these in two weeks. Okay, are there any other questions? Do we have a motion?

COMMISSIONER CHERWIN: I can move.

CHAIRMAN ENNES: You know what, before we do that, Mr. Dolan, one thing I forgot to ask you. There's four conditions on the Staff's report. You agree with those four conditions?

MR. DOLAN: I do agree with all of them. A note on number one, it mentions that all of the antennas will be concealed within the tower which they will, the primary antennas will all be concealed. But all cell sites use GPS antennas, global positioning system, and those will be just over like at the nine-foot level. They'll be at the ground level but they need to be up above that screen wall. They're small antennas about coffee-cup size, but they're two antennas. Those antennas are important to detect the location of the caller.

CHAIRMAN ENNES: And we are going with an eight-foot wall.

MR. DOLAN: Yes.

CHAIRMAN ENNES: Okay.

COMMISSIONER CHERWIN: Yes, I will move.

A motion to recommend to the Village Board of Trustees approval of PC#18-024, a Land Use Variation to allow a commercial antenna within the R-1, One-Family Dwelling District, and the following variations:

- 1. Variation to Chapter 28, Sections 6.14-2.1(A) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be set back a minimum of four feet from the side yard lot line where code requires a 30-foot setback.**
- 2. Variation to Chapter 28, Section 6.13-3(B), to allow an eight-foot tall fence where the maximum fence height is restricted to six feet.**

Approval shall be subject to the following conditions:

- 1. All antenna and cables to be mounted on the proposed tower shall be concealed within the tower structure.**
- 2. The Petitioner shall add additional landscape screening along the west side of the enclosure area, for review and approval by the Village.**
- 3. The Petitioner shall stripe an additional code-compliant parking space within the paved parking area on the subject property to mitigate for the loss of the parking space that was necessary to accommodate the compound area.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER CHERWIN: With the caveat that number one should include some flexibility for the modest GPS antennas that Mr. Dolan referenced.

COMMISSIONER SIGALOS: Second.

CHAIRMAN ENNES: We have a second. Can we have roll call?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

CHAIRMAN ENNES: So, you received unanimous approval. Your next step, as you know, is to proceed on to the Village Board, and think about that pine tree. Thank you, good luck with that.

(Whereupon, the public hearing on the above petition was adjourned at 10:18 p.m.)

Aerial - Cross & Crown Church



Map created on March 22, 2018.

© 2018 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Project Description
Verizon Wireless Cell Site

2/6/19

DRA Properties, LLC proposes to develop a communication tower on property owned by the Cross & Crown Lutheran Church at 1122 W Rand Road in Arlington Heights. The tower will be designed to accommodate Verizon Wireless cellular antennas and equipment.

The proposed tower will be 75' tall and designed to shield the antennas, cables and brackets from view in a stealth canister. The appearance will be similar to a flagpole without the flag, however the pole will be thicker to accommodate the antennas. The pole can be painted any color, but recommend a dark brown.

The equipment area at the base of the tower is 30' x 30'. This will accommodate the tower and Verizon's equipment. The enclosure will be masonry to conceal the equipment area, which will include an emergency back-up generator to continue cell phone coverage in the event of a power outage.

This site was selected since the location is near the middle of a growing dead-zone due to capacity and coverage issues. The church property was selected since the adjacent ComEd transmission towers will greatly reduce the visibility of our tower.

We approached ComEd early in the process to determine existing transmission tower's capacity to permit a collocation of Verizon's antennas. Manny Alonso and Karen Warner Halstead both confirmed the tower in the ROW were not suitable for two reasons: 1) The risk of outage to a large number of important customers was too large to permit attachment to existing towers and 2) there is not room available for a free-standing tower since this ROW is identified as needing additional power lines to serve demand for power in this area.

We selected the location of the tower to maximize the distance from the neighboring properties. We held a neighborhood meeting and incorporated feedback into the design of the cell tower.

The design changes brought about by the neighborhood meetings and planning review are:

1. Tower height was reduced from 100' to 75'.
2. Equipment area was reduced by 50% and relocated from the parking lot to the corner of the church building.
3. The fence was changed from chain-link to masonry (brick façade). The metal canopy over Verizon's equipment cabinets was removed since it would be visible above masonry wall.
4. We will paint the pole a dark color to further reduce visibility.

To reduce the need for future cell towers, we designed the pole to accommodate antennas for two (2) additional cellular companies (i.e. AT&T, Sprint or T-Mobile). These antennas will also be concealed in stealth canisters and nothing will be visible on the tower. We have space inside compound for two additional cabinets to accommodate an additional tenant (like AT&T, Sprint or T-Mobile). If we need to expand compound to accommodate a collocation, we will prepare a plan with the minimum amount of expansion and submit to the Village for review.

Verizon Wireless engineers prepared and submitted a Radio Frequency Propagation Map and Justification Letter describing the need for this site to serve this area.

Construction time period dependent on final FAA/FCC and other approvals, but we are forecasting a August 2019 installation date.

Verizon Wireless Cell Site

2/6/19

Standards for Land Use Variation (and standard Variation) approval:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

The cell site has incorporated several stealthing measures to reduce its visibility to surrounding property owners 1) stealth pole (interior antennas) 2) reduced height from 100' to 75' 3) brick enclosure to conceal equipment 4) located adjacent to ROW for 150' high ComEd transmission towers.

- 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.

Verizon network engineers identified this area of Arlington Heights as weak in coverage and capacity. This cell site is needed to address current and future needs. This includes 911 service to first responders, in-home coverage for residents wishing to drop land line and overall reduction in dropped calls and increased data transfer speeds.

- The proposed variation is in harmony with the spirit and intent of this Chapter.

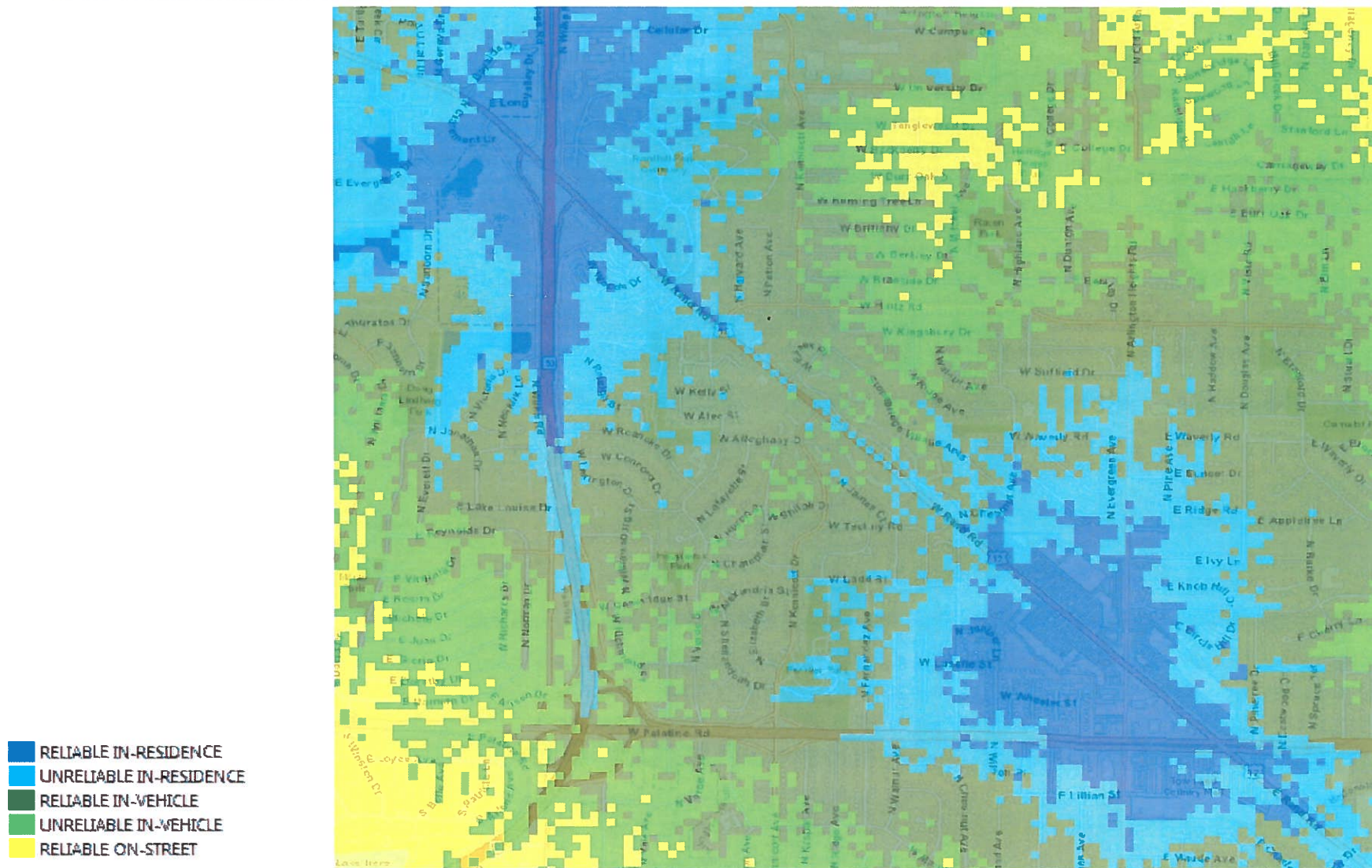
The need for cell service is a community need. The migration from a wired world to a wireless world is accelerating. Addressing dead or weak zones in a community is a service to the residents, businesses and visitors to Arlington Heights. Residents ability to make and receive calls at home and on the road is very important to a community, especially fire/police/doctor calls.

- The variance requested is the minimum variance necessary to allow reasonable use of the property.

This is the minimum tower height and minimum compound size to have a viable cell site to serve the community.

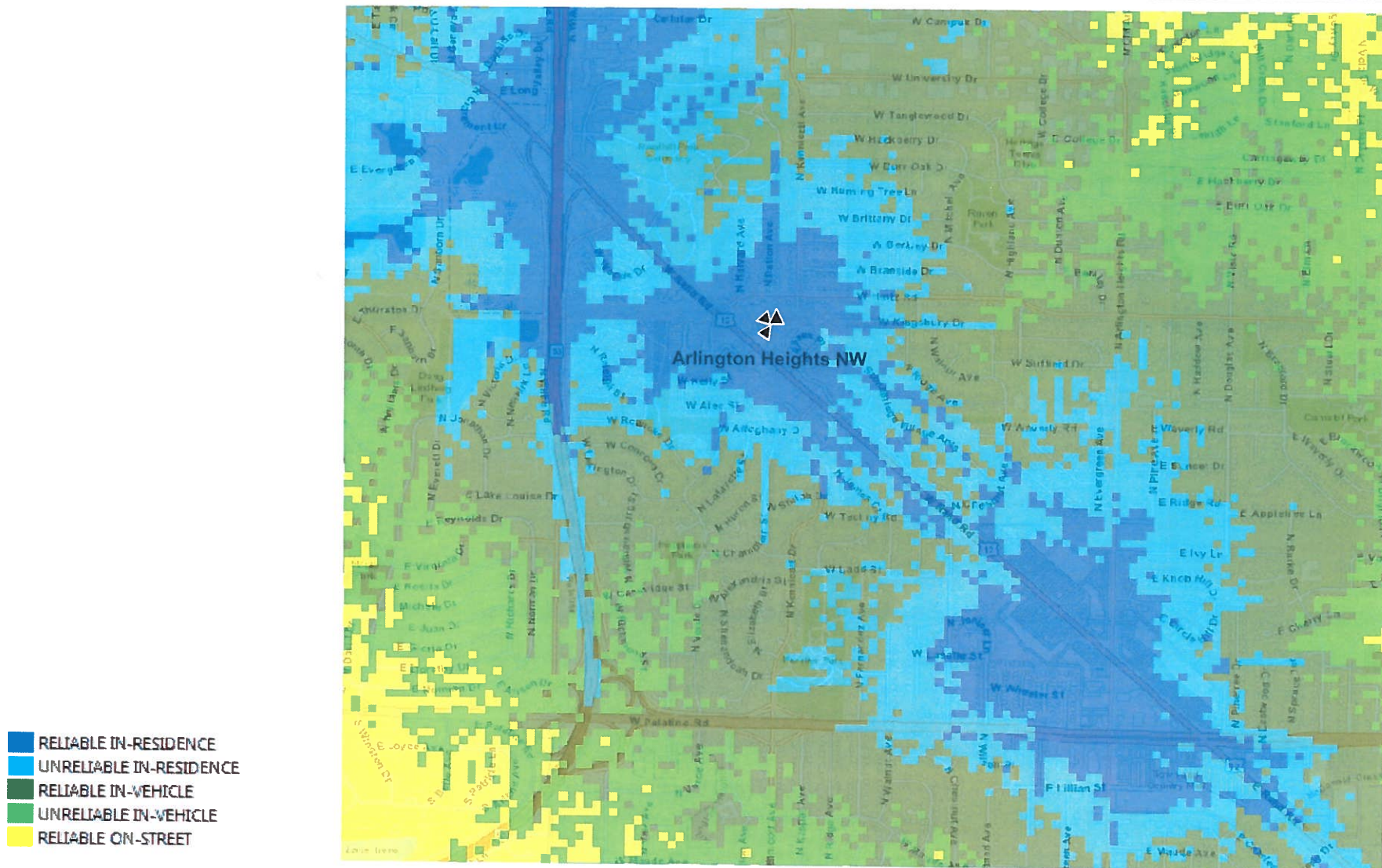


Current Coverage





Proposed Coverage



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



Summary

- As shown in maps, Verizon Wireless has insufficient In-residence coverage in many parts of Arlington Heights. Neighboring sites are traffic congested and in need of more network capacity.
- A new site Arlington Heights NW is needed at the proposed location to improve coverage in surrounding areas along Rand road including residential & commercial areas.

The primary objective of this site is to provide:

1. Reliable coverage for E-911 calls
2. Reliable In-residence & In-building coverage and faster 4G speeds in the local area
3. Network Capacity offload to the neighboring sectors serving Arlington Heights area.

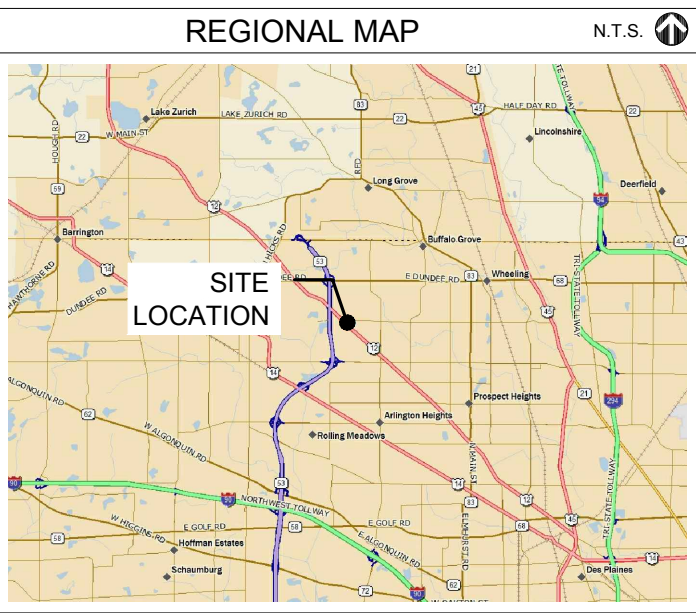
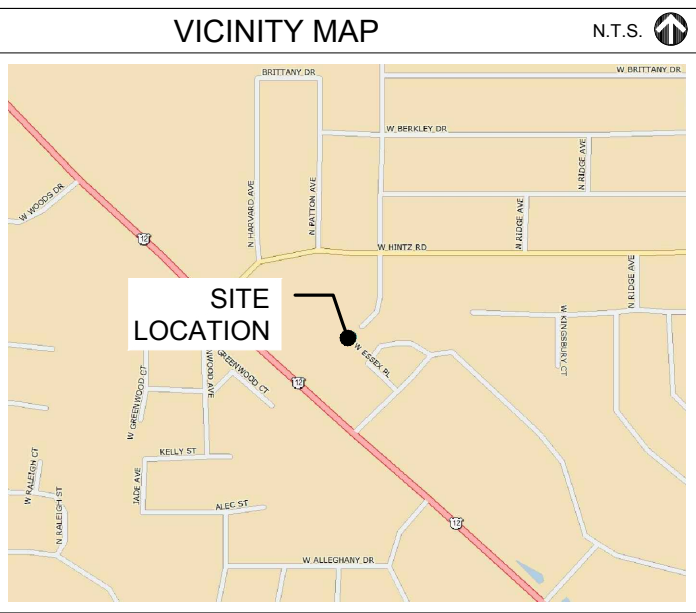
CONSULTANT TEAM

PROJECT CONSULTANT:

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 698-6400

SURVEYOR:

WILLIAMS AND WORKS
549 OTTAWA AVE NW
GRAND RAPIDS, MI 49503
(616) 224-1500



PROJECT TYPE

PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON PROPOSED UNIPOLE TOWER WITH PROPOSED 8'-0" x 9'-4" EQUIPMENT CONCRETE PAD AT BASE.

PROJECT INFORMATION

SITE COORDINATES:

LATITUDE: 42° 07' 26.62" N (1A CERTIFICATION)
LONGITUDE: 87° 59' 44.29" W (1A CERTIFICATION)

ELEVATION:

±721' (1A)

P.I.N. #:

03181020070000

ADDRESS:

1122 WEST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

UTILITIES:

POWER: COMED
TRACY WASH
(630) 691-4691
ACCT: #0079051095

FIBER: ONE FIBER
MARK ZOLTEK
312-989-2025

JURISDICTION:

VILLAGE OF ARLINGTON HEIGHTS

OCCUPANCY:

UNINHABITED

ZONING:

R-1

CONSTRUCTION TYPE:

CO LO

PROPERTY OWNER:

CROSS AND CROWN LUTHERAN CHURCH
1122 WEST RAND RD
ARLINGTON HEIGHTS, IL 60004

CONTACT PERSON:

DICK KROPEL (FINANCIAL ELDER)
RANDY THOMPSON (PASTOR)
(847) 394-0362

APPLICANT:

CHICAGO SMSA
limited partnership
d/b/a Verizon Wireless
1515 WOODFIELD ROAD
SCHAUMBURG, IL 60173

CONSTRUCTION MANAGER:

MICHAEL EISENMENGER (847) 619-3043

REAL ESTATE MANAGER:

DANNY PEREZ (847) 706-1765

GENERATOR TYPE:

DIESEL (PENDING ENVIRONMENTAL VERIFICATION)

MAKE:

GENERAC

MODEL #:

6671-W/ILTANK 30KW DIESEL 120/240 1-PH OUTDOOR 190 GALLON
W/IL STYLE TANK W/ CWK SSM

CHICAGO SMSA

limited partnership

CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397 FAX: (847) 706-7415

LOCATION NUMBER: 455871

SITE NAME: ARLINGTON HEIGHTS NW

1122W RAND RD.

ARLINGTON HEIGHTS, IL 60004

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE ILLINOIS ONE CALL SYSTEM
CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

LICENSED PROFESSIONAL ENGINEER
JOHN J. ZIMMERMANN
062-047267
2/13/2019
EXP-11/30/2019

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	1,4,6
LP	LOCATION PLAN	1,3,6
C-1	ENLARGED SITE PLAN	1,3,6,8
C-2	SITE GRADING PLAN (SHEET 1 OF 1)	1,3
C-3	FENCE DETAILS	-
C-4	EQUIPMENT PAD FOUNDATION PLAN	1,8
C-5	GENERATOR FOUNDATION DETAILS	1,3,8
ANT-1	SITE ELEVATION & ANTENNA LAYOUT	1,8
ANT-2	SITE DETAILS	-
E-1	UTILITY ROUTING PLAN	1,3,4,6
E-1A	UTILITY RISER DIAGRAMS	1,3,4,6
E-1B	GENERATOR UTILITY ROUTING PLAN	1,3
E-1C	GENERATOR SINGLE LINE DIAGRAM & ALARM WIRING	1
E-2	SITE GROUNDING PLAN	1,3
E-3	GROUNDING DETAILS	1,8
E-4	GROUNDING DETAILS	-
E-5	ELECTRICAL DETAILS	4,8
L-1	LANDSCAPING PLAN	7
SP-1	SPECIFICATIONS	-
SP-2	SPECIFICATIONS	-
P-1	EXISTING SITE PHOTOS	-
EX-1	GENERATOR CUT-SHEET	3,8
22" x 34" IS FULL SCALE. 11" x 17" IS HALF SCALE.		
ATTACHMENTS		
PS-1	SITE SURVEY	-

verizon

1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD.

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	04/27/18	ADDITION OF ECR	TJS
3	08/24/18	UPDATE SITE LAYOUT & NEW ECR	TJS
4	10/25/18	UPDATE WITH POWER COORDINATION	JJR
5	11/14/18	UPDATE PER VILLAGE COMMENTS	JTM
6	01/09/19	UPDATE PER FIBER COORDINATION	RA
7	01/14/19	UPDATE PER VILLAGE COMMENTS	JTM
8	02/13/19	UPDATE WITH NEW PAD LAYOUT	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:

DMS

CHECKED BY:

TAZ

DATE:

12/07/17

PROJECT #:

33-2567

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

LEGEND

△ - TRAVERSE POINT	AC - AC UNIT
⬮ - WELL	U.G. - U.G. UTILITY MARKER
— HIGHWAY	⊙ - FIRE HYDRANT
⊙ - MONUMENT	PIV - POST INDICATOR VALVE
⊙ - MONUMENT BOX	⊙ - WATER VALVE
■ - RIGHT OF WAY MARKER	⊙ - GAS VALVE
□ - SET WOODSTAKE	⊙ - UST FILL PORT
+OUT - XCUT	⊙ - GAS PUMP
⊙PK - PK NAIL	⊙ - GAS METER
○ - FOUND IRON STAKE	⊙ - WATER METER
○ - SET IRON STAKE	⊙ - TELEPHONE RISER
— SIGN	⊙ - ELECTRIC TRANSFORMER
RR - RR SIGN	⊙ - CATCH BASIN
— GUY POLE	⊙ - ROUND CATCH BASIN
— GUY ANCHOR	⊙ - UTILITY MANHOLE
— UTILITY POLE	⊙ - STORM MANHOLE
★ - LIGHT POLE	⊙ - SANITARY MANHOLE
★ - ORNAMENTAL LIGHT POLE	⊙ - ELECTRIC MANHOLE
● - POST	⊙ - TELEPHONE MANHOLE
— U.G. UTILITY MARKER	⊙ - WATER MANHOLE
SB#BORE	⊙ - HANDICAP PARKING SPACE
⊙ - SOIL BORING	⊙ - SHRUB
MB - MAILBOX	⊙ - TREE
⊙ - SATELLITE DISH	⊙ - PINE TREE
□ - HAND HOLE	
PROPERTY LINE	
FENCE	
OVERHEAD POWER LINE	
UNDERGROUND TELCO	
UNDERGROUND POWER	
BURIED WATER LINE	
BURIED GAS LINE	
EDGE OF BUSH/TREES	

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

GENERAL SITE NOTES

- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.
- THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.
- CONTRACTOR TO PROVIDE APPROXIMATE 50'X50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.
- BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCH BASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

SURVEY PERFORMED BY:

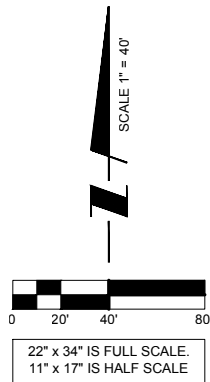
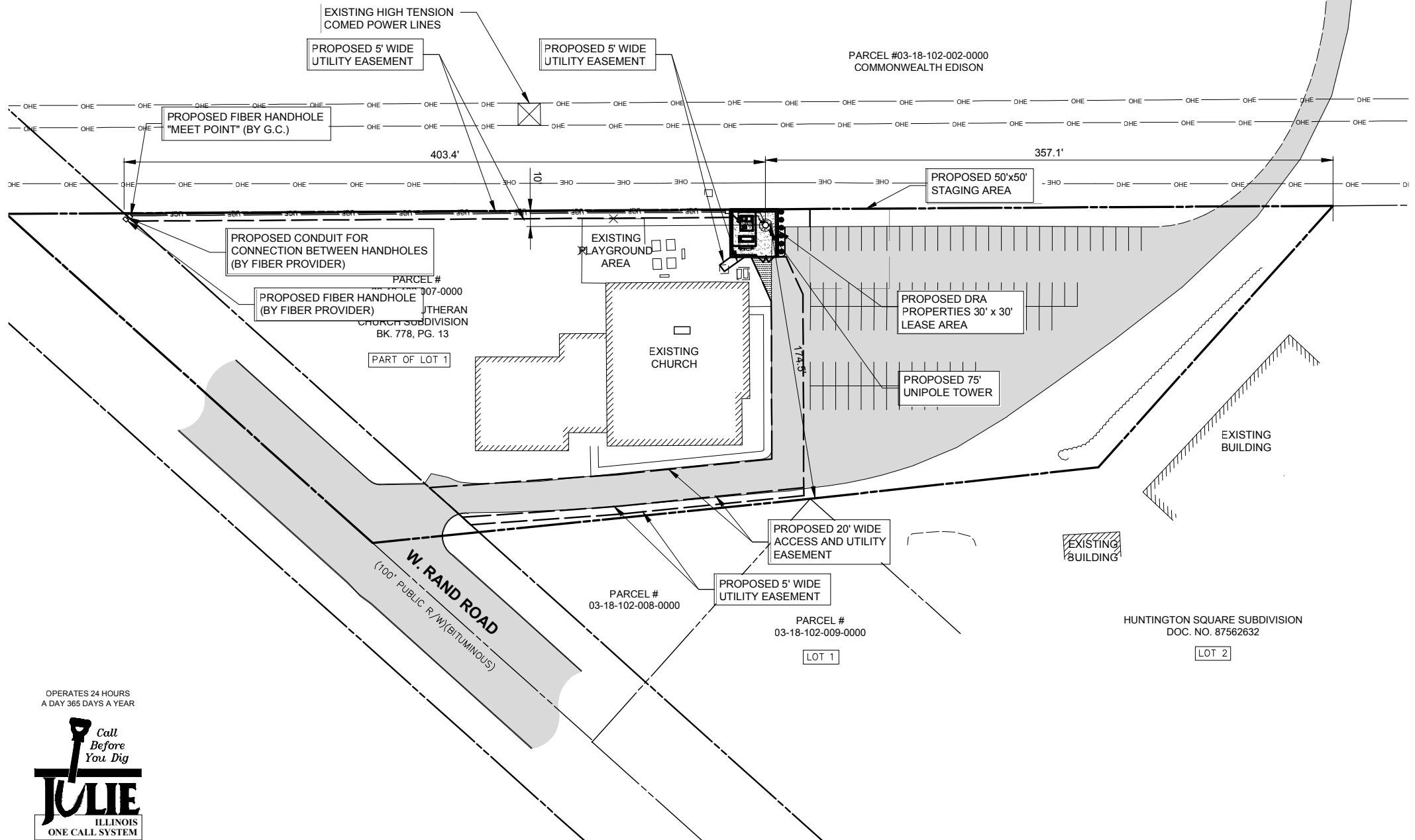
williams&works
engineers | surveyors | planners

616.224.1500 phone
549 Ottawa Ave NW
<http://williams-works.com>
Grand Rapids, MI 49503

BM#1) ELEV. 722.87'

TOP OF RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE,
±27' NORTH OF PARKING LOT ±218' EAST OF EAST FACE OF
CHURCH BUILDING.

	R-1 District Code/Commercial Antenna Requirements	Proposed
Setbacks		
North	R-1	10'
South	PUD & B-2	174.5'
East	PUD	357.1'
West	R-3 & R-6 & PUD	403.4'
Building Lot Coverage		121,184 SF (existing)
Impervious Surface Coverage		50,769 SF (existing with proposed)
Building Height		80' (tower w/lightning rod)
Off-street Parking Spaces	n/a	n/a



verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSTRUCTION, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

NO.	DESCRIPTION	BY	DATE
2	ADDITION OF ECR	TJS	04/27/18
3	UPDATE SITE LAYOUT & NEW ECR	TJS	08/24/18
4	UPDATE WITH POWER COORDINATION	JJR	10/25/18
5	UPDATE PER VILLAGE COMMENTS	JTM	11/14/18
6	UPDATE PER FIBER COORDINATION	RA	01/09/19
7	UPDATE PER VILLAGE COMMENTS	JTM	01/14/19
8	UPDATE WITH NEW PAD LAYOUT	TJS	02/13/19

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
LOCATION PLAN

SHEET NUMBER

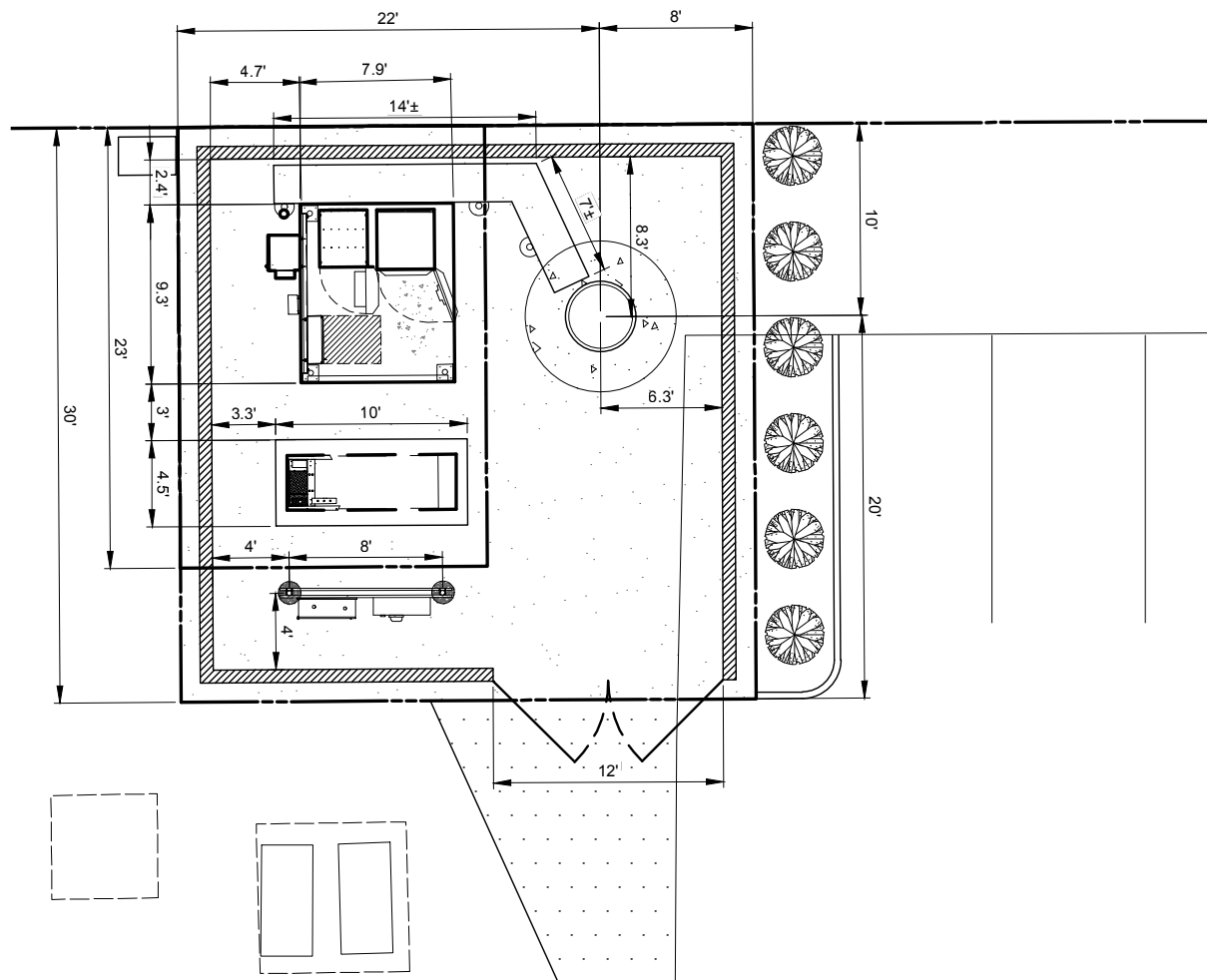
LP

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call
Before
You Dig
JULIE
ILLINOIS
ONE CALL SYSTEM

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

1 LOCATION PLAN



2 SITE DIMENSION PLAN
SCALE: 1" = 5'

PLATFORM TYPE: CONCRETE SKID

PAVEMENT MATERIAL

FENCED AREA
88 S.Y.
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL 112 L.F. OF FENCING

ACCESS ROAD (HATCHED)
20 S.Y.
1-1/2" HMA SURFACE COURSE, 1-1/2" ASPHALT COURSE, 0.30 GAL/SY. BITUMINOUS PRIME COAT (MC-30), 10" AGGREGATE BASE COURSE, 3/4" CRUSHED STONE WITH FINES COMPACTED SUBGRADE

THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

NOTE:
G.C. TO RESTORE ANY DISTURBED PAVEMENT TO CURRENT VILLAGE STANDARDS OF 1-1/2" COMPACTED SURFACE COURSE, 1-1/2" COMPACTED BINDER COURSE AND 10" COMPACTED CA-6 CRUSHED AGGREGATE.

SURVEY PERFORMED BY:

williams&works
engineers | surveyors | planners

616.224.1500 phone
549 Ottawa Ave NW
<http://williams-works.com>
Grand Rapids, MI 49503

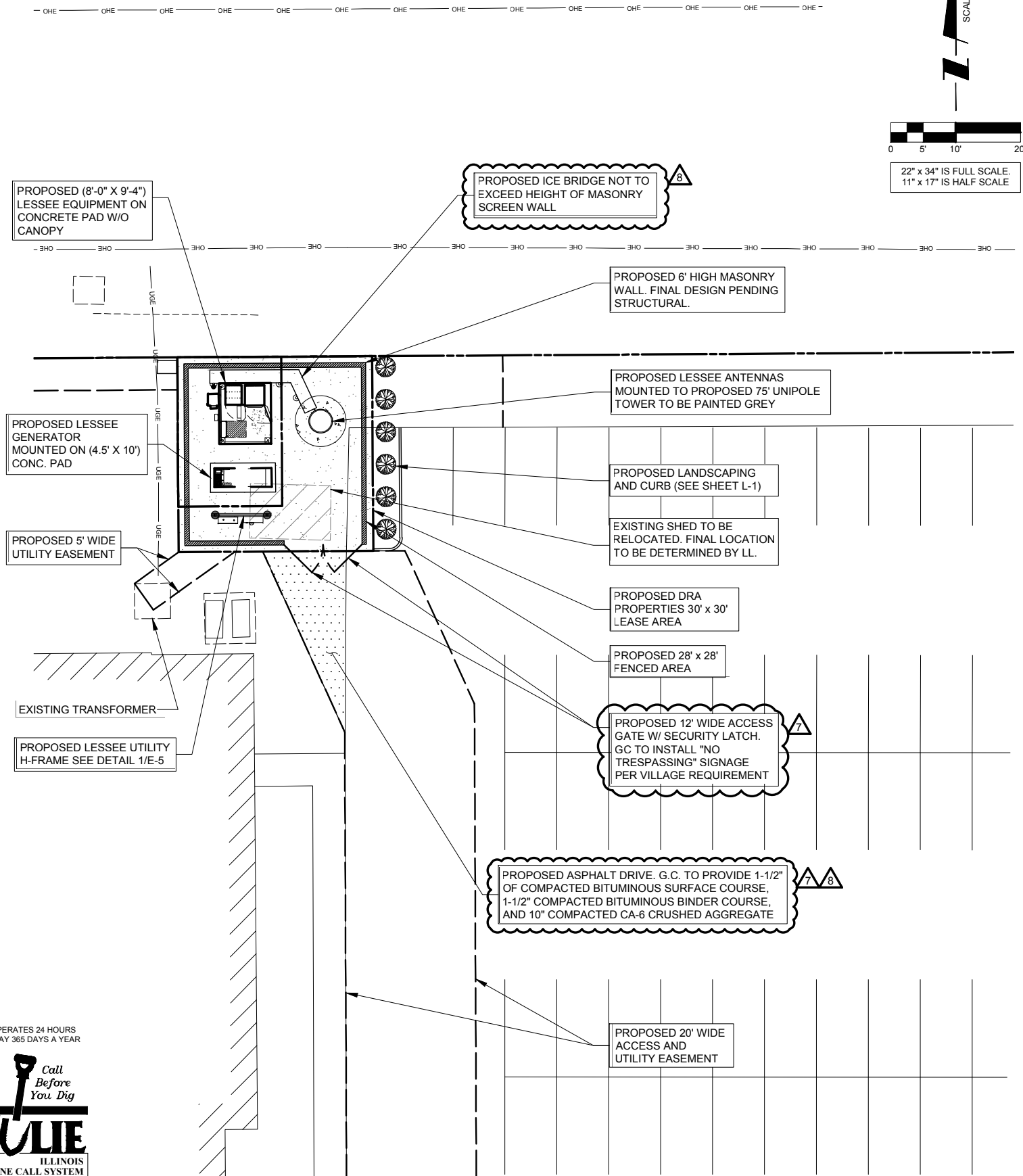
BM#1) ELEV. 722.87'

TOP OF RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE, ±27' NORTH OF PARKING LOT ±218' EAST OF EAST FACE OF CHURCH BUILDING.

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG



1 SITE PLAN

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415



NO.	DESCRIPTION	DATE	BY
1	ADDITION OF ECR	04/27/18	TJS
2	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
3	UPDATE WITH POWER COORDINATION	10/25/18	JJR
4	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
5	UPDATE PER FIBER COORDINATION	01/09/19	RA
6	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
7	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

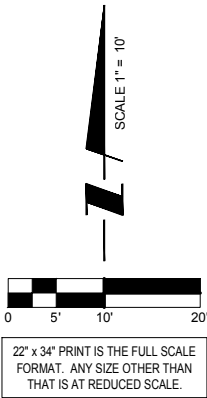
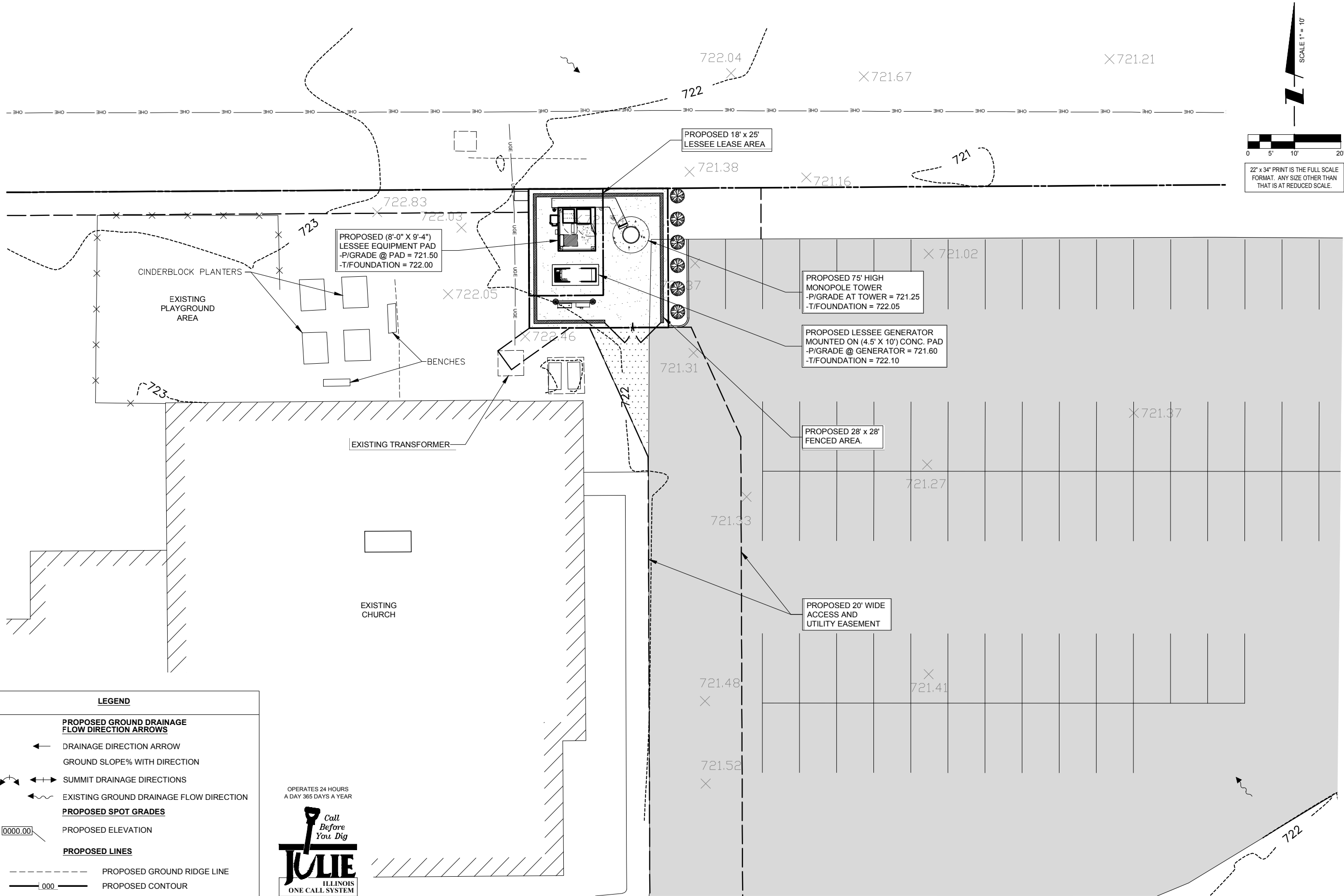
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
ENLARGED
SITE PLAN

SHEET NUMBER

C-1



OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig

JULIE
ILLINOIS
ONE CALL SYSTEM

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

1 SITE GRADING PLAN
SCALE: 1" = 10'

1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS	
NO.	DESCRIPTION
2	ADDITION OF ECR
3	UPDATE SITE LAYOUT & NEW ECR
4	UPDATE WITH POWER COORDINATION
5	UPDATE PER VILLAGE COMMENTS
6	UPDATE PER FIBER COORDINATION
7	UPDATE PER VILLAGE COMMENTS
8	UPDATE WITH NEW PAD LAYOUT

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

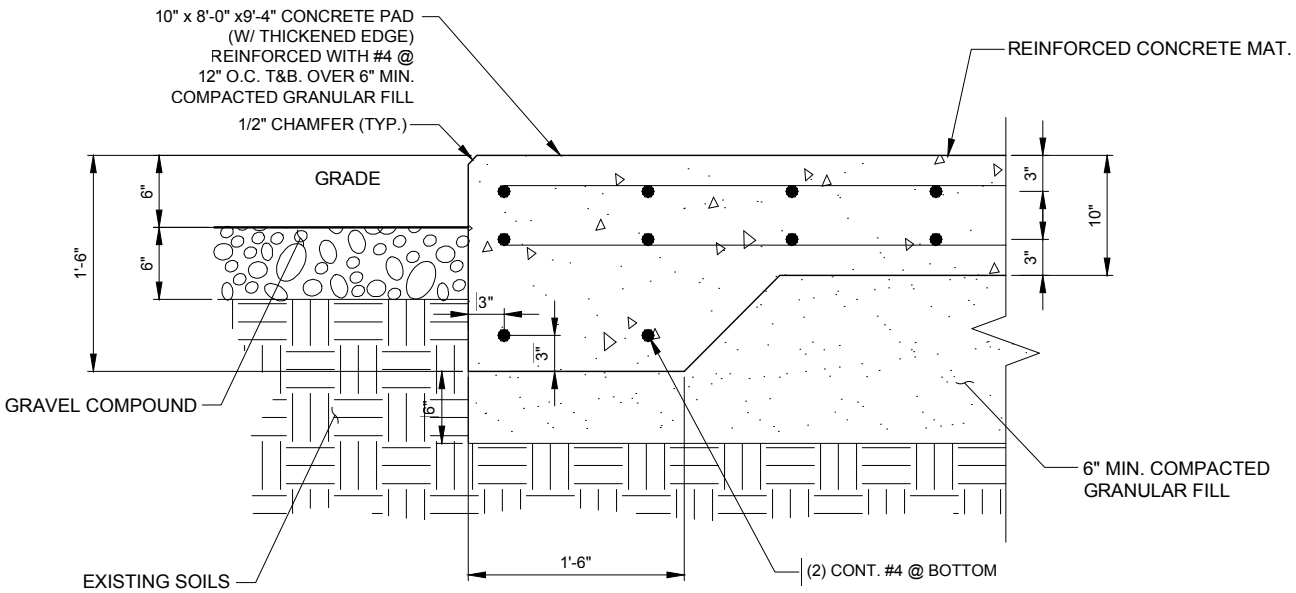
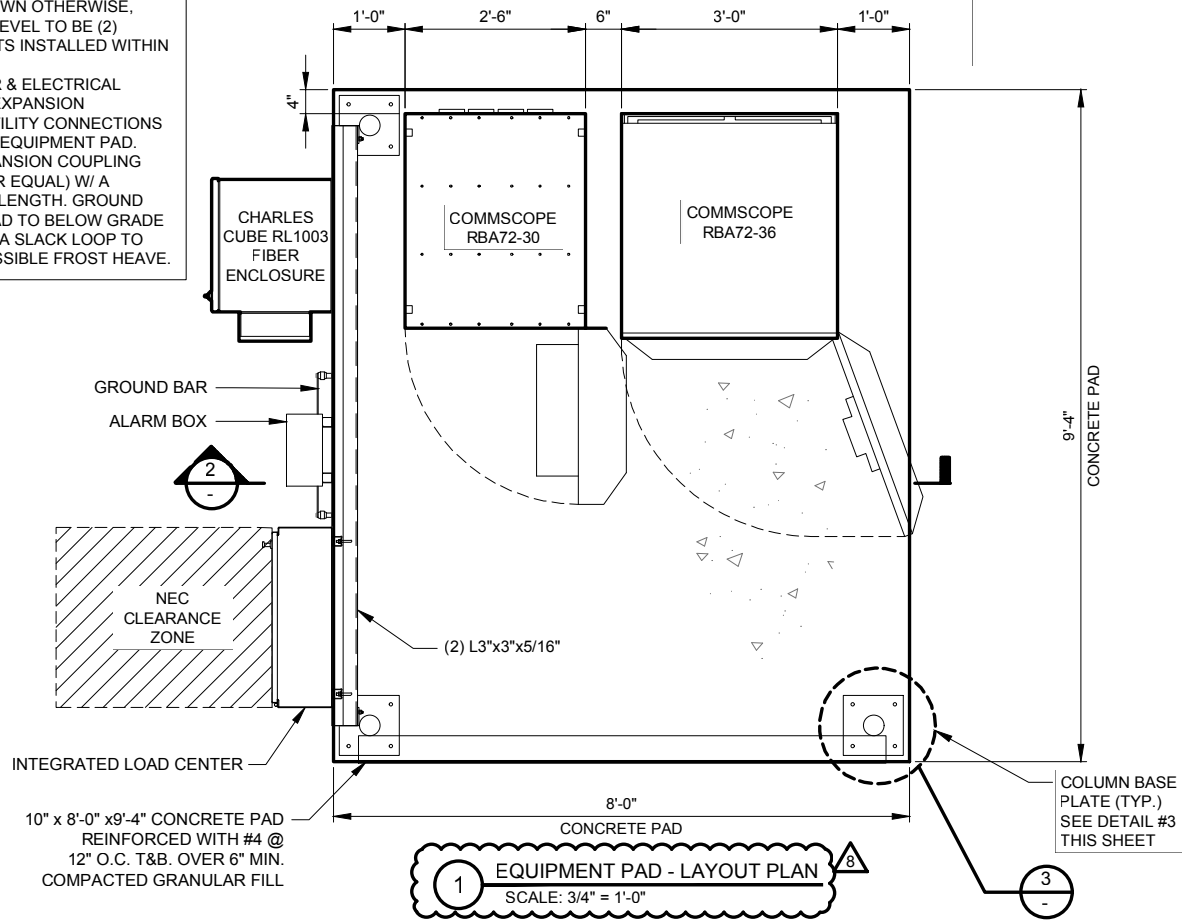
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

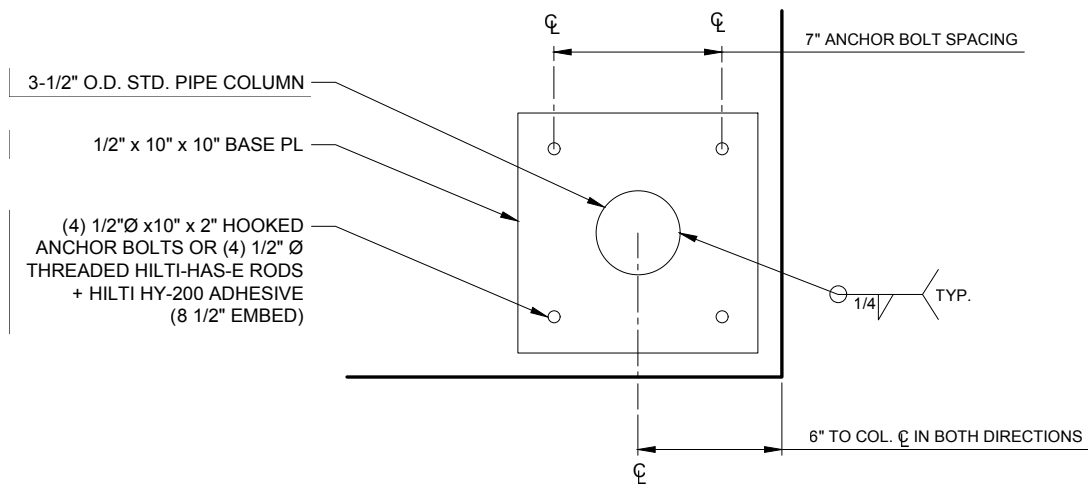
SHEET TITLE
SITE GRADING PLAN
(SHEET 1 OF 1)

SHEET NUMBER
C-2

NOTES:
- UNLESS NOTED OR SHOWN OTHERWISE,
RAYCAPS AT GROUND LEVEL TO BE (2)
RCMDC-4520-RM-48 UNITS INSTALLED WITHIN
EQUIPMENT CABINET
- GENERAL CONTRACTOR & ELECTRICAL
CONTRACTOR TO USE EXPANSION
COUPLINGS FOR ALL UTILITY CONNECTIONS
ASSOCIATED WITH THE EQUIPMENT PAD.
UTILIZE A CARLON EXPANSION COUPLING
(WWW.CARLON.COM, OR EQUAL) W/ A
MINIMUM OF 4" TRAVEL LENGTH. GROUND
CONDUCTORS FROM PAD TO BELOW GRADE
TO BE INSTALLED WITH A SLACK LOOP TO
ACCOUNT FOR ANY POSSIBLE FROST HEAVE.



NOTE:
ANCHOR BOLTS TO BE INSTALLED AT TIME OF
CANOPY INSTALLATION BY THE CONTRACTOR
INSTALLING BASE PLATES. PRE-INSTALLING THE
ANCHOR BOLTS AT THE TIME OF FOUNDATION
INSTALLATION MAY RESULT IN BOLT PATTERNS NOT
MATCHING UP WITH BASE PLATE OF PLATFORM



CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
2. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF $F'c=4000$ PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED WITH 6% AIR CONTENT.
3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
5. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ARCHITECT / ENGINEER FOR REVIEW.

NOTE:
LOCALIZED AREAS OF SOFT OR LOOSE MATERIALS MAY BE ENCOUNTERED AT THE PROPOSED BEARING ELEVATION. THE SOILS MAY REQUIRE COMPACTION USING A PLATE COMPACTOR IN THE FOOTING TRENCH IF FIELD CONDITIONS INDICATE LOOSE GRANULAR SOILS. THE SOILS MAY REQUIRE REMOVAL AND REPLACEMENT WITH AN APPROVED ENGINEERED FILL. FOUNDATION DEPTH AND OVER DIG REQUIREMENTS SHALL BE VERIFIED WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND INCLUDED IN THE BID BEFORE CONSTRUCTION. THE EVALUATION OF THE SUB GRADE AND SELECTION OF FILL MATERIALS SHALL BE MONITORED AND TESTED BY A QUALIFIED REPRESENTATIVE OF THE SOILS ENGINEER.

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS				
NO.	DESCRIPTION	DATE	BY	
2	ADDITION OF ECR	04/27/18	TJS	
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS	
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR	
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM	
6	UPDATE PER FIBER COORDINATION	01/09/19	RA	
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM	
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS	

**DRA IL-1010
LOC. # 455871**

**ARLINGTON
HEIGHTS NW**

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

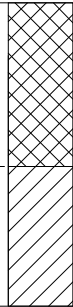
DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
**EQUIPMENT PAD
FOUNDATION PLAN**

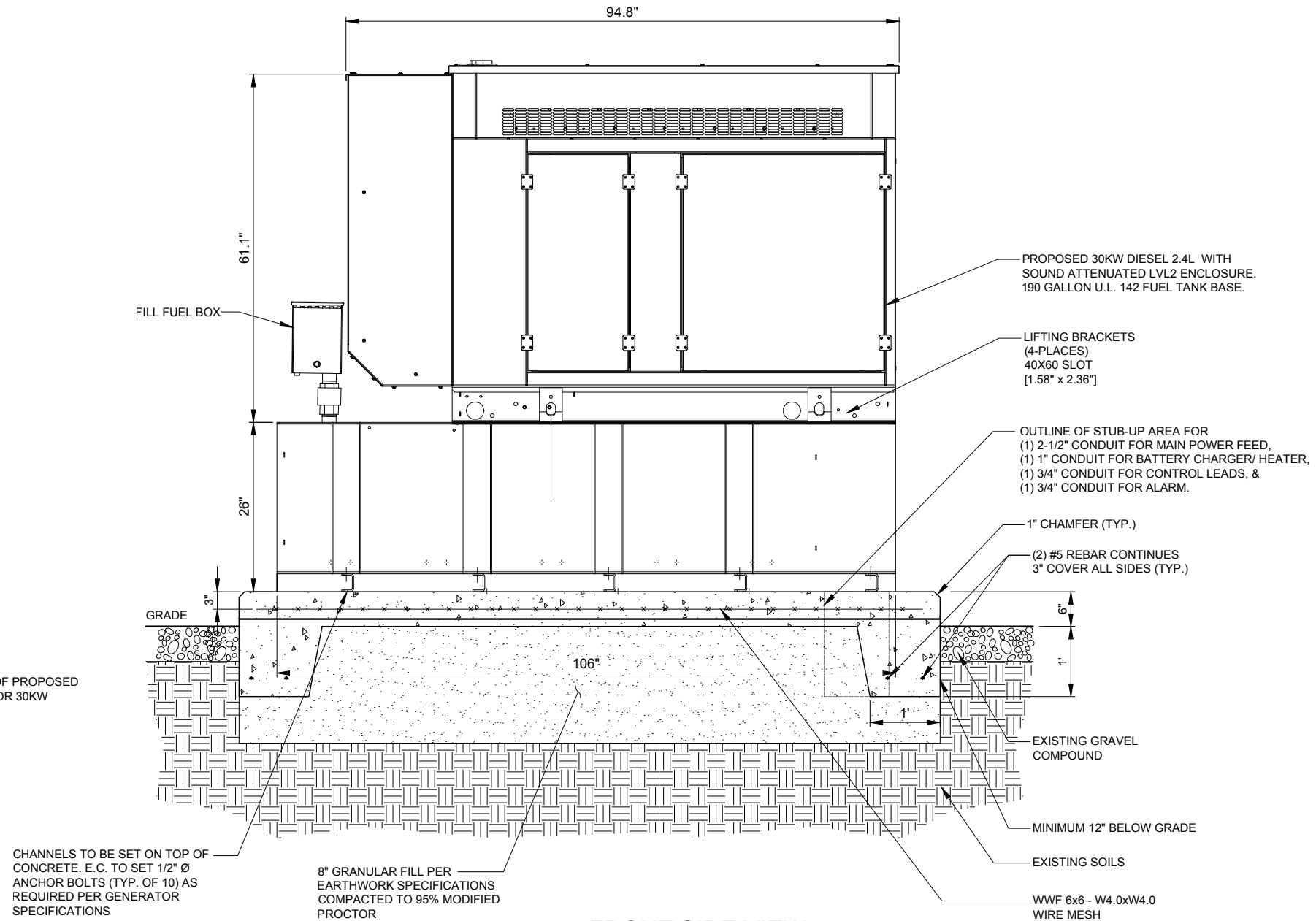
SHEET NUMBER

C-4

(HIGH VOLTAGE STUB UP)
1. AC LOAD LEAD CONDUIT AREA.
2. 120/240 VAC FROM UTILITY FOR OPTIONAL LOADS SUCH AS GFCI OUTLET, BLOCK HEATER, BATTERY CHARGER, AND OTHER 120/240 VAC OPTIONS. (GLAND PLATE INCLUDED)



1 TYPICAL GENERAC FOUNDATION DETAIL
SCALE: 1" = 1'



FRONT SIDE VIEW

2 TYPICAL GENERAC FOUNDATION DETAIL
SCALE: 1" = 1'

2. -THE GENERATOR SHALL BE LOCATED A MIN 5' AWAY FROM A COMBUSTIBLE WALL.
-THE GENERATOR SHALL BE LOCATED A MIN OF 3' AWAY FROM A NON-COMBUSTIBLE WALL.



REVISIONS			
NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

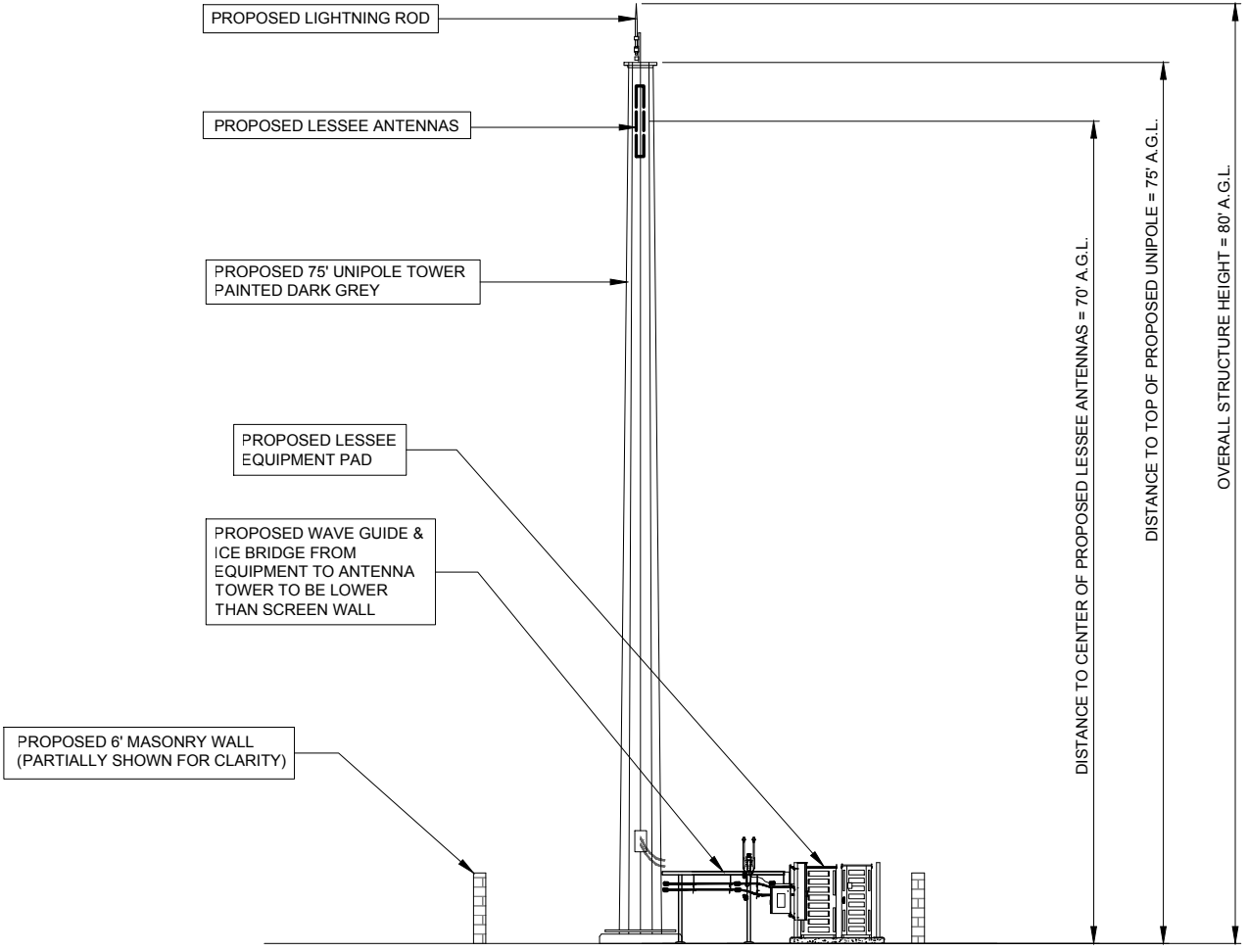
DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE

**GENERATOR
FOUNDATION DETAILS**

SHEET NUMBER

C-5



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

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS			
NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

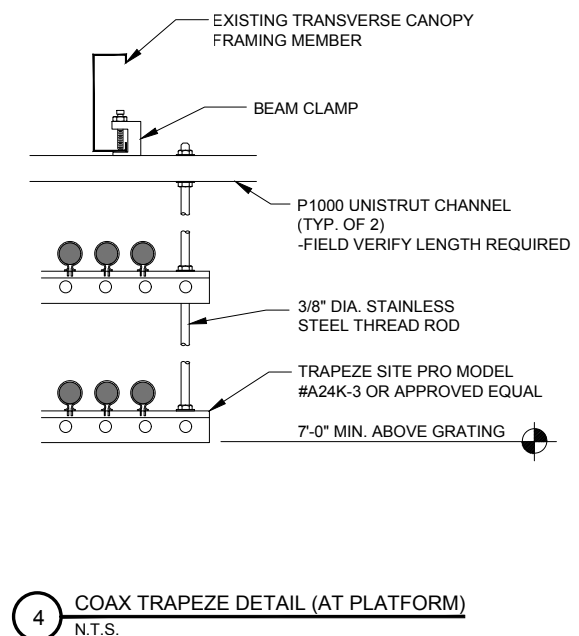
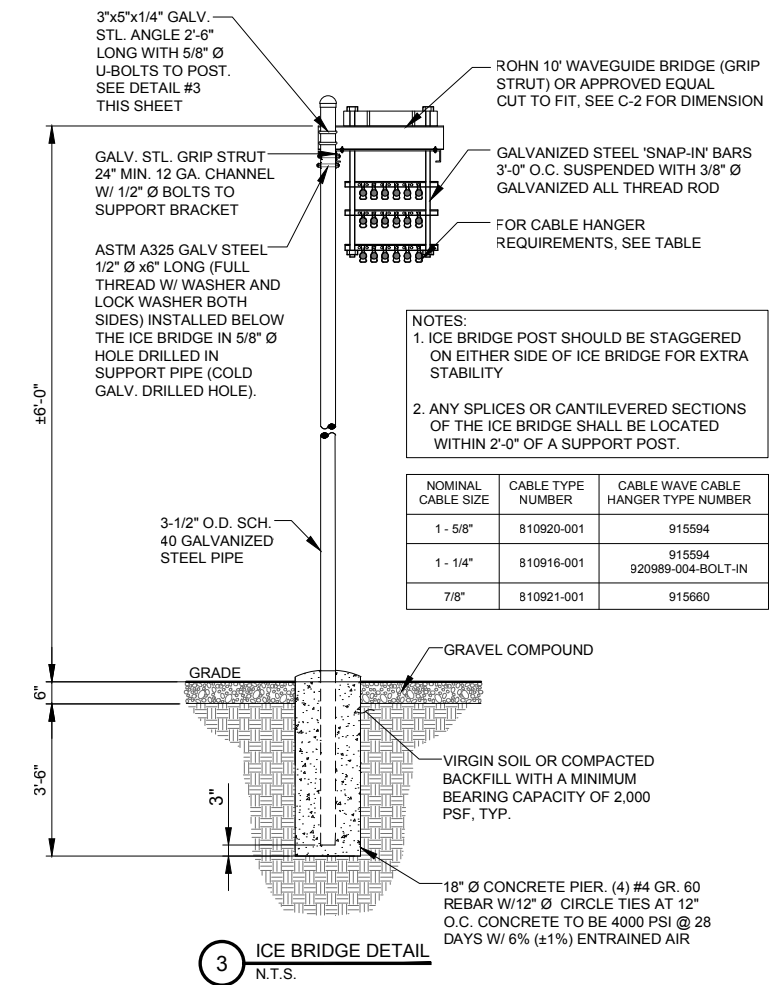
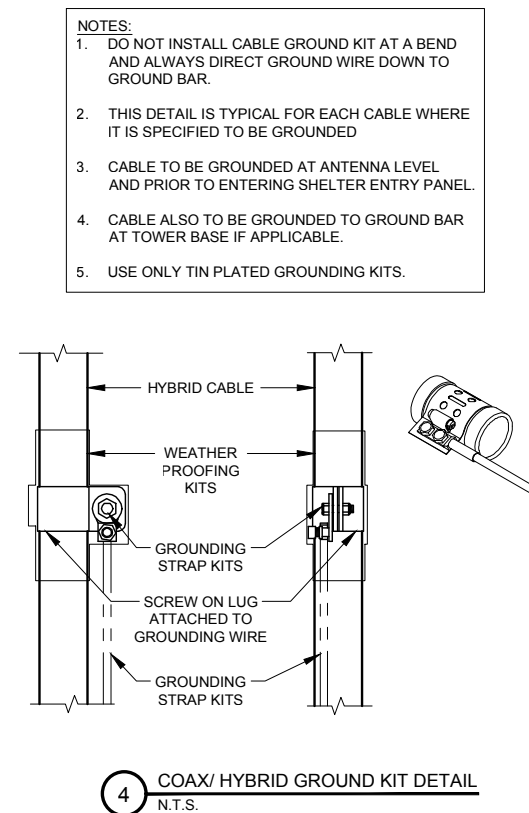
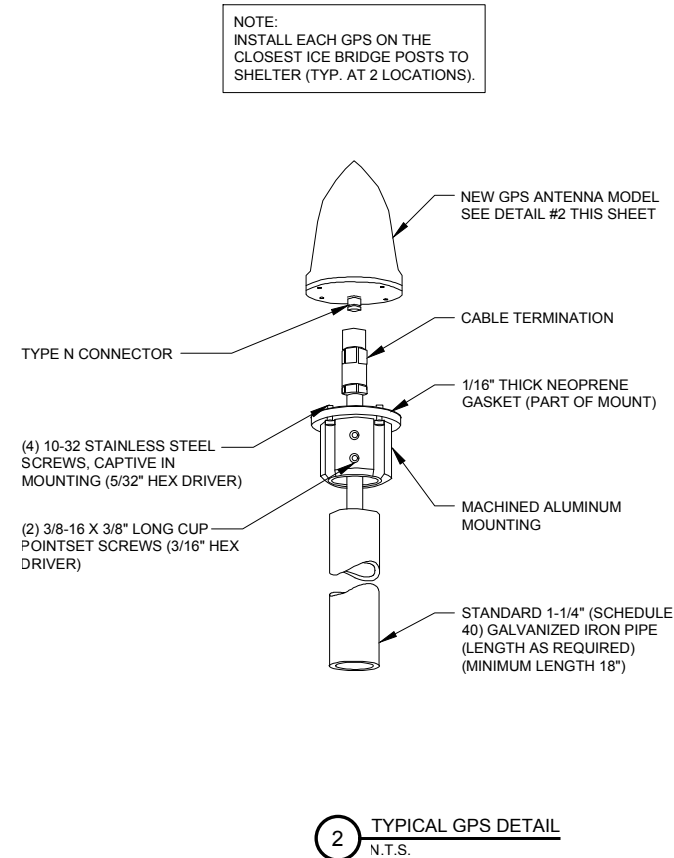
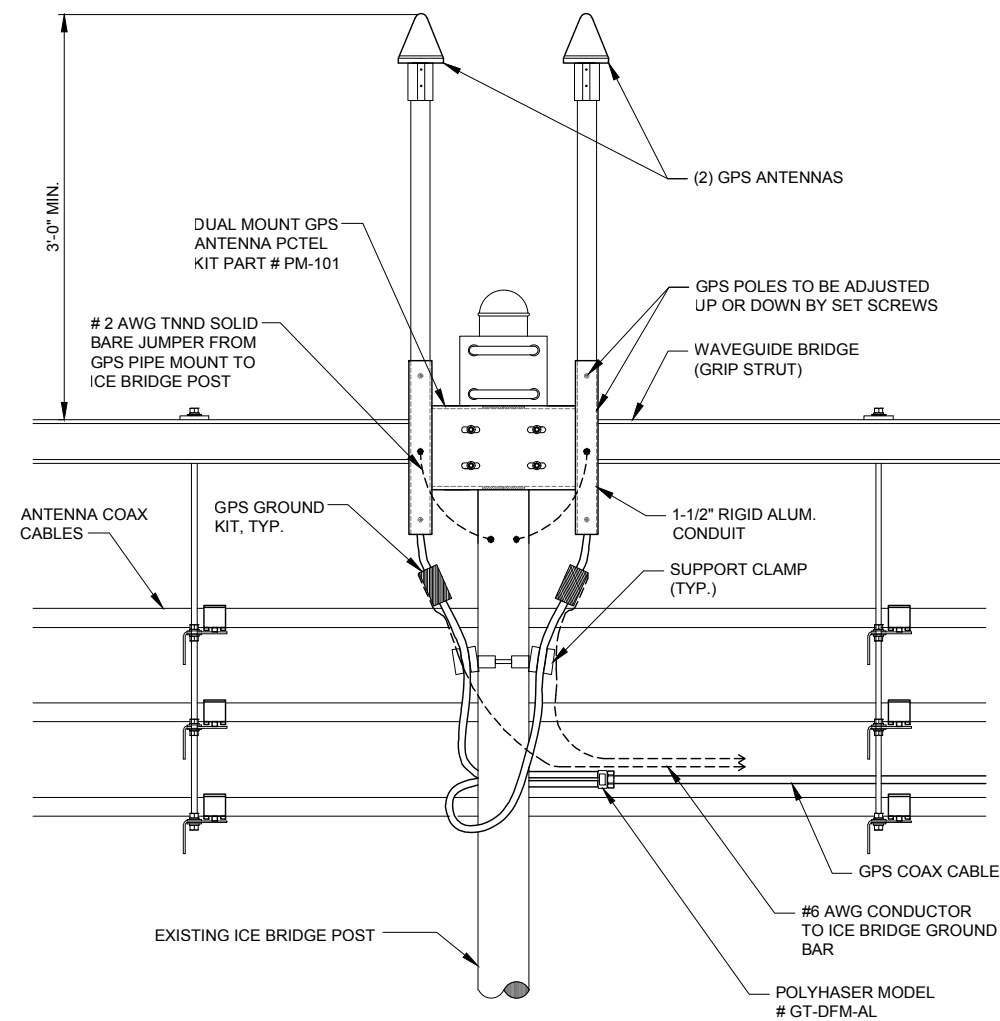
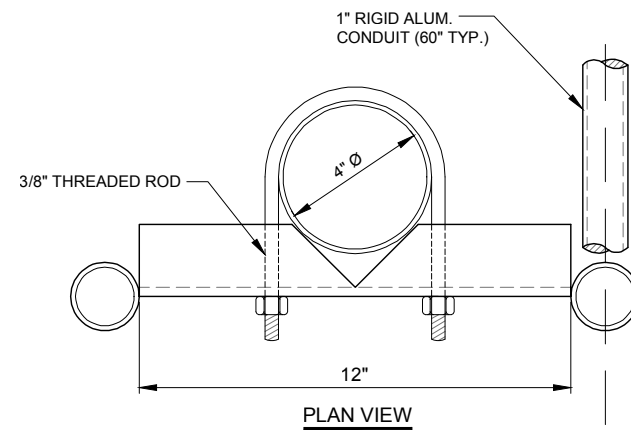
ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1



verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415



REVISIONS			
NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JUR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE

SITE DETAILS

SHEET NUMBER

ANT-2

UTILITY NOTES:

WORK INCLUDES:

THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

RACEWAYS AND WIRING:

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAM AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

COORDINATION WITH UTILITY COMPANY:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

UTILITY CONTACTS:

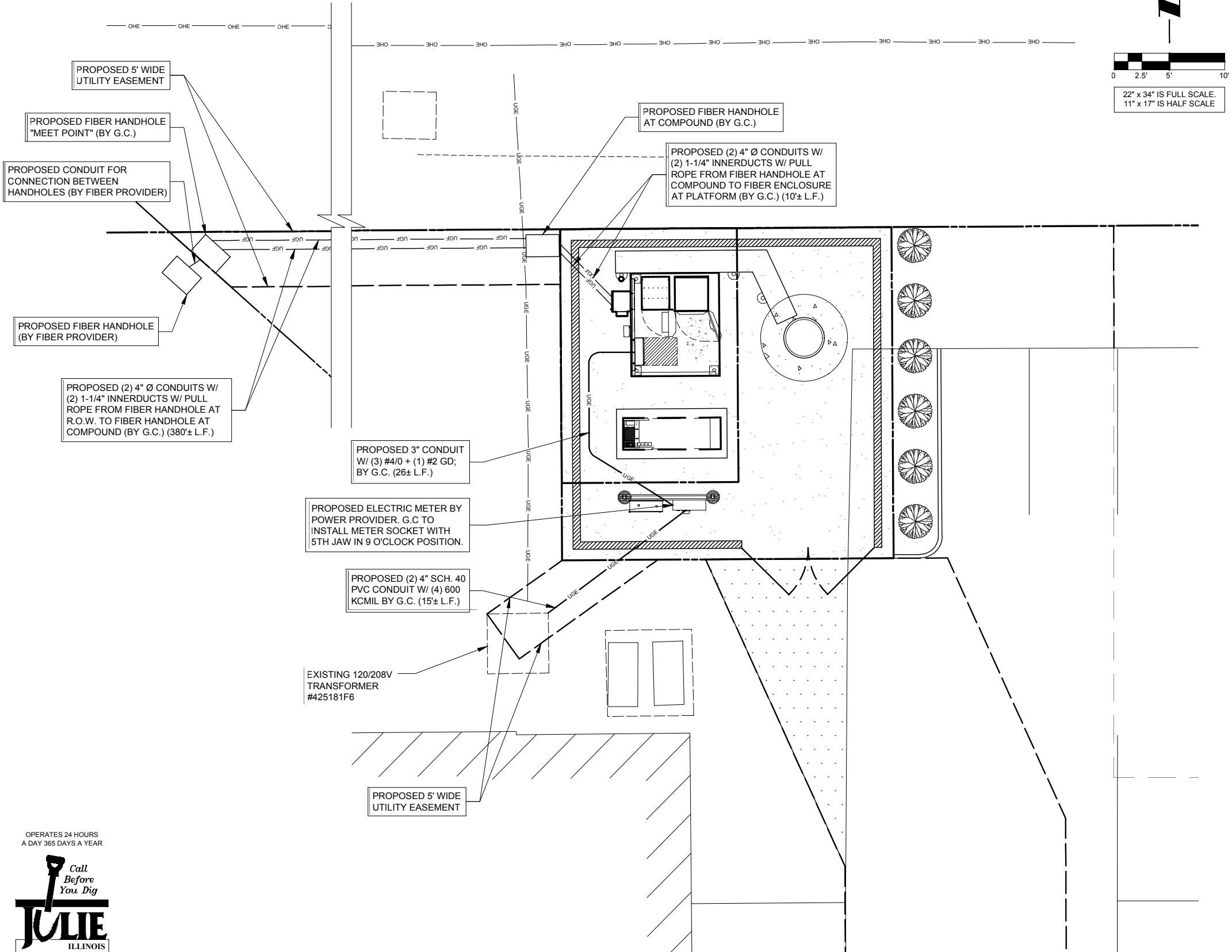
POWER: COMED
TRACY WASH
(630) 691-4691
ACCT: #0079051095

FIBER: ONE FIBER
MARK ZOLTEK
312-989-2025

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COMBINATION.

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND FIBER SERVICE. COORDINATE WITH ELECTRIC AND FIBER COMPANY.

NOTE:
FOR COMPLETE UTILITY
ROUTE SEE SHEET LP.

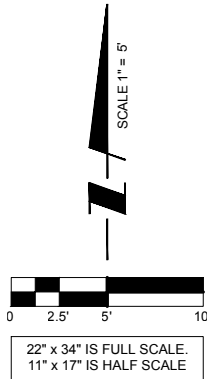


OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



1 SITE UTILITY ROUTING PLAN

NOTE:
CONTRACTOR TO VERIFY ROUTES WITH LOCAL
UTILITY COMPANY PRIOR TO INSTALLATION.



verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415



REVISIONS		BY	DATE	DESCRIPTION
NO.	2	TJS	04/27/18	ADDITION OF ECR
3	08/24/18	TJS	UPDATE SITE LAYOUT & NEW ECR	
4	10/25/18	JJR	UPDATE WITH POWER COORDINATION	
5	11/14/18	JTM	UPDATE PER VILLAGE COMMENTS	
6	01/09/19	RA	UPDATE PER FIBER COORDINATION	
7	01/14/19	JTM	UPDATE PER VILLAGE COMMENTS	
8	02/13/19	TJS	UPDATE WITH NEW PAD LAYOUT	

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

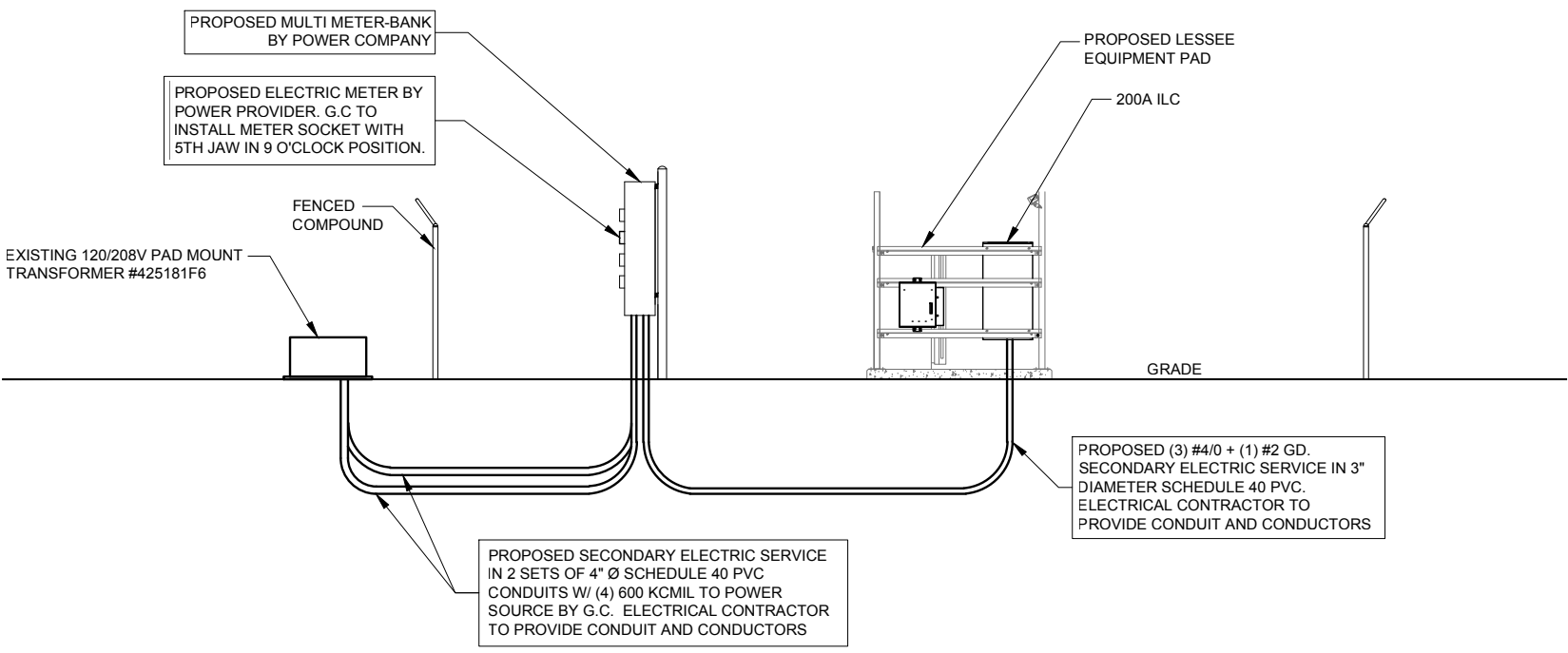
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
UTILITY ROUTING PLAN

SHEET NUMBER

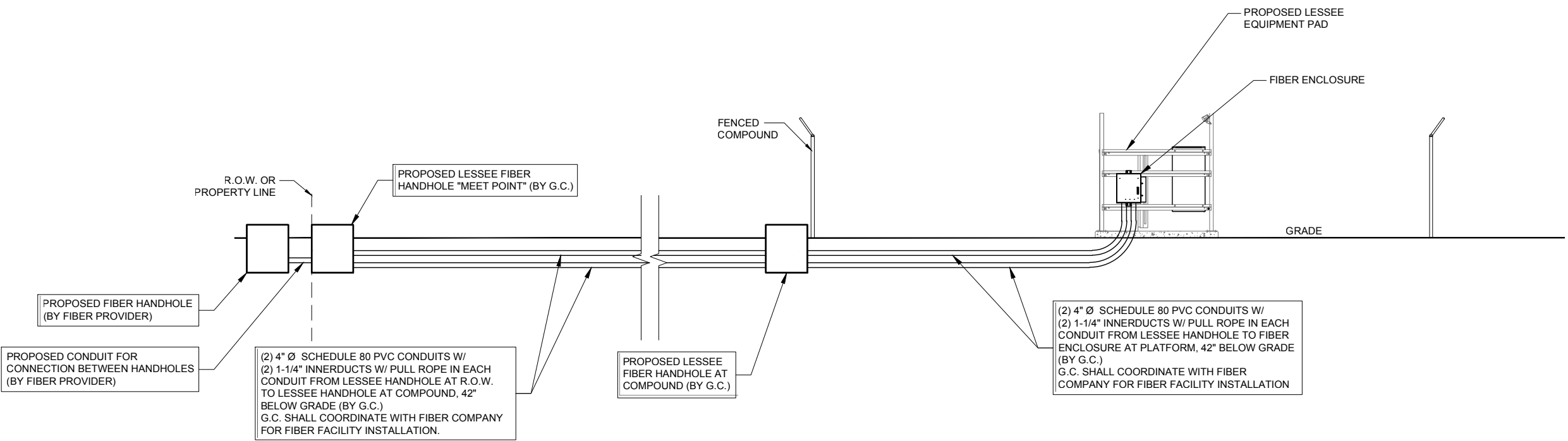
E-1



ELECTRICAL SERVICE: 200 AMP 120/240V SINGLE PHASE 3 WIRE

1 POWER RISER DIAGRAM
SCALE: N.T.S.

CONTRACTOR SHALL BUILD INTO THE PRICE OF THE BID THE COST OF TWO (2) MOBILIZATIONS:
1) POWER/FIBER PERMIT PULLED PRIOR TO BUILDING PERMIT AND PRELIMINARY WORK (SMART JACK ON A STICK, ETC) COMPLETED PRIOR TO GENERAL CONSTRUCTION
2) RETURN TO COMPLETE GENERAL ELECTRICAL CONSTRUCTION



NOTE: VERIFY FIBER ROUTING REQUIREMENTS WITH FIBER COMPANY

2 FIBER RISER DIAGRAM
SCALE: N.T.S.

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
UTILITY RISER
DIAGRAMS

SHEET NUMBER
E-1A

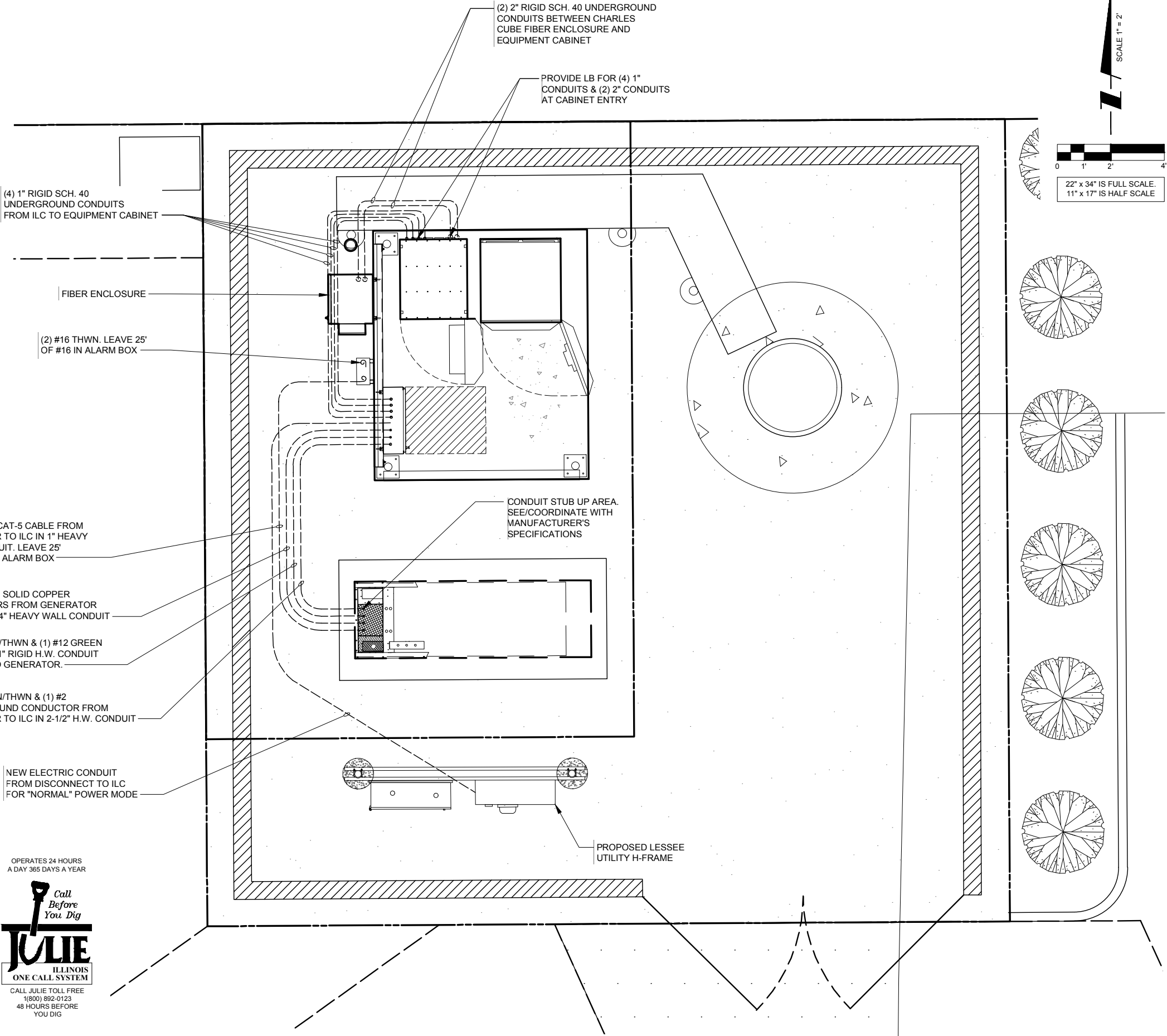
NOTES:

- 1) EXISTING MANUAL TRANSFER SWITCH TO BE REMOVED BY THE ELECTRICAL CONTRACTOR (E.C) AND TURNED OVER TO LESSEE. REMOVED EXTERNAL GROUND TERMINATION AND RECONNECT TO NEW TRANSFER SWITCH USING EXISTING GROUND LUG.
- 2) ALL UNDERGROUND GROUND TERMINATIONS AND TERMINATIONS TO EXISTING BUILDING GROUND GRID TO BE HEAVY DUTY EXOTHERMIC (CAD WELD).
- 3) NEW AUTOMATIC TRANSFER SWITCH, INSTALLED AND WIRED BY E.C. CONNECT EXTERNAL GROUND LUG AND GROUNDING CONDUCTOR THAT WAS REMOVED FROM MANUAL TRANSFER SWITCH.
- 4) EXISTING BUILDING GROUND GRID IS INDICATED ON THE NEW PLAN. HOWEVER, EXACT LOCATION IS NOT KNOWN. E.C. MUST LOCATE THIS GROUND GRID TO PROVIDE THE ATTACHMENT OF THE GENERATOR GROUND GRID. ALSO THE UNDERGROUND CONDUITS FROM THE GENERATOR TO THE BUILDING WILL CROSS OVER THIS GROUND GRID. CARE MUST BE TAKEN NOT TO DAMAGE THE GROUND GRID. IF ANY DAMAGE OCCURS IT MUST BE REPAIRED SO THAT THE COMPLETE GRID SYSTEM REMAINS INTACT.
- 5) E.C. TO EXTEND #2 TINNED SOLID COPPER GROUND CONDUCTORS FROM (2) LOCATIONS ON GENERATOR FRAME (SEE MANUFACTURERS RECOMMENDATIONS) PROVIDE GROUND LUGS ON GENERATOR AS REQUIRED. EXTEND #1/0 STRANDED GROUND CONDUCTOR AND CONNECT TO COPPER CLAD GROUND RODS VIA HEAVY DUTY EXOTHERMIC TERMINATIONS AND THEN EXTENDED AND ATTACH TO BUILDING GROUND GRID VIA EXOTHERMIC TERMINATIONS.
- 6) NEW GENERATOR FURNISHED BY LESSEE. INSTALLED AND WIRED BY E.C. DELIVERED AND SET BY CONTRACTOR.
- 7) EXISTING PANEL BOARD - E.C. TO PROVIDE (2) IP20A BREAKERS AND EXTEND CIRCUITS OUT TO GENERATOR LOCATIONS FOR WIRING OF 1800 WATT WATER JACKET HEATER, AND BATTERY CHARGER. PROVIDE RECEPTACLES OR TERMINATIONS AS REQUIRED. VERIFY EXACT LOCATIONS WITH GENERAC.
- 8) E.C. MUST MONITOR DC POWER WHEN ON BATTERY BACK-UP DURING PORTIONS OF CONSTRUCTION. IF LEVEL FALLS BELOW RECOMMENDED LEVEL 2256 DC, E.C. MUST TURN ON THE MAIN POWER. THE CELL SITE CANNOT GO OFF LINE AT ANYTIME.

NOTE:
CONTRACTOR TO VERIFY ROUTES
WITH LOCAL UTILITY COMPANY
PRIOR TO INSTALLATION.

NOTES:

- 1) SEE DETAILS ON EXISTING GROUND GRID AND GENERATOR GROUND GRID FOR REQUIRED GROUNDING SYSTEM.
- 2) PROVIDE NEW FEEDER CONDUCTORS FROM MAIN SERVICE SWITCH TO TRANSFER SWITCH FROM TRANSFER SWITCH TO EXISTING TAP BOX AND FROM TAP BOX TO EXISTING PANELBOARD.
- 3) CARE MUST BE TAKEN IN THE PLACEMENT OF NEW AUTOMATIC TRANSFER SWITCH SO THAT ENTRANCE OF THE FEEDER THRU THE BACK OF THE TRANSFER SWITCH DOES NOT INTERFERE WITH EQUIPMENT INSIDE TRANSFER SWITCH OR WITH TRANSFER SWITCH OPERATION.



verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415



NO.		REVISIONS		BY	DATE	DESCRIPTION
2				TJS	04/27/18	ADDITION OF ECR
3				TJS	08/24/18	UPDATE SITE LAYOUT & NEW ECR
4				JJR	10/25/18	UPDATE WITH POWER COORDINATION
5				JTM	11/14/18	UPDATE PER VILLAGE COMMENTS
6				RA	01/09/19	UPDATE PER FIBER COORDINATION
7				JTM	01/14/19	UPDATE PER VILLAGE COMMENTS
8				TJS	02/13/19	UPDATE WITH NEW PAD LAYOUT

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

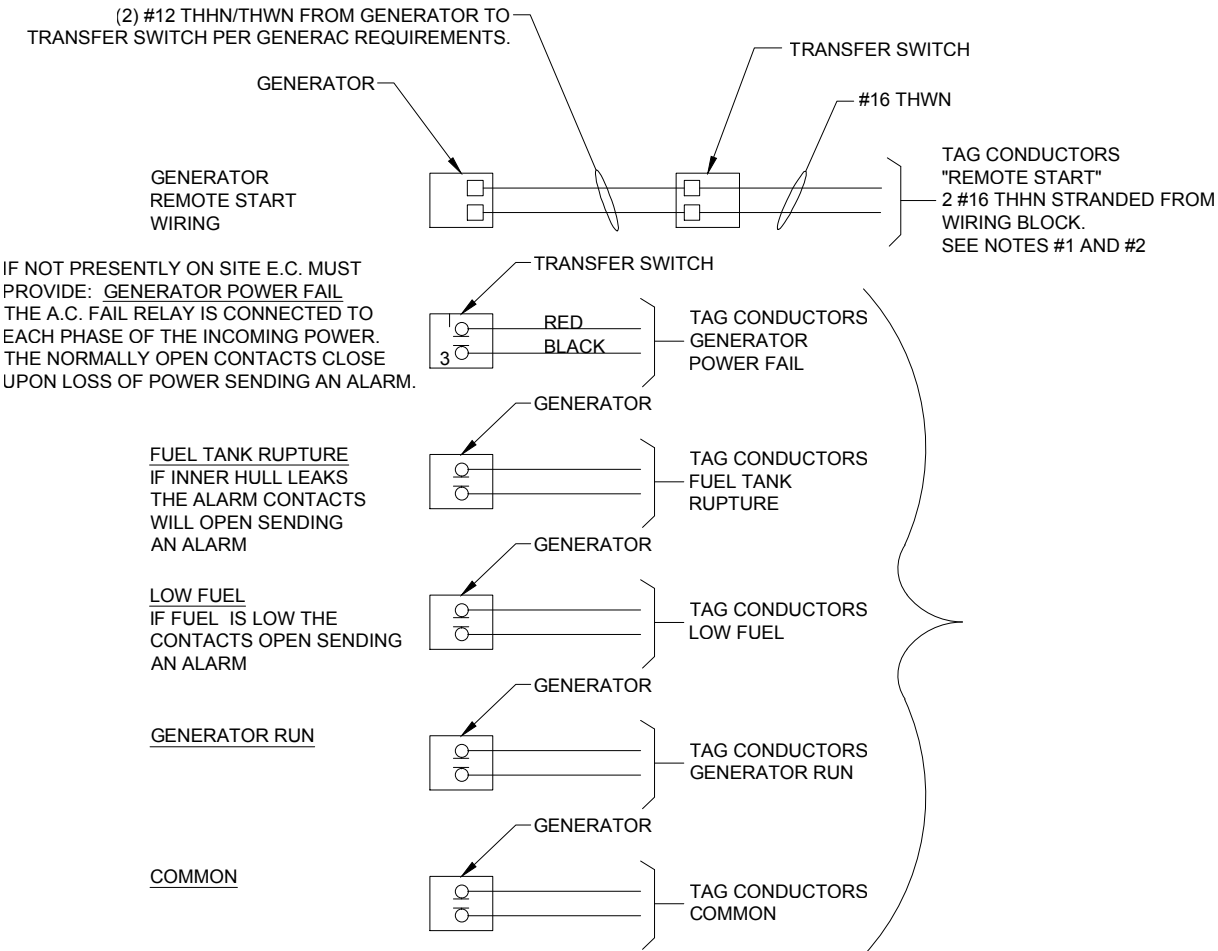
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
GENERATOR
UTILITY ROUTING PLAN

SHEET NUMBER

E-1B



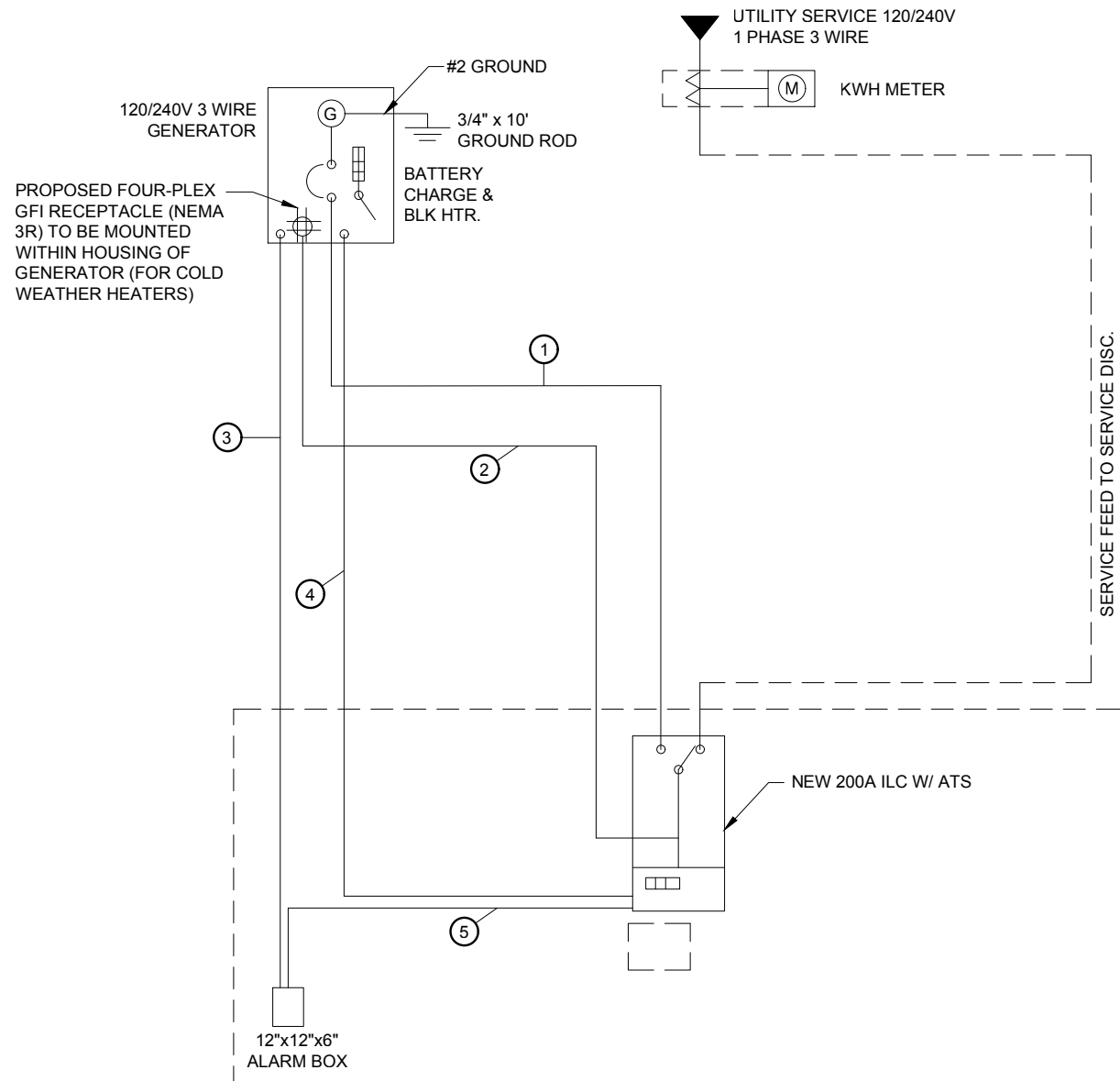
1 ALARM WIRING
N.T.S.

NOTES:

- 1) E.C. TO PULL A #16 AWG SOLID RED AND A #16 AWG SOLID BLACK FROM THE TRANSFER SWITCH TO ALARM WIRING BLOCK FOR REMOTE START.
- 2) E.C. TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED. TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE NEATLY BUNDLED USING NYLON TIES AND SUPPORTED AT 2'-0" INTERVALS FOR A NEAT INSTALLATION.

- KEY
- 1 (3) #3/0 & (1) #2 GND IN 2-1/2" C
- 2 (4) #12 & (1) #12 GND IN 1" C (SEE NOTE)
- (2) CAT-5 BELDEN IN 1" C FROM GENERATOR TO ALARM BOX. LEAVE 25' SPOOLED IN ALARM BOX
- 3 (2) #12 THWN IN 3/4" C
- 4 (2) #16 THWN. LEAVE 25' OF #16 IN ALARM BOX

NOTE:
E.C. TO PROVIDE (2) 20A 1-POLE CIRCUIT BREAKERS FOR BATTERY CHARGER AND JACKET HEATER



2 NEW SINGLE LINE DIAGRAM
N.T.S.

verizon

1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS		NO.	DESCRIPTION	DATE	BY
		2	ADDITION OF ECR	04/27/18	TJS
		3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
		4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
		5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
		6	UPDATE PER FIBER COORDINATION	01/09/19	RA
		7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
		8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
GENERATOR SINGLE
LINE DIAGRAM &
ALARM WIRING

SHEET NUMBER

E-1C

GROUNDING ELECTRODE SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF PLATFORM AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
 1. ONE (1) COPY TO OWNER REPRESENTATIVE
 2. ONE (1) COPY TO ENGINEER
 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

TYPICAL KEYED GROUNDING NOTES

- ① #2 AWG TNNND SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
- ② PAD CORNER POST, STEEL COLUMN, STEEL BEAM & CANOPY GROUND
- ③ CABINET GROUND
- ④ DISCONNECT AND ELECTRIC SERVICE GROUND TO GROUND ROD
- ⑤ 5/8" x 10' COPPER CLAD GROUND ROD
- ⑥ GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION (TYPE VS) GROUND FENCE POSTS WITHIN 6 FEET OF PLATFORM AND 25 FEET OF TOWER. (SEE DETAIL, SHEET E-5.)
- ⑦ MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES.
- ⑧ GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 1'-0" FROM PLATFORM AND INSTALL LIGHTNING SURGE ARRESTORS ON EACH CABLE GROUND.
- ⑨ EXOTHERMICALLY WELD COPPER GROUND BAR TAIL TO HALO GROUND RING (EXOTHERMIC CONNECTION TYPE TA) BY ANTENNA CONTRACTOR. FINAL CONNECTION BY ELECTRICAL CONTRACTOR.
- ⑩ 4"x20"x1/4" TNNND INSULATED COPPER GROUND BAR, NON ISOLATED WITH 10.0' LONG #2 AWG TNNND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VW)
- ⑪ GROUND CABLE WAVEGUIDE BRIDGE (TYP.) BY ELECTRICAL CONTRACTOR.
- ⑫ PROPOSED PERIPHERAL GROUND RING SHOULD BE INSTALLED 1' TO 2' INSIDE THE FENCE LINE, THE TOWER GROUND RING SHOULD BE INSTALLED A MINIMUM 2' OFF OF ANY STRUCTURES.
- ⑬ PROPOSED TOWER GROUND RING
- ⑭ GATE JUMPERS (SEE DETAIL, SHEET E-4)
- ⑮ BOND EXISTING/ PROPOSED TOWER GROUND RING TO PROPOSED PLATFORM GROUND RING WITH #2 AWG TNNND SOLID COPPER CONDUCTOR IN 2 LOCATIONS.
- ⑯ TWO #2 LEADS FROM THE EGR TO THE GROUND BAR AT UTILITY FRAME LOCATED ON PLATFORM STEEL. CADWELD AT EGR AND DOUBLE HOLE LUGS ON PLATFORM.
- ⑰ BOND RAYCAP TO MGB.
- ⑱ EACH TOWER FOUNDATION REBAR MESH/CAGE TO BE BONDED TO TOWER GROUND RING WITH #2 TINNED SOLID COPPER CONDUCTOR
- ⑲ EACH TOWER FOUNDATION TO HAVE AT LEAST ONE ANCHOR BOLT BONDED TO TOWER GROUND RING WITH #2 TINNED SOLID COPPER CONDUCTOR
- ⑳ COPPER CLAD GROUND ROD WITH INSPECTION WELL TOP OF GROUND ROD MAX 24" BURY.
- ㉑ EXTEND GROUND CONDUCTORS IN 1/2" RIGID H.W. CONDUIT ADJACENT TO PAD, OFFSET AND ATTACH TO EXTERIOR OF GENERATOR HOUSING AND EXTEND TO GROUND LUGS AS REQUIRED, VERIFY LOCATION WITH GENERAC.
- ㉒ MGB MOUNTED UNDER PERIMETER BEAM

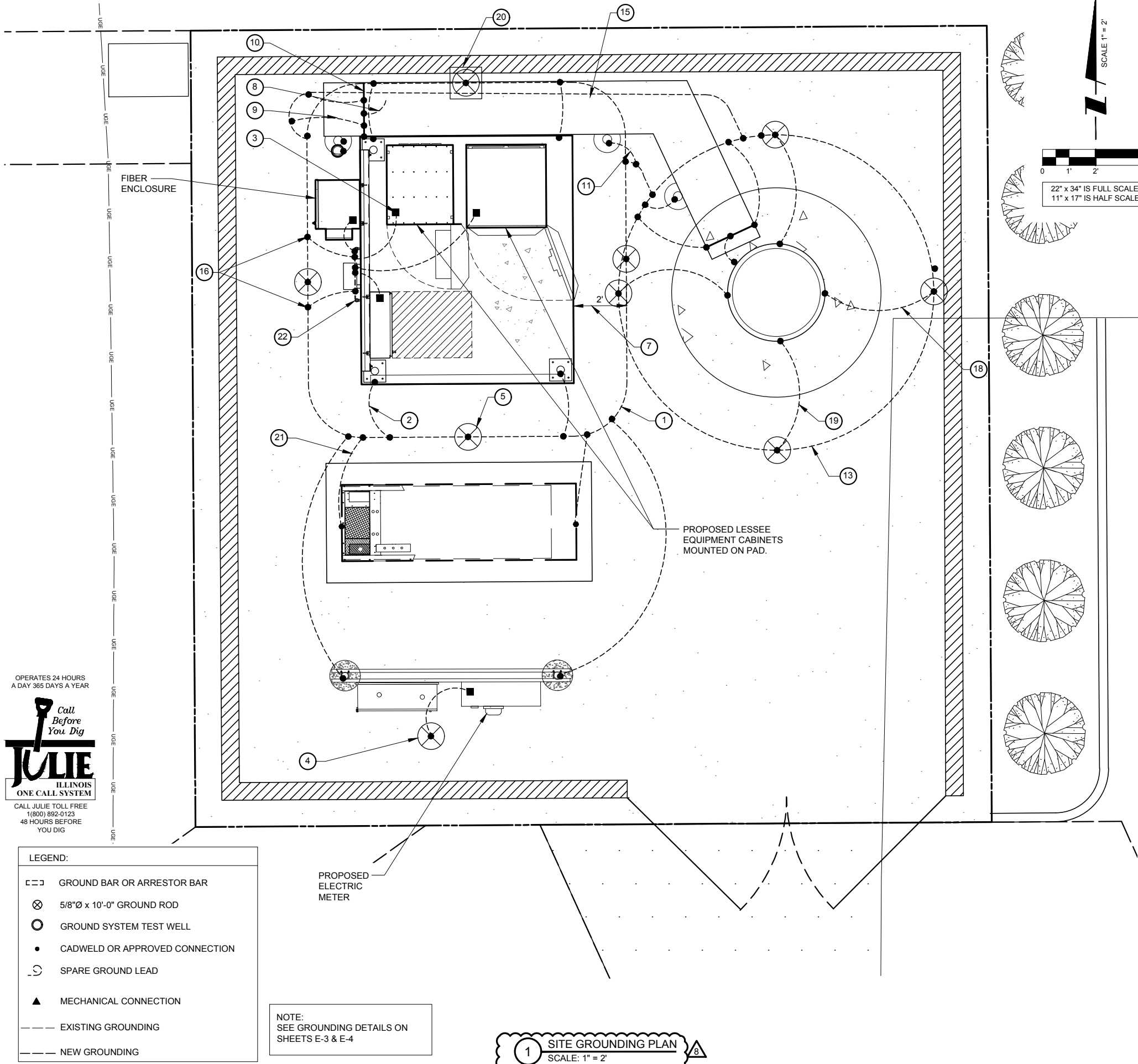


LEGEND:

- — — GROUND BAR OR ARRESTOR BAR
- ⊗ 5/8"Ø x 10'-0" GROUND ROD
- GROUND SYSTEM TEST WELL
- CADWELD OR APPROVED CONNECTION
- ○ SPARE GROUND LEAD
- ▲ MECHANICAL CONNECTION
- — — EXISTING GROUNDING
- — — NEW GROUNDING

NOTE:
SEE GROUNDING DETAILS ON
SHEETS E-3 & E-4

1 SITE GROUNDING PLAN
SCALE: 1" = 2'



22" x 34" IS FULL SCALE.
11" x 17" IS HALF SCALE.

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415



NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

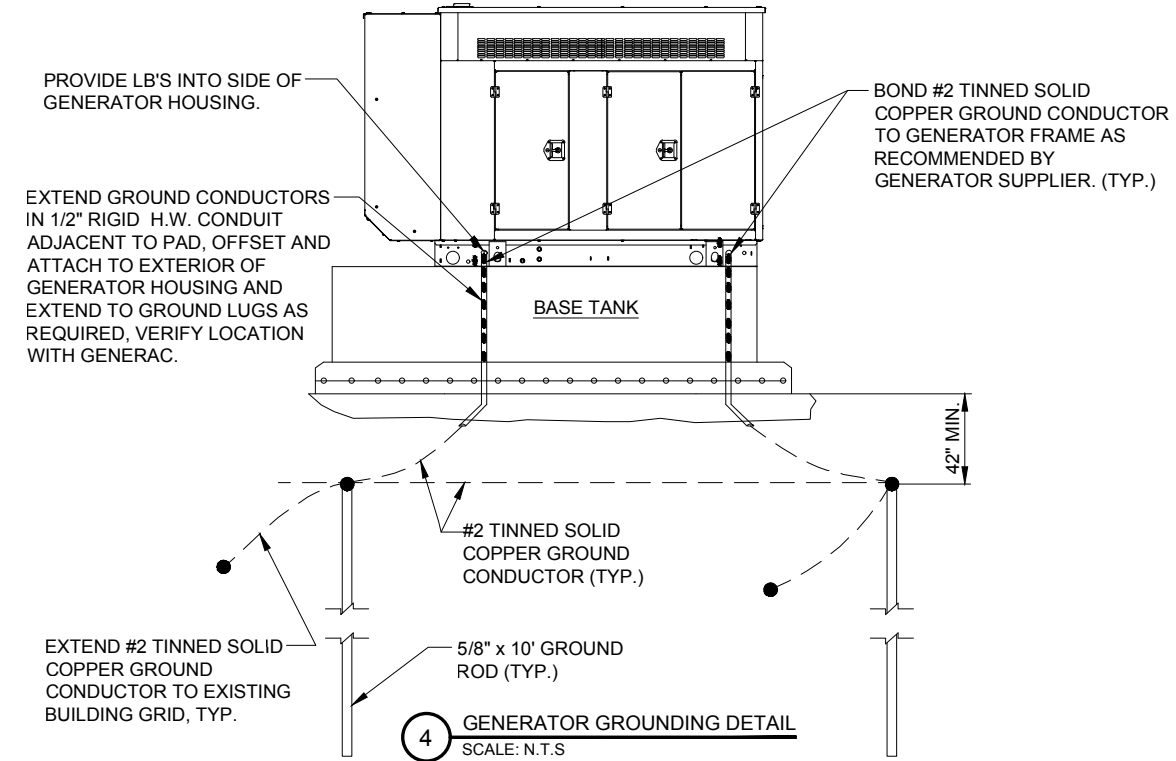
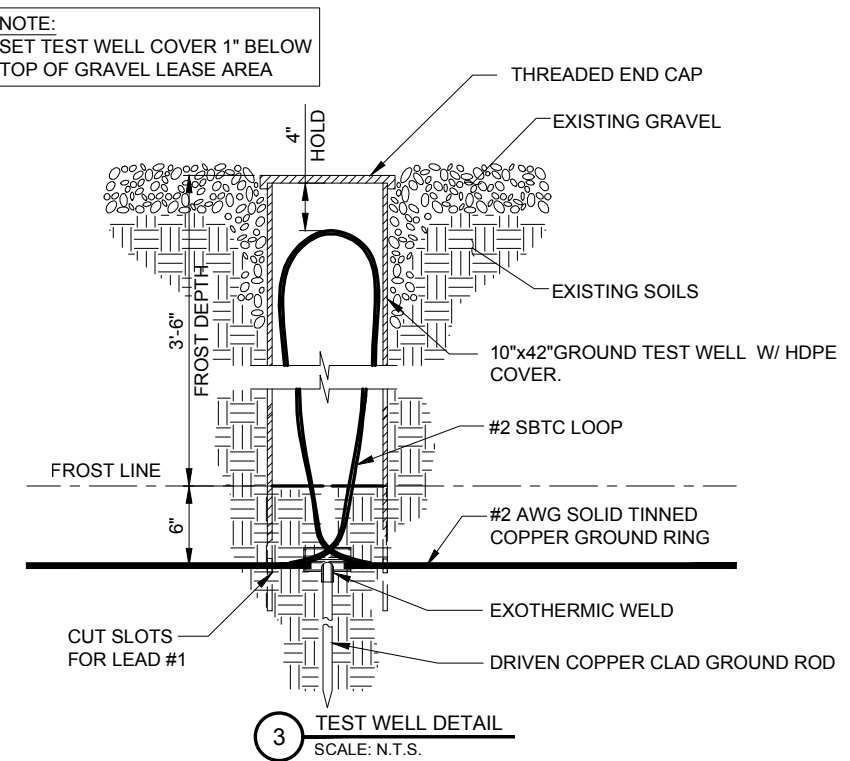
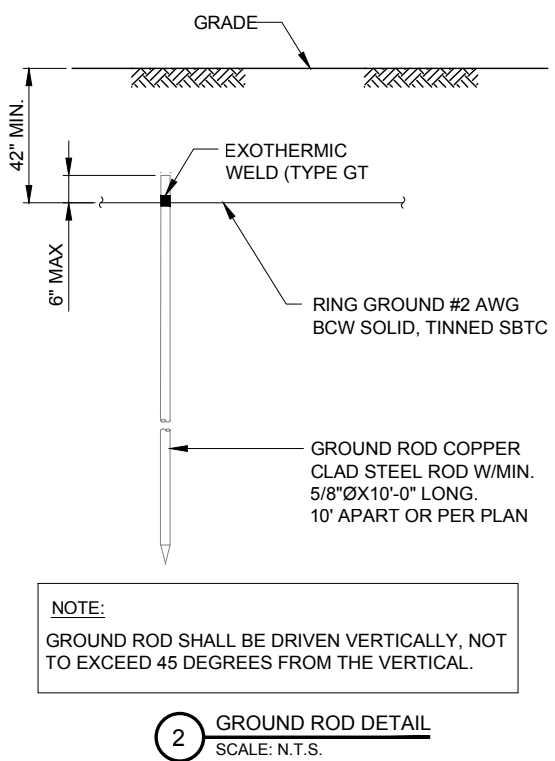
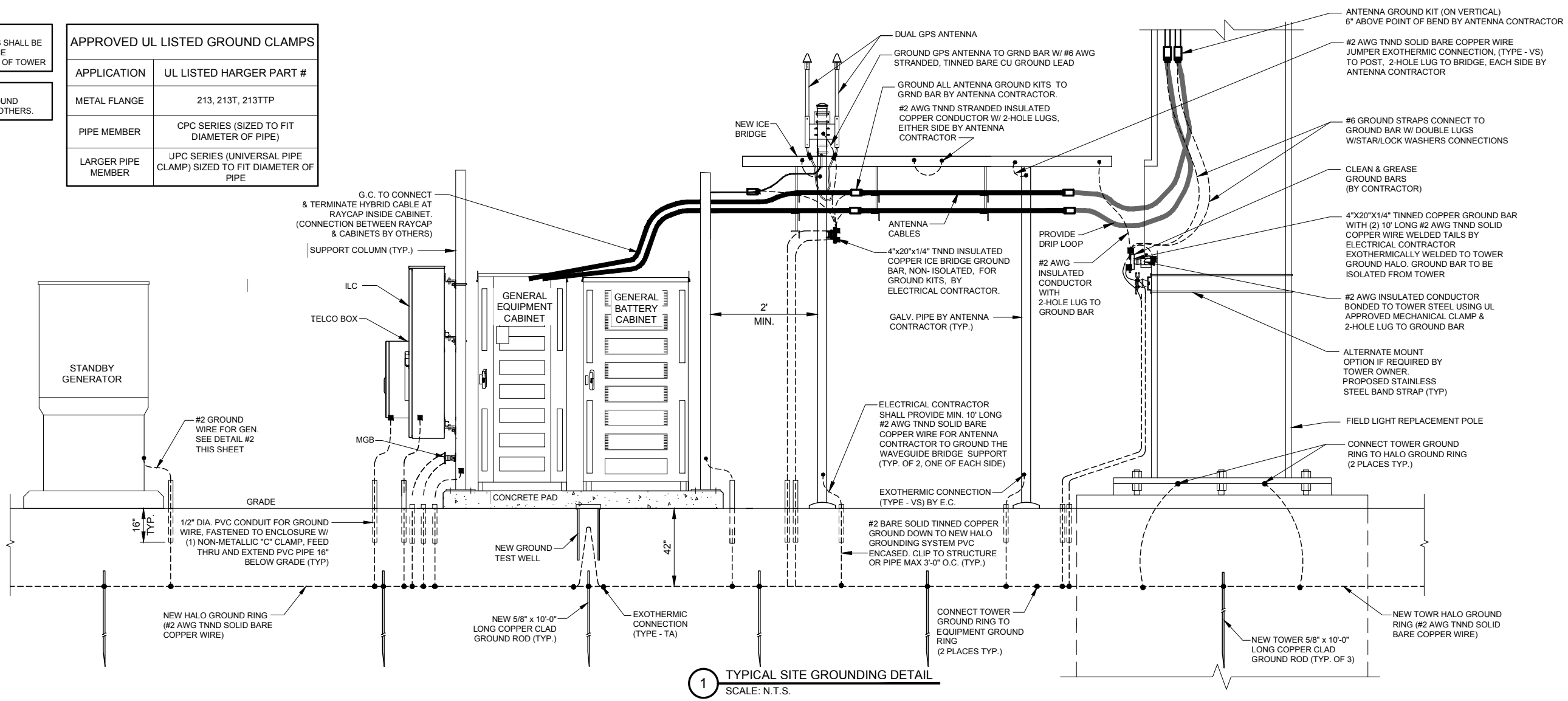
SHEET TITLE
**SITE
GROUNDING PLAN**

SHEET NUMBER
E-2

NOTE:
ANTENNA CABLES SHALL BE GROUNDED AT THE ANTENNA HEIGHT OF TOWER

NOTE:
ALL CABINET GROUND CONNECTION BY OTHERS.

APPROVED UL LISTED GROUND CLAMPS	
APPLICATION	UL LISTED HARGER PART #
METAL FLANGE	213, 213T, 213TTP
PIPE MEMBER	CPC SERIES (SIZED TO FIT DIAMETER OF PIPE)
LARGER PIPE MEMBER	UPC SERIES (UNIVERSAL PIPE CLAMP) SIZED TO FIT DIAMETER OF PIPE



1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS	
NO.	DESCRIPTION
1	ADDITION OF ECR
2	UPDATE SITE LAYOUT & NEW ECR
3	UPDATE WITH POWER COORDINATION
4	UPDATE PER VILLAGE COMMENTS
5	UPDATE PER FIBER COORDINATION
6	UPDATE PER VILLAGE COMMENTS
7	UPDATE WITH NEW PAD LAYOUT
8	

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE

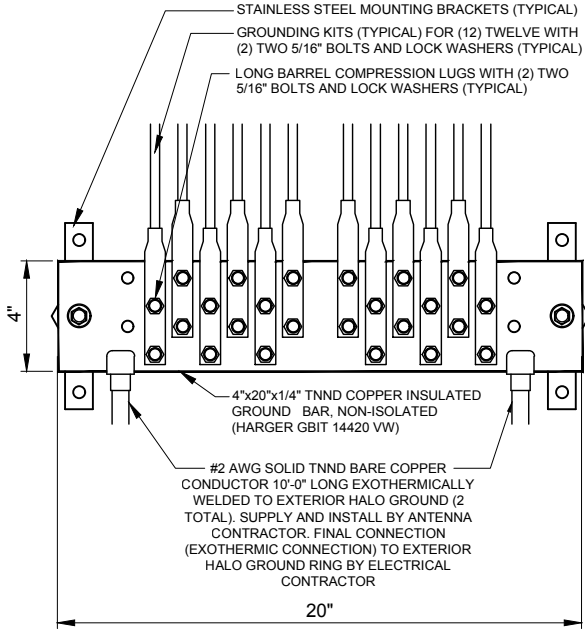
GROUNDING DETAILS

SHEET NUMBER

E-3

GROUNDING ELECTRODE SYSTEM NOTES:

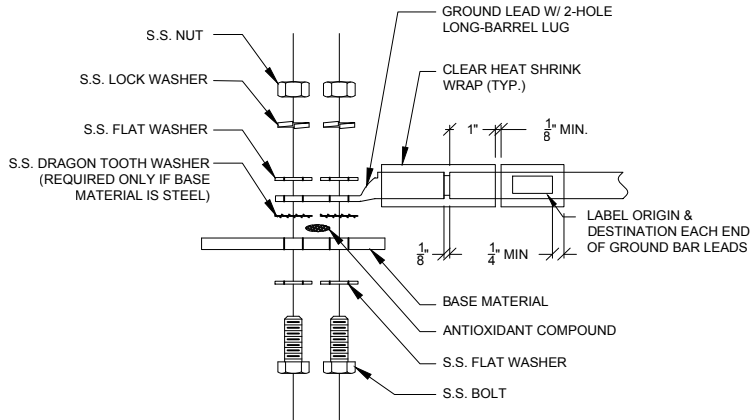
1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
 1. ONE (1) COPY TO OWNER REPRESENTATIVE
 2. ONE (1) COPY TO ENGINEER
 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



1 EXTERIOR GROUND BAR DETAIL
N.T.S.

NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



2 GROUND LUG INSTALLATION DETAIL
N.T.S.



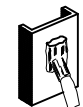
Type GT
THROUGH CABLE TO
TOP OF GROUND ROD.



Type VN
HORIZONTAL CABLE TAP TO
VERTICAL STEEL SURFACE OR
THE SIDE OF HORIZONTAL PIPE



Type TA
TEE OF HORIZONTAL RUN
AND TAP CABLES.



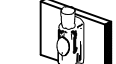
Type VS
CABLE TAP DOWN AT 45° TO
VERTICAL STEEL SURFACE OR SIDE
OF HORIZONTAL OR VERTICAL PIPE.



Type HS
HORIZONTAL CABLE TAP TO
HORIZONTAL STEEL SURFACE
OR PIPE. CABLE OFF SURFACE.



Type GY
THROUGH CABLE TO SIDE
OF GROUND ROD



Type VV
THROUGH VERTICAL CABLE TO
VERTICAL STEEL SURFACE OR
TO THE SIDE OF EITHER
HORIZONTAL OR VERTICAL
PIPE



Type GR
CABLE TAP TO TOP OF GROUND
ROD



Type XB
CROSS OF HORIZONTAL
CABLES. LAPPED AND NOT
CUT



Type NC
THROUGH AND TAP CABLES
TO GROUND ROD

3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ADDITION OF ECR	04/27/18	TJS
2	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
3	UPDATE WITH POWER COORDINATION	10/25/18	JJR
4	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
5	UPDATE PER FIBER COORDINATION	01/09/19	RA
6	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
7	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER

E-4

GENERAL LANDSCAPE NOTES

1.

PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2.

ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3.

GUARENTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTORS CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS STORMS, FIRES OR VANDALISM.
REPLACEMENTS: DURING THE WARANTY PERIOD, REPLACE ONE TIME, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
4.

MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
5.

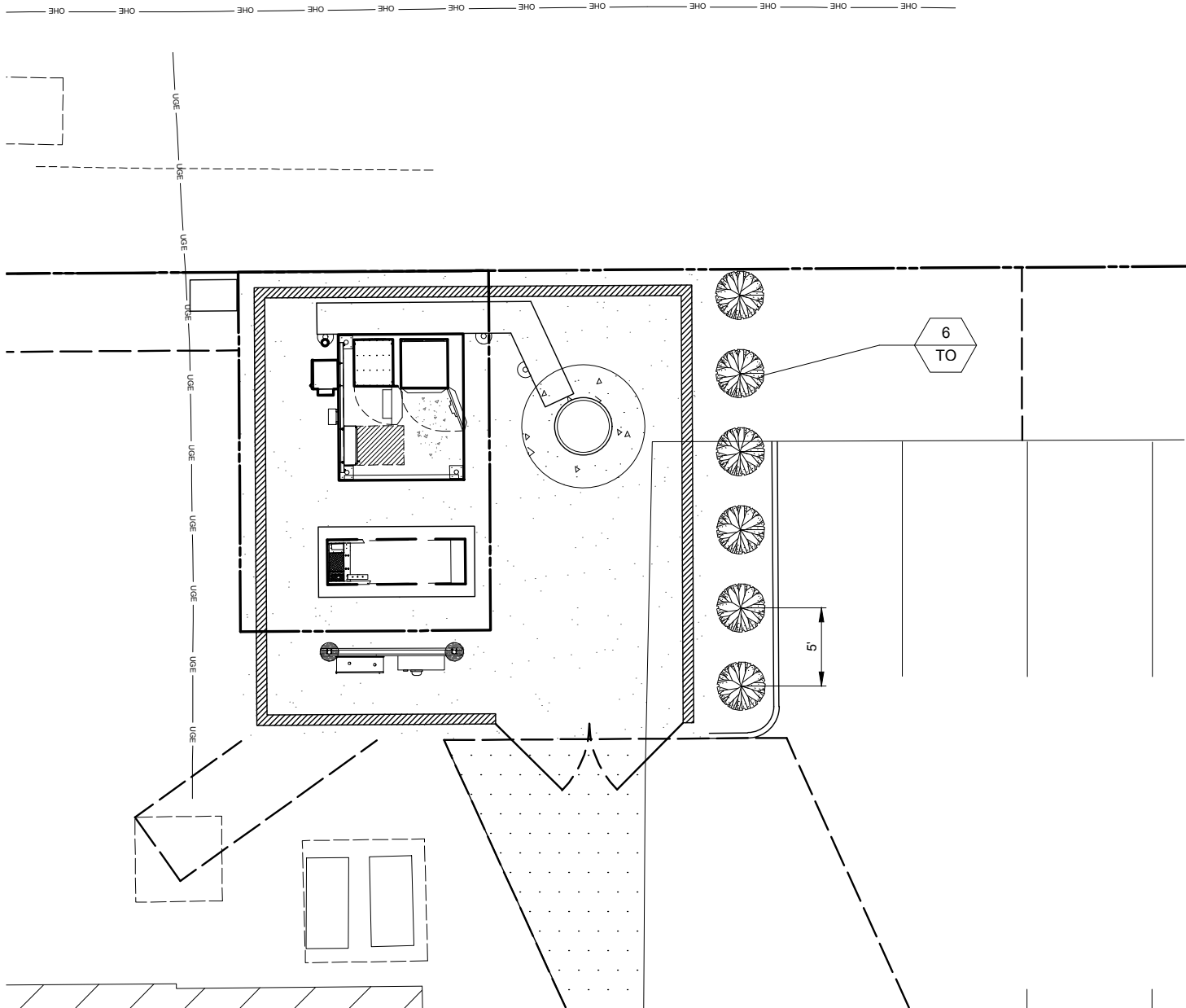
TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEIOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
6.

REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
SEED: SEDD MIX SHALL MATCH EXISTING TURF, OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.
7.

PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
8.

ALL TREES SHALL BE GROWN IN A NURSERY LOCATED IN THE NORTHERN HALF OF THE STATE OF ILLINOIS AND LICENSED BY THE STATE OF ILLINOIS.
9.

THE PLANTING SEASON SHALL BE APPROXIMATELY OCTOBER 15 TO DECEMBER 1, AND MARCH 15 TO MAY 1.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES					
TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6	5 FT. HT. MIN.	B & B (BALLED & BURLAPPED)

X	PLANT QUANTITY
XX	PLANT SYMBOL

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



REVISIONS		DATE	BY
NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE LANDSCAPING PLAN

SHEET NUMBER L-1

GENERAL

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS
SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

- A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.
- B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
- C. COMPLETE FINAL CLEAN UP REQUIREMENTS. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING

- 1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.
 - a. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS, RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
 - b. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE
 - c. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
 - d. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
 - e. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
 - f. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER “UL” AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
 - g. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY
- 2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

- 1. WORK INCLUDED: SEE SITE PLAN.
- 2. SEQUENCING
 - a. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG EAST FENCE LINE.
 - b. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH

PART 2 - EXECUTION

- 1. INSPECTIONS: LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
- 2. PREPARATION
 - a. CLEAR TREES, BRUSH AND DEBRIS FROM SITE AS REQUIRED.
 - b. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6”) BELOW GRADE.
 - c. UNLESS OTHERWISE INSTRUCTED BY OWNER, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
 - d. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
 - e. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
- 3. INSTALLATION
 - a. GRADE OR FILL THE SITE AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
 - b. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
 - c. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
 - d. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
 - e. PLACE FILL OR STONE IN SIX INCH (6”) MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
 - f. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
 - g. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.

- h. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
- i. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.
- j. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
- k. IN DITCHES WITH SLOPES GREATER THAN 10% MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN THAT 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.
- l. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- m. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- n. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.
- 4. FIELD QUALITY CONTROL: COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.
- 5. PROTECTION
 - a. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.
 - b. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS, WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - FENCING AND GATE(S)

PART 1 - GENERAL

- 1. WORK INCLUDED - SEE PLAN FOR SITE AND LOCATION OF FENCE
- 2. QUALITY ASSURANCE
 - a. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE “E” ZINC, 18 OUNCES PER SQUARE FOOT.
- 3. SEQUENCING
 - a. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
- 4. SUBMITTALS
 - a. MANUFACTURER'S DESCRIPTIVE LITERATURE.
 - b. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

- 1. FENCE MATERIAL
 - a. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
 - b. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148”) WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
 - c. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER
 - i. LINE 2” SCHEDULE 40 (2 3/8” O.D.)
 - ii. CORNER 3” SCHEDULE 40 (3 1/2” O.D.)
 - iii. GATE 3” SCHEDULE 40 (3 1/2” O.D.)
 - d. ALL TOP AND BRACE RAILS SHALL BE 1 DIAMETER SCHEDULE - 40 MECHANICAL - SERVICE PIPE.
 - e. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL - SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
 - f. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
 - g. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
 - h. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
 - i. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
 - j. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.

- k. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
- l. ALL POST EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- m. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS, AND TENSION BAND CLIPS.
- n. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

PART 3 - EXECUTION

- 1. INSPECTION: TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS,
- 2. INSTALLATION
 - a. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6”) CONCRETE COVER UNDER POST.
 - b. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB; ON QUARTER INCH (1/4”)
 - c. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
 - d. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
 - e. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.
 - f. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
 - g. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
 - h. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
 - i. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
- 3. PROTECTION: UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL. APPLICABLE STANDARDS:
 - ASTM-A120 SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
 - ASTM-A123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
 - ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
 - ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
 - ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC
 - ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
 - ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.

- A. FEDERAL SPECIFICATION RR-F-191-FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

DIVISION 3: CONCRETE

SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS

PART 1 - GENERAL

- 1. WORK INCLUDED: FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
- 2. INSPECTIONS
 - a. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
 - b. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
 - c. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
- 3. QUALITY ASSURANCE
 - a. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ASTM 318.
 - b. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
 - c. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
 - d. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.
- 4. SUBMITTALS: SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWING SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

- 1. REINFORCEMENT MATERIALS
 - a. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
 - b. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE IN FLAT SHEETS, PLAIN FINISH.
 - c. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OR REINFORCING.

- d. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.
- 2. CONCRETE MATERIALS
 - a. CEMENT: ASTM C150, PORTLAND TYPE
 - b. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED; ONE INCH (1”) SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
 - c. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
 - d. AIR ENTRAINING ADMIXTURE: ASTM C260
 - e. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
 - f. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE. CEMENT, WATER REDUCING AND PLASTICISING AGENTS.
- 3. CONCRETE MIX

- a. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
- b. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
- c. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
 - i. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET 2-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH.
 - ii. SLUMP: 3 INCHES

PART 3 - EXECUTION

- 1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
 - a. THE CONSTRUCTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
 - b. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
 - c. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
 - d. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
- 2. REINFORCEMENT PLACEMENT
 - a. PLACEMENT REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
 - b. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
 - c. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
 - d. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3”) UNLESS OTHERWISE NOTED.
 - e. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3”) NOR BE LESS THAN TWO INCHES (2”).
- 3. PLACING CONCRETE
 - a. VIBRATE ALL CONCRETE.
 - b. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCECURES IF SEASONAL CONDITIONS APPLY.
- 4. CURING
 - a. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
 - b. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
- 5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
- 6. FIELD QUALITY CONTROL
 - a. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.
 - b. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
 - c. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
- 7. DEFECTIVE CONCRETE: MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.



NO	DESCRIPTION	DATE	BY	TJS
2	ADDITION OF ECR	04/27/18		TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18		TJS
4	UPDATE WITH POWER COORDINATION	10/25/18		JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18		JTM
6	UPDATE PER FIBER COORDINATION	01/09/19		RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19		JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19		TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER
SP-1

DIVISION 5: METALS

PART1 1 - GENERAL

1. SECTION INCLUDES:
- STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS, AND GROUTING UNDER BASE PLATES.
2. SUBMITTALS:
- SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.
3. QUALITY ASSURANCE
- A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 - PRODUCTS

1. MATERIALS:
- A. STRUCTURAL STEEL MEMBERS:ASTM A572, GRADE 50
- B. STRUCTURAL TUBING:ASTM A500, GRADE B
- C. PIPE:ASTM A53, TYPE E OR S, GRADE B
- D. BOLTS, NUTS, AND WASHERS:ASTM A325
- E. ANCHOR BOLTS:ASTM A307
- F. WELDING MATERIALS:AWS 01.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
- G. GROUT:NON - SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
- H. SHOP AND TOUCH-UP PRIMER:SSPC 15, TYPE 1, RED OXIDE
- I. TOUCH-UP PRIMERFOR GALV. SURFACESZINC RICH TYPE

2. FABRICATION:
- CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
3. FINISH:
- A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCEWITH SSPC SP-1 TO SP-10 PROCEDURES.
- B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

1. EXAMINATION AND PREPARATION:
- VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
2. ERECTION:
- A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
- B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
- C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
- D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRMED OR GALVANIZED WITH TOUCH-UP PRMERS AS SPECIFIED UNDER SECTION 05000, 0METALS, PART 2 - PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
3. FIELD QUALITY CONTROL:
- FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS, AND TOURQUING

DIVISION 16: ELECTRICAL

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU, AND "UL" LISTED.
5. ALL CONDUIT SHALL HAVE A PULL CORD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF TH JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 1640 - SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
4. CONDUIT:
- A. RIGID CONDUIT SHALL BE U.L LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE ¾ LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
- B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
- C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
- D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY J.U.L.I.E. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY-EIGHT (48) HOURS PRIOR TO DIGGING.
5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4')). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
8. GROUNDING ELECTRODE SYSTEM
- A. PREPARATION
1. SURFACE PREPARATION:
- ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTS SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUND. ALL CONNECTIONS ARE TO HAVE A NO-OXIDIZING GENT APPLIED PRIOR TO INSTALLATION.
2. GROUND BAR PREPARATION
- ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
3. SLEEVES:
- ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
- B. GROUND BARS
1. ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4") THICK TINNED COPPER PLATE AND OF AND OF SIZE INDICATED ON DRAWINGS.
2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
- A. BOLT-HEAD
- B. 2-HOLE LUG
- C. TINNED COPPER BUSS BAR
- D. STAR WASHER
- E. NUT
- C. EXTERNAL CONNECTIONS
1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDIER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.
- D. GROUND RODS
- ALL GROUND RODS SHALL BE 5/8- INCH DIAMETER X 10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.
- E. GROUND RODS
- ALL GROUND RODS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
- F. LUGS
1. LUGS SHALL BE 2 - HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548 __BE OR EQUIVALENT
- A. 535 MCM DLO54880BE
- B. 262 MCM DLO54872BE
- C. #1/0 DLO54862BE
- D. #4/0 THWN AND BARE54866BE
- E. #2/0 THWN54862BE
- F. #2 THHN54207BE
- G. #6 DLO54205BE

2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

	GROUNDING CONDUCTOR SIZE	MINIMUM BENDING RADIUS TO INSIDE EDGE
NO.	6 AWG TO NO. 4 AWG	6 INCHES
NO.	2 AWG TO NO. 1/0 AWG	8 INCHES
NO.	2/0 AWG TO 4/0 MCM	12 INCHES
	250 MCM TO 750 MCM	24 INCHES

- G. GROUND RING
1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").
2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUNGS OR CLAMPS WILL BE ACCEPTED.

- H. FENCE/GATE
- GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POST AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

3. I.E.E.E. FALL POTENTIAL TESTS

- A. FOR RAW LAND SITE
1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:
- B. EQUIPMENT PAD
1. FIRST TEST - SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 35 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

- C. TOWER
1. FIRST TEST - SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST (10) DAYS, THE MAXIMUM ALLOWABLE READING IS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.
- D. EQUIPMENT PAD AND TOWER
1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPETE A MEGGER CHECKER OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

- C. TOWER

1. FIRST TEST - SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST (10) DAYS, THE MAXIMUM ALLOWABLE READING IS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.
- D. EQUIPMENT PAD AND TOWER
1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPETE A MEGGER CHECKER OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPETE A MEGGER CHECKER OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS AREA OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 - POLES, POSTS, AND STANDARDS (SINGLE MAST AND SELF SUPPORTING TOWERS)

1. GENERAL
- A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED
- B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
- C. GROUNDING:
- GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.

- NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE FIELD LIGHT REPLACEMENT POLE.

SECTION 16745- TELECOMMUNICATIONS WIRING COMPONENT (COAXIAL ANTENNA CABLE)

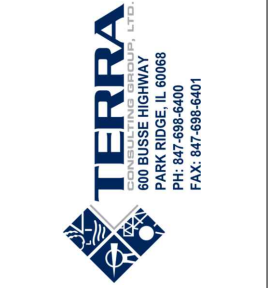
1. GENERAL

- A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
- B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
- C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS

- a. COAXIAL CABLE:
1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8", ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4', AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".
3. ANTENNA AND COAXIAL CABLE GROUNDING
- a. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)
4. COAXIAL CABLE IDENTIFICATION
- a. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:
1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.
- b. USE ANDREW CABLE TIES (PT. # 7290) TO SECURE IDENTIFICATION TAGS.
5. TESTING

LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.



REVISIONS		DESCRIPTION	DATE	BY	TJS
NO	2	ADDITION OF ECR	04/27/18		
	3	UPDATE SITE LAYOUT & NEW ECR	08/24/18		
	4	UPDATE WITH POWER COORDINATION	10/25/18		
	5	UPDATE PER VILLAGE COMMENTS	11/14/18		
	6	UPDATE PER FIBER COORDINATION	01/09/19		
	7	UPDATE PER VILLAGE COMMENTS	01/14/19		
	8	UPDATE WITH NEW PAD LAYOUT	02/13/19		

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER
SP-2



1 EXISTING ACCESS DRIVE
SCALE: N.T.S.



2 EXISTING POWER POLE
SCALE: N.T.S.



3 PROPOSED UTILITY ROUTE/ACCESS ROAD
SCALE: N.T.S.



4 EXISTING POWER POLE
SCALE: N.T.S.

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS		NO.	DESCRIPTION	DATE	BY
		2	ADDITION OF ECR	04/27/18	TJS
		3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
		4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
		5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
		6	UPDATE PER FIBER COORDINATION	01/09/19	RA
		7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
		8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

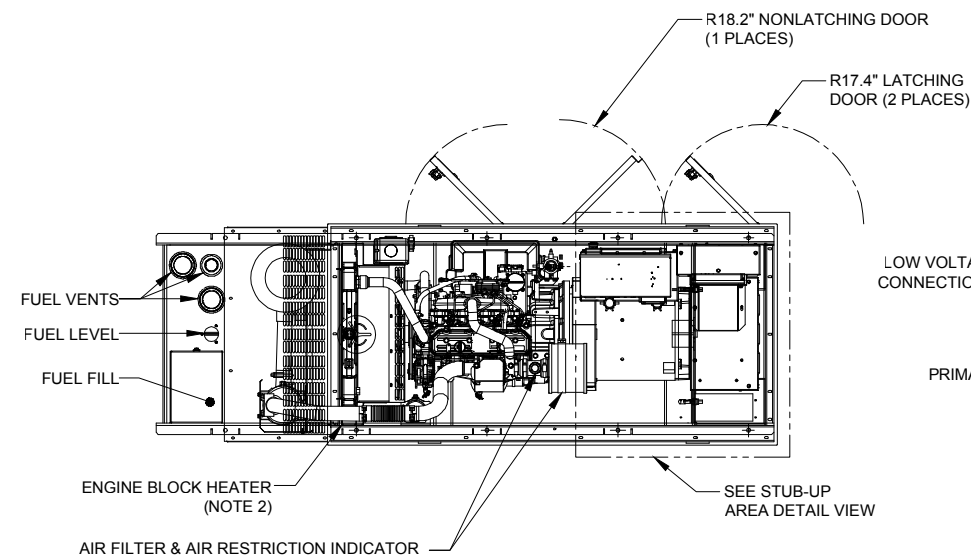
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

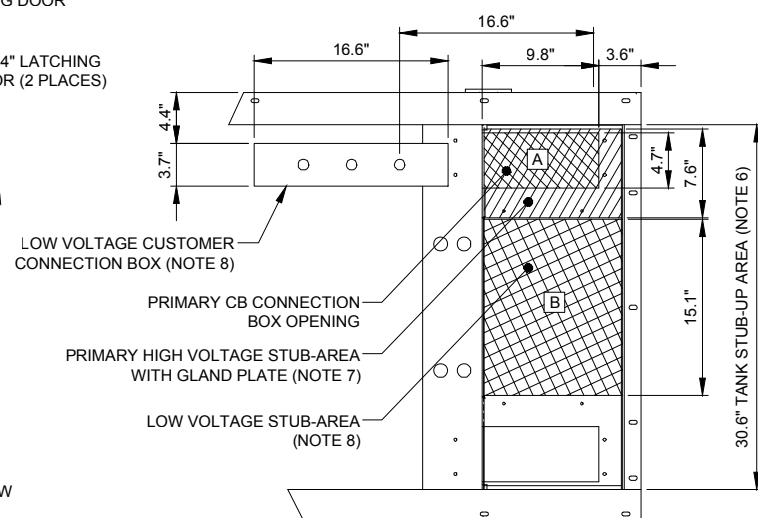
SHEET TITLE
EXISTING SITE PHOTOS

SHEET NUMBER

P-1



TOP OR PLAN VIEW

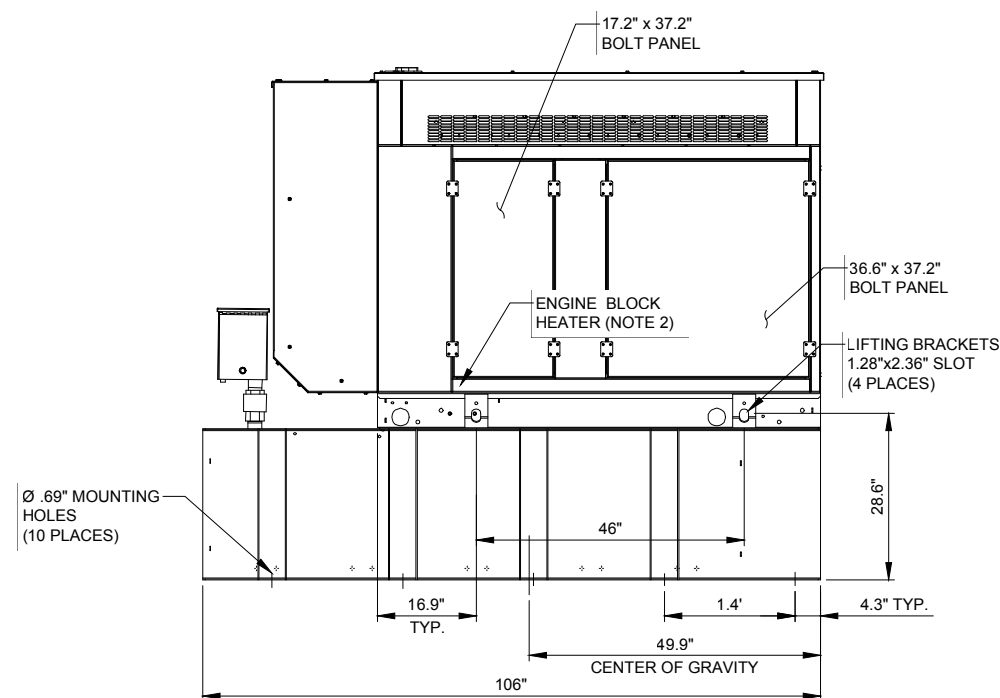


STUB-UP AREA DETAILED VIEW

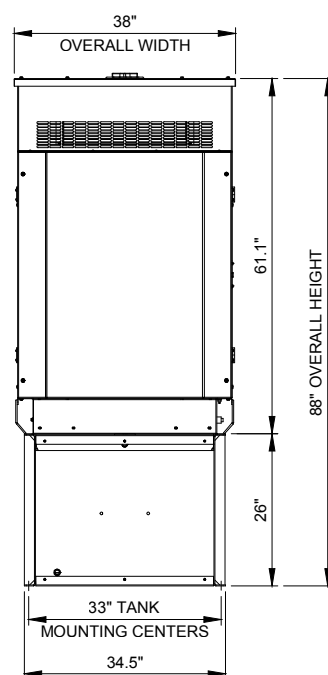
RECOMMENDED ELECTRICAL STUB-UPS (SEE DETAILED VIEW & TOP VIEW)	
DESCRIPTION	INSIDE BASE
(HIGH VOLTAGE STUB UP) 1. AC LOAD LEAD CONDUIT AREA. 2. 120/240 VAC FROM UTILITY FOR OPTIONAL LOADS. (GLAND PLATE INCLUDED)	A
LOW VOLTAGE STUB UP 1. TRANSFER SWITCH/ COMMUNICATIONS CONDUITS. COMMUNICATIONS AND 2-WIRE START MUST NOT BE RUN IN CONDUIT W/ AC WIRING. (SEE NOTE 8)	B

NOTES

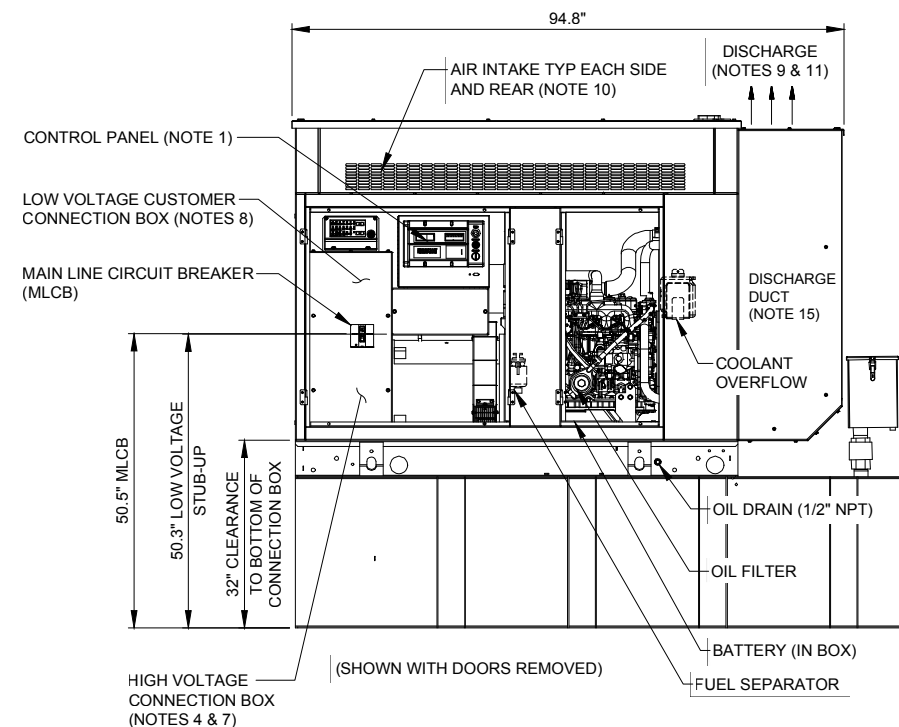
- CONTROL PANEL INCLUDES BATTERY CHARGER WITH THREE PRONG CORD.
- 1500W 120VAC ENGINE BLOCK HEATER WITH THREE PRONG CORD.
- 12 VOLT NEGATIVE GROUND SYSTEM.
- GENERATOR MUST BE GROUNDED.
- CENTER OF GRAVITY & WEIGHT MAY BE SHIFTED SLIGHTLY DUE TO UNIT OPTION.
- STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB UP AREA.
- HIGH VOLTAGE STUB-UP AREA INCLUDES THE AC LOAD LEAD CONNECTION TO THE MAIN LINE CIRCUIT BREAKER, THE NEUTRAL CONNECTION, AND AUXILIARY 120/240V CONNECTION.
- CONNECTION POINTS FOR CONTROL WIRES. BOTTOM OF LOW VOLTAGE CUSTOMER CONNECTION BOX HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS.
- MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
- MUST ALLOW FREE FLOW OF INTAKE AIR. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
- GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED.
- IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
- 132 GALLON USEABLE CAPACITY BASETANK IS INCLUDED WITH GENERATOR.
- UNIT IS SHIPPED WITH FUEL SUPPLY AND RETURN LINES DISCONNECTED AND PLUGGED BETWEEN ENGINE AND FUEL TANK. THIS HAS BEEN DONE TO FACILITATE PRESSURE TESTING OF THE TANK IN THE FIELD. FOR INFORMATION REGARDING CONNECTING THE FIELD TANK FIELD TESTING PROCEDURE (0E5082) SUPPLIED IN THE TANK LOOSE VENTS KIT, WHICH IS SHIPPED WITH THIS GENERATOR.
- SEE DRAWING 0C3850 FOR DISCHARGE DUCT REMOVAL. REMOVAL OF DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.



LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW

REVISIONS		NO	DESCRIPTION	DATE	BY
		2	ADDITION OF ECR	04/27/18	TJS
		3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
		4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
		5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
		6	UPDATE PER FIBER COORDINATION	01/09/19	RA
		7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
		8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
GENERATOR
CUT-SHEET

SHEET NUMBER

EX-1

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JULY 7, 2017.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 722.87'
TOP OF RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE, ±27' NORTH OF PARKING LOT, ±218' EAST OF EAST FACE OF CHURCH BUILDING

ARLINGTON HEIGHTS NW LOC. #455871

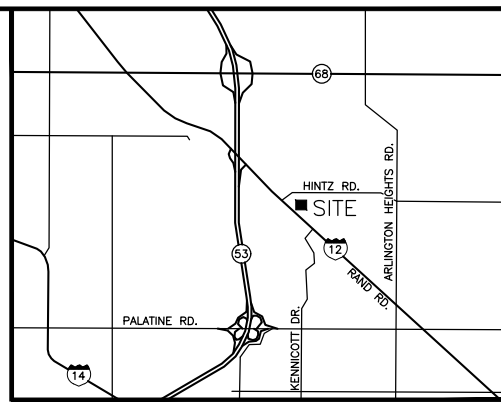
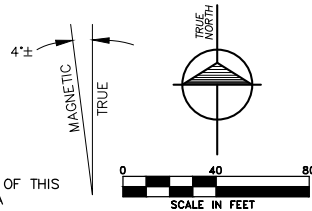


CALL CHICAGO DIGGERS - OUTLINE

OR JULIE INC. TOLL FREE

REQUIRES MIN. OF 2 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

NOTE:
THE ORIGINAL SCALE (1"=40') OF THIS
DRAWING WAS PREPARED AS A
24"X36" DRAWING ANY OTHER SIZE
DRAWING IS AT A REDUCED SCALE.



VICINITY MAP
N.T.S.

LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- ⬢ - HIGHWAY
- ⬢ - MONUMENT
- ⬢ - MONUMENT BOX
- ⬢ - RIGHT OF WAY MARKER
- ⬢ - SET WOODSTAKE
- ✂ - XCUT
- PK - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ★ - LIGHT POLE
- ☆ - ORNAMENTAL LIGHT POLE
- ⬢ - POST
- ⬢ - U.G. UTILITY MARKER
- GR - GROUND ROD
- SB#XX - SOIL BORING
- MB - MAILBOX
- - SATELLITE DISH
- - HAND HOLE
- AC - AC UNIT
- - U.G. UTILITY MARKER
- ⬢ - FIRE HYDRANT
- PIV - POST INDICATOR VALVE
- ◇ - WATER VALVE
- ⊗ - GAS VALVE
- ⊗ - UST FILL PORT
- ⊗ - GAS PUMP
- ⊗ - GAS METER
- W - WATER METER
- ⊗ - TELEPHONE RISER
- ⊗ - ELECTRIC METER
- ⊗ - ELECTRIC TRANSFORMER
- ⊗ - CABLE TV RISER
- ⊗ - CATCH BASIN
- ⊗ - ROUND CATCH BASIN
- ⊗ - UTILITY MANHOLE
- ⊗ - STORM MANHOLE
- ⊗ - SANITARY MANHOLE
- ⊗ - ELECTRIC MANHOLE
- ⊗ - TELEPHONE MANHOLE
- ⊗ - WATER MANHOLE
- ⊗ - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- - EXISTING CONTOURS
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- - FENCE LINE
- - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



I, Randy J. Kolehouse, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 20th day of November, 2018.

Randy J. Kolehouse
Randy J. Kolehouse
Illinois Professional Land Surveyor No. 2986
Expires November 30, 2018

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2019

CHICAGO SMSA

limited partnership

dta

ARLINGTON HEIGHTS NW LOC. #455871

Survey Prepared for:

TERRA
CONSTRUCTION, INC.
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401
Project Manager: Tom Zimmermann

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED PROPOSED LEASE AREA & EASEMENTS	11/16/18

williams&works

engineers | surveyors | planners
616.224.1500 phone | http://williams-works.com
549 Ottawa Ave NW | Grand Rapids, MI 49503

NW NE
SW SE
18-42-11

DATE: 7/7/17	DWG. BY: J.S.L.
SCALE: 1"=40'	SURVEYED: D.S.
UPDATE: ECVI11618	CHKD BY: R.J.K.
PROJECT NO.: 211005.682	

SITE NAME

ARLINGTON HEIGHTS NW

LOCATION NUMBER

LOC. #455871

SITE ADDRESS

1122 WEST RAND ROAD
ARLINGTON HEIGHTS, IL
60004

SHEET TITLE

PS-1

PROPRIETOR

CROSS AND CROWN LUTHERAN CHURCH
1122 WEST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED:

SETBACKS:
FRONT: ?
REAR: ?
SIDE: ?

NO ZONING PROVIDED

BASIS OF BEARINGS

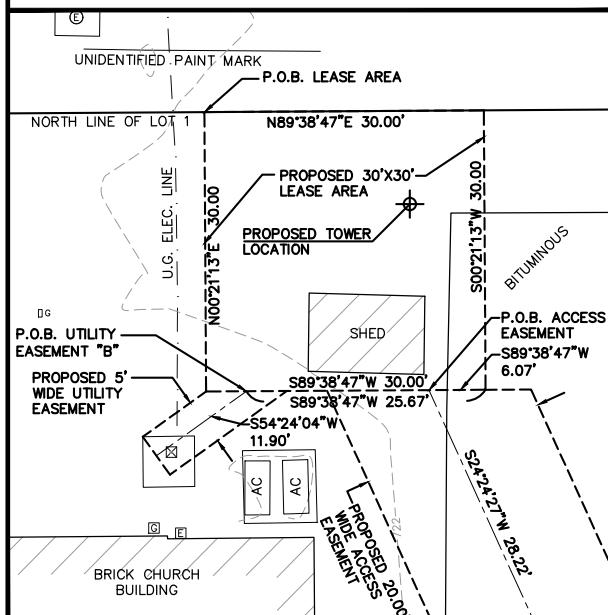
LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96) BEARINGS ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°13'36.58".

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 170054 0291 J DATED AUGUST 19, 2008, AND FIND THAT THE PROJECT SITE IS ZONED X, UNSHADED (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN)

LEASE AREA DETAIL

SCALE 1"=10'



EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE REPORT ISSUED BY AMC SETTLEMENT SERVICES AS ORDER NO. 11650061, DATED 12/05/2017 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

11. SUBJECT TO EASEMENT BETWEEN THE EXCHANGE NATIONAL BANK OF CHICAGO AND COMMONWEALTH EDISON COMPANY AS SET FORTH IN INST. NO. 17881277 RECORDED 06/14/1960, AND RE-RECORDED 07/08/1960 IN INST. NO. 17962237, COOK COUNTY RECORDS. DOES NOT AFFECT SUBJECT PROPERTY

12. SUBJECT TO PLAT OF THE AMERICAN LUTHERAN CHURCH SUBDIVISION RECORDED 12/24/1968 IN INST. NO. 20711993, IN COOK COUNTY RECORDS. NO EASEMENTS LISTED

LEGAL DESCRIPTION

PARENT PARCEL

ALL THAT PARCEL OF LAND IN COOK COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED INST # 23807870, ID# 03-18-102-007, BEING KNOWN AND DESIGNATED AS:

LOT 1 OF THE AMERICAN LUTHERAN CHURCH SUBDIVISION UNIT ONE BEING A SUBDIVISION IN SECTION 18, *TOWNSHIP 4 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BY FEE SIMPLE DEED FROM THE AMERICAN LUTHERAN CHURCH, A NOT FOR PROFIT CORPORATION AS SET FORTH IN INST # 23807870 DATED 01/19/1977 AND RECORDED 02/02/1977, COOK COUNTY RECORDS, STATE OF ILLINOIS.

*SHOULD READ TOWNSHIP 42 NORTH

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

LEGAL DESCRIPTION

PROPOSED 30'X30' LEASE AREA

All that part of Lot 1 of The American Lutheran Church Subdivision Unit One being a subdivision in Section 18, Township 42 North, Range 11 East of this Third Principal Meridian, Cook County, Illinois, as recorded in Instrument Number 20711993, Cook County Records, described as: Commencing at the northwest corner of said Lot 1; thence North 89°38'47" East 455.52 feet along the north line of said Lot 1, passing through a found iron on the Northeastly right of way line of West Rand Road at 74.19 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence continuing North 89°38'47" East 30.00 feet; thence South 00°21'13" West 30.00 feet; thence South 89°38'47" West 30.00 feet; thence North 00°21'13" East 30.00 feet to the place of beginning of this description. Containing 900 square feet more or less.

LEGAL DESCRIPTION

PROPOSED ACCESS EASEMENT

A 20' wide easement in that part of Lot 1 of The American Lutheran Church Subdivision Unit One being a subdivision in Section 18, Township 42 North, Range 11 East of this Third Principal Meridian, Cook County, Illinois, as recorded in Instrument Number 20711993, Cook County Records, the centerline of which is described as: Commencing at the northwest corner of said Lot 1; thence North 89°38'47" East 455.52 feet along the north line of said Lot 1, passing through a found iron on the Northeastly right of way line of West Rand Road at 74.19 feet to the northwest corner of a 30'x30' lease area; thence continuing North 89°38'47" East 30.00 feet to the northeast corner of said lease area; thence South 00°21'13" West 30.00 feet to the southeast corner of said lease area; thence South 89°38'47" West 6.07 feet along the south line of said lease area TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 24°24'27" West 28.22 feet; thence South 00°13'22" East 110.39 feet; thence South 84°14'36" West 106.57 feet; thence South 85°58'56" West 109.30 feet to the easterly right of way of West Rand Road for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to intersect at angle points and to terminate at said right of way line.

LEGAL DESCRIPTION

PROPOSED 5.00' WIDE UTILITY EASEMENT "A"

A 5.00 foot wide utility easement in that part of Lot 1 of The American Lutheran Church Subdivision Unit One being a subdivision in Section 18, Township 42 North, Range 11 East of this Third Principal Meridian, Cook County, Illinois, as recorded in Instrument Number 20711993, Cook County Records, the centerline of which is described as: Commencing at the northwest corner of said Lot 1; thence North 89°38'47" East 501.08 feet along the north line of said Lot 1, passing through a found iron on the Northeastly right of way line of West Rand Road at 74.19 feet; thence South 00°13'22" East 177.77 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 84°14'36" West 115.59 feet; thence South 85°58'56" West 97.40 feet to the easterly right of way line of West Rand Road for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to intersect at angle points and to terminate at said right of way line.

LEGAL DESCRIPTION

PROPOSED 5.00' WIDE UTILITY EASEMENT "B"

A 5.00 foot wide utility easement in that part of Lot 1 of The American Lutheran Church Subdivision Unit One being a subdivision in Section 18, Township 42 North, Range 11 East of this Third Principal Meridian, Cook County, Illinois, as recorded in Instrument Number 20711993, Cook County Records, the centerline of which is described as: Commencing at the northwest corner of said Lot 1; thence North 89°38'47" East 455.52 feet along the north line of said Lot 1, passing through a found iron on the Northeastly right of way line of West Rand Road at 74.19 feet to the northwest corner of a 30'x30' lease area; thence continuing North 89°38'47" East 30.00 feet to the northeast corner of said lease area; thence South 00°21'13" West 30.00 feet to the southeast corner of said lease area; thence South 89°38'47" West 25.67 feet along the south line of said lease area TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 24°24'27" West 28.22 feet to the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to intersect at angle points and to terminate at said south line of lease area.



BEFORE



AFTER

Arlington Heights NW

View from Northeast looking Southwest

NOTE: THIS PHOTO SIMULATION IS
A VISUAL INTERPRETATION OF
THE PROPOSED DESIGN. FINAL
CONSTRUCTION MAY DIFFER
FROM WHAT IS PRESENTED HERE.



TERRA
CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401
TCG#33-2567





BEFORE



PROPOSED ANTENNA TOWER

PROPOSED LESSEE COMPOUND

AFTER

Arlington Heights NW

View from Northwest looking Southeast

NOTE: THIS PHOTO SIMULATION IS
A VISUAL INTERPRETATION OF
THE PROPOSED DESIGN. FINAL
CONSTRUCTION MAY DIFFER
FROM WHAT IS PRESENTED HERE.



TERRA
CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401
TCG#33-2567

verizon



BEFORE



PROPOSED ANTENNA TOWER

PROPOSED LESSEE COMPOUND

AFTER

Arlington Heights NW

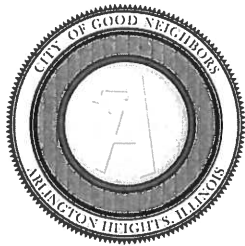
View from Southwest looking Northeast

NOTE: THIS PHOTO SIMULATION IS
A VISUAL INTERPRETATION OF
THE PROPOSED DESIGN. FINAL
CONSTRUCTION MAY DIFFER
FROM WHAT IS PRESENTED HERE.



TERRA
CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401
TCG#33-2567





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: Verizon Wireless Cell Tower – 1122 W Rand Rd.
Land Use Variation for Commercial Antenna

PC#: 18-024– Round 1

Date: November 27, 2018

RECEIVED
NOV 28 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any objections to the Land Use Variation.

A separate permit is required for the installation of the cell tower and the relocation of the shed.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-024</u>	P.I.N.# <u>03-18-102-002-0000</u>
Petitioner: <u>DRA Properties, LLC - Doug Dolan</u>	Location: <u>1122 W. Rand Rd.</u>
<u>144 W. Lockwood Ave. #200</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Webster Groves, MO 63119</u>	Subdivision: <u> </u>
Owner: <u>Cross and Crown Lutheran Church</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Ph: 847-394-0362</u>	PUD: <u> </u> For: <u> </u>
<u>Em: ccmohkok@gmail.com</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Margie Oliver</u>	Land Use Variation: <u>✓</u> For: <u>Com. Antenna</u>
Address: <u>144 W. Lockwood Ave. #200</u>	Land Use: <u> </u> Current: <u>Chruch</u>
<u>Webster Groves, MO 63119</u>	Proposed: <u>Church & Anten</u>
Phone #: <u>314-963-7706</u>	Site Gross Area: <u>30' x 30' lease area</u>
Fax #: <u>N/A</u>	# of Units Total: <u> </u>
E-Mail: <u>moliver@dolanrealtyadvisors.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

FIRE PREVENTION

No Comments.

RECEIVED
 NOV 20 2018
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

[Signature] 11/20/18
 Director Date

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Steve Mullany, Public Works Services Coordinator
Date: December 7, 2018
Subject: 1122 W Rand Road, PC #18-024

With regard to the proposed Land Use Variation for Commercial Antenna, PW has the following comments:

- 1) Has the access easement to the site been granted?
- 2) Is the utility easement separate from the access easement?
- 3) Is this exclusive to Verizon?
- 4) Will the generator have any sound deadening system to reduce noise to meet Village code?
- 5) What are the handhole sizes for the fiber cable?
- 6) All visual representations need to include the 30x30 equipment area.
- 7) Is only landscaping proposed to shield the equipment from residential properties to the north?

VAHPW has no further comments at this time. If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-024
 Petitioner: DRA Properties, LLC - Doug Dolan
144 W. Lockwood Ave. #200
Webster Groves, MO 63119
 Owner: Cross and Crown Lutheran Church
Ph: 847-394-0362
Em: ccmohkok@gmail.com
 Contact Person: Margie Oliver
Address: 144 W. Lockwood Ave. #200
Webster Groves, MO 63119
Phone #: 314-963-7706
Fax #: N/A
E-Mail: moliver@dolanrealtadv.com

P.I.N.# 03-18-102-002-0000
 Location: 1122 W. Rand Rd.
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For: Com. Antenna
 Land Use: Current: Chruch
Proposed: Church & Anten
 Site Gross Area: 30' x 30' lease area
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS
 REQUIRED: YES NO COMMENTS
 a. Underground Utilities
 Water NO
 Sanitary Sewer NO
 Storm Sewer NO
 b. Surface Improvement
 Pavement NO
 Curb & Gutter NO
 Sidewalks NO
 Street Lighting NO
 c. Easements
 Utility & Drainage NO
 Access NO
 2. PERMITS REQUIRED OTHER THAN VILLAGE:
 a. MWRDGC b. IDOT
 c. ARMY CORP d. IEPA
 e. CCHD

RECEIVED
 NOV 29 2018
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

- | | YES | NO | COMMENTS |
|--|-----|-----|----------|
| 3. R.O.W. DEDICATIONS? | | X | |
| 4. SITE PLAN ACCEPTABLE? | | X | |
| 5. PRELIMINARY PLAT ACCEPTABLE? | | N/A | |
| 6. TRAFFIC STUDY ACCEPTABLE? | | N/A | |
| 7. STORM WATER DETENTION REQUIRED? | | X | |
| 8. CONTRIBUTION ORDINANCE EXISTING? | | X | |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? | | X | |
| 10. WETLAND EXISTING? | | X | |

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY:
 DATE OF PLANS:

Michael J. Dolan 11/28/18
 Director VILLAGE ENGINEER Date

PLAN COMMISSION PC #18-024
Verizon Wireless Cell Tower
1122 W Rand Rd
Land Use Variation for Commercial Antenna
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. Provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
14. The plans show a proposed 30' x 30' area for the tower, equipment and generator at the NW corner of the existing church parking lot, however; the plat provided shows a 40' x 50' along the east property line. Revise the plat to reflect the correct location of the lease area and proposed easements.
15. Show the location of the 50' x 50' staging area, temporary road and the erosion control. This can be addressed at permit.
16. Provide a detail for the unipole tower foundation. This can be addressed at permit.
17. Regarding the pavement material for the lease site and access drive, show the limits of the 8" compacted aggregate base course on the site plan. This can be addressed at permit.
18. In the event the existing parking lot is disturbed during construction, the parking lot shall be repaired to current Village standards of 1 ½" compacted surface course, 1 ½" compacted binder course, and 10" compacted CA-6 crushed aggregate. This can be addressed at permit.


Michael L. Pagones, P.E. 4/28/18
Village Engineer Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-024

Project Name

Verizon Wireless Cell Tower

Project Location

1122 W. Rand Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

The Fire Department has no comments at this time.

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

Date November 27, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

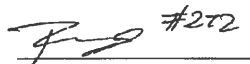
DEPARTMENT PLAN REVIEW SUMMARY

Verizon Wireless Cell Tower
1122 W. Rand Road
PC#18-024

Round 1 Review Comments

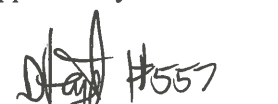
11/27/2018

1. **Character of use:**
The character of use is consistent with the area.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights Code.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This tower will not create an increase in traffic volume.
6. **General comments:**
 - Landscaping, fencing or barriers are recommended to help prevent trespassing, theft of tower components, or vandalism. Design should provide open sightlines to increase natural surveillance and avoid creating havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.
 - 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 during construction phase and for each tenant. 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.
 - The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

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

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

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

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

Print Form (To Mail)

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

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

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-024
 Petitioner: DRA Properties, LLC - Doug Dolan
144 W. Lockwood Ave. #200
Webster Groves, MO 63119
 Owner: Cross and Crown Lutheran Church
Ph: 847-394-0362
Em: ccmohkok@gmail.com
 Contact Person: Margie Oliver
Address: 144 W. Lockwood Ave. #200
Webster Groves, MO 63119
Phone #: 314-963-7706
Fax #: N/A
E-Mail: moliver@dolanrealtyadvisors.com

P.I.N.# 03-18-102-002-0000
 Location: 1122 W. Rand Rd.
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For: Com. Antenna
 Land Use: Current: Church
Proposed: Church & Anten
 Site Gross Area: 30' x 30' lease area
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

Tower must comply with all FCC regulations.

Jeff Bohner  11/20/18

Environmental Health Officer

Date

James McCalister  11/20/18

tor

Direc
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-024
 Petitioner: DRA Properties, LLC - Doug Dolan
144 W. Lockwood Ave. #200
Webster Groves, MO 63119
 Owner: Cross and Crown Lutheran Church
Ph: 847-394-0362
Em: ccmohkok@gmail.com
 Contact Person: Margie Oliver
Address: 144 W. Lockwood Ave. #200
Webster Groves, MO 63119
Phone #: 314-963-7706
Fax #: N/A
E-Mail: moliver@dolanrealtvadvisors.com

P.I.N.# 03-18-102-002-0000
 Location: 1122 W. Rand Rd.
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For: Com. Antenna
 Land Use: Current: Chruch
 Proposed: Church & Anten
 Site Gross Area: 30' x 30' lease area
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

YES NO

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

Comments:

PLEASE SEE ATTACHED COMMENTS

Sam Hussar

12-5-18

Date

Planning & Community Development Dept. Review

December 6, 2018



REVIEW ROUND 1

Project: Verizon Cell Tower – DRA Properties, LLC
1122 W. Rand Rd.

Case Number: PC 18-024

General:

7. The Plan Commission must review and approve the following actions:
 - a. Land Use Variation to allow a commercial antenna within the R-1 Zoning District
 - b. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.
 - c. Variation to Chapter 28, Section 5.1-1.5, to allow a 100' tall structure where maximum height is restricted to 25'.
 - d. Variation to Chapter 28, Section 6.13-3(b), to allow a 7' tall fence where the maximum fence height is restricted to 6'.
8. The executed contract submitted within the Plan Commission submission is a lease authorizing a portion of the church site to be used as a cell tower. However, the plans depict the proposed cell tower outside of the lease area as identified in the lease document and on the other side of the property. Furthermore, the size of the lease area in the lease document does not match what is depicted on the plans. Please clarify and provide an executed lease that matches the submitted plans.
9. No plat of survey was provided within the Plan Commission submission. A plat of survey, stamped by a licensed surveyor, is required. The plat of survey must include the total site size. The document that was provided, titled "Arlington Heights NW Loc. #455871", which was prepared by a surveyor and showed some aspects as typically contained within a plat of survey, was not an actual plat of survey. Furthermore, this document showed the location of the proposed easements and cell tower on a different side of the site than the submitted plans.
10. The following changes must be made to the project description:
 - a. The project description states that feedback from the neighborhood meeting was incorporated into the proposed design of the cell tower. Please revise the project description to outline the feedback received at the neighborhood meeting and what changes were made to address this feedback.
 - b. Please revise the project description to discuss the outcome of your request to co-locate the antenna equipment on the existing ComEd transmission towers located north of the church site.
 - c. The project description states that the proposed cell tower will have the future ability to co-locate two additional cell company antenna within the tower. Will these future antennas require additional equipment within the compound at the base of the tower? Please incorporate an answer to this within the project description.
11. Please indicate the color of the tower structure on the plans.
12. The response to the Land Use Variation standards needs revisions. Please respond individually to each of the four standards for variation approval, referenced below, explaining how the proposed Land Use Variation complies with each individual standard. Relative to the spirit, harmony, and intent of the chapter, you can reference the specific intents and purposes of the Zoning Code as contained within Section 28-2. Additionally, for each variation requested you must provide separate individual responses to the four criteria necessary for variation approval.

Standards for Land Use Variation (and standard Variation) approval:

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

13. Section 6.14-2.2(a) requires that all new commercial antenna provide a written analysis that demonstrates there is not technically suitable space available on an existing tower or structure within the geographic area to be served. Please provide this analysis.
14. On all future revisions, please ensure that all plans include a revision date.

Site Plan:

15. The required zoning matrix was not included on any of the plans. Please add the zoning matrix, as previously emailed on 10-30-18, to the site plan and complete all the data within the matrix.
16. All site plans do not show the full extent of the existing church building (only the partial building is shown – the front of the building is missing). Please revise the plans to include the full extent of the existing church building.
17. Sheet C-1 has a note indicating that the lease area is 222 square yards. Please clarify. Other documentation indicates that the lease area is 30' x 30'. Is the 222 "S.Y" referencing something else?
18. With exception to the concrete pads for the equipment shed, generator, and cell tower, what will the remaining base of the compound area be? Gravel? Will trucks park/pull into the compound area for service to the equipment? All areas that accommodate vehicular access must be pavement (gravel is prohibited). Furthermore, there is small triangular area outside of the compound that is currently grass and would have vehicles driving over the grass to access the interior of the compound. This area would need to be paved to provide for vehicular access within the compound.
19. The compound area appears to encroach on one parking space. It is recommended that the compound be shifted west so as to not encroach on the parking space.
20. The proposed location of the relocated shed is non-compliant. Shed's must maintain a minimum setback of 3' from any side yard lot line. Please find a new location for the shed, or clarify if a Variation is requested (and provide the required justification to the Variation standards). Please note that sheds must be located in a rear yard only (i.e. it must be completely behind the rear of the building).
21. The compound area should be shifted so as to provide a minimum of 5' to the north for landscaping, 5' of space for landscaping on the western side, and 5' of space for landscaping on the eastern side. Please shift the compound area and provide a landscape plan showing said landscaping of a appropriate species and sufficient height to screen the compound enclosure. The existing AC units to the south of the compound and transformer to the west of the compound may need to be moved to accommodate for said landscaping.
22. As indicated in comment #7c, a variation to allow the 7' tall fence is required. Please note that chainlink fencing with slats is not allowed. Section 6.14-2.2(b) requires that all commercial antenna and related structures must be screened by a masonry wall of brickwork or stonework or solid wood fence. Please revise the screening to more closely resemble the screen shown on the next page, or propose a masonry screen of brickwork or stonework. Decorative gates on the enclosure shall be incorporated into the design. Please revise the drawings accordingly.



Prepared by: *Samuel J. [Signature]*

Verizon Wireless Cell Tower
1122 W. Rand Road
PC 18-024
November 27, 2018

Landscape Issues

1. Pursuant to Chapter 28, Section 6.14-2.2, a landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge.

DRA Properties, LLC

To: Sam Hubbard, Planning and Community Development

From: DRA Properties, LLC

Date: 02/06/19

Subject: 1122W Rand Road, PC #18-024

Page 1 (Cover Page):

DRA Properties, LLC has no objections.

Page 2 (1A) (Building Department):

No response required.

Page 3 (Round 2 Comments-Public Works Department 12/07/2018):

- 1) Has the access easement to the site been granted? **Yes.**
- 2) Is the utility easement separate from the access easement? **Yes, it is separate.**
- 3) Is this exclusive to Verizon? **No, this is a multi-carrier.**
- 4) Will the generator have any sound deadening system to reduce noise to meet Village code? **Yes, using generator with attenuation.**
- 5) What are the handhold sizes for the fiber cable? **Approximately 2' x 3'.**
- 6) All visual representations need to include the 30x30 equipment area. **New photo size to follow and can bring to the hearing. Will be submitted prior to zoning hearing.**
- 7) Is only landscaping proposed to shield the equipment from residential properties to the north? **Yes.**

Page 4 (3) (Engineering Department):

No response required.

Page 5 (Land Use Variation for Commercial Antenna - 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

DRA Properties, LLC

upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding. [DRA Properties, LLC acknowledges and accept.]

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. [Terra Consulting Group LTD to provide final drawings per village specifications.]

13. Provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. [The proposed light was removed from the plans and will not be installed.]

14. The plans show a proposed 30'x 30' area for the tower, equipment and generator at the NW corner of the existing church parking lot, however; the plat provided shows a 40' x 50' along the east property line. Revise the plat to reflect the correct location of the lease area and proposed easements. [A&E corrected in the revised drawings submitted 01/15/2019]

15. Show the location of the 50' x 50' staging area, temporary road and the erosion control. This can be addressed at permit. [A&E to address at permitting]

16. Provide a detail for the unipole tower foundation. This can be addressed at permit. [DRA to provide tower and foundation study at permit]

17. Regarding the pavement material for the lease site and access drive, show the limits of the 8" compacted aggregate base course on the site plan. This can be addressed at permit. [A&E to address at permitting.]

18. In the event the existing parking lot is disturbed during construction, the parking lot shall be repaired to current Village standards of 1 W' compacted surface course, 1 W' compacted binder course, and 10" compacted CA-6 crushed aggregate. This can be addressed at permit. [General Contractor to address at permitting]

Page 6 (Arlington Heights FD Plan Review Sheet):

No response required.

Page 7 (Arlington Heights Police - Department Plan Review Summary):

Reviewed comments #1 through #5, no response required.

#6. General Comments:

-We will install a decorative 7' foot fence designed to prevent access to the equipment. Due to the screening requirements of Arlington Heights, we are not proposing open sight lines to the equipment.

-We will have emergency contact information on site with the police department at time of permit.

DRA Properties, LLC

-We will provide FAA approved signage for the facility.

Page 8 (Arlington Heights Police Department):

Complete contact sheet submitted to the village.

Page 9 (Health Services Department)

We are in complaint with the FCC. Because we are below 200' and sufficient distance from the airport.

Page 10 (7), 11 through 14 (Review Round 1 Comments) Case# PC 18-024:

General:

7. The Plan Commission must review and approve the following actions:

- a. Land Use Variation to allow a commercial antenna within the R-1 Zoning District. **No response required.**
- b. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback. **Will not need a variation. We are using a 6' masonry fence.**
- c. Variation to Chapter 28, Section 5.1-1.5, to allow a 100' tall structure where maximum height is restricted to 25'. **No response required.**
- d. Variation to Chapter 28, Section 6.13-3(b), to allow a 7' tall fence where the maximum fence height is restricted to 6'. **No response required.**

8. The executed contract submitted within the Plan Commission submission is a lease authorizing a portion of the church site to be used as a cell tower. However, the plans depict the proposed cell tower outside of the lease area as identified in the lease document and on the other side of the property. Furthermore, the size of the lease area in the lease document does not match what is depicted on the plans. Please clarify and provide an executed lease that matches the submitted plans.

9. No plat of survey was provided within the Plan Commission submission. A plat of survey, stamped by a licensed surveyor, is required. The plat of survey must include the total site size. The document that was provided, titled "Arlington Heights NW Loc. #455871", which was prepared by a surveyor and showed some aspects as typically contained within a plat of survey, was not an actual plat of survey. Furthermore, this document showed the location of the proposed easements and cell tower on a different side of the site than the submitted plans.

A&E to address at permitting

DRA Properties, LLC

10. The following changes must be made to the project description: **Updated Property Descriptions dated 02/06/2019 sent in separate document.**

a. The project description states that feedback from the neighborhood meeting was incorporated into the proposed design of the cell tower. Please revise the project description to outline the feedback received at the neighborhood meeting and what changes were made to address this feedback.

b. Please revise the project description to discuss the outcome of your request to co-locate the antenna equipment on the existing ComEd transmission towers located north of the church site.

c. The project description states that the proposed cell tower will have the future ability to co-locate two additional cell company antenna within the tower. Will these future antennas require additional equipment within the compound at the base of the tower? Please incorporate an answer to this within the project description.

11. Please indicate the color of the tower structure on the plans. **A&E to address in the plans**

12. The response to the Land Use Variation standards needs revisions. Please respond individually to each of the four standards for variation approval, referenced below, explaining how the proposed Land Use Variation complies with each individual standard. Relative to the spirit, harmony, and intent of the chapter, you can reference the specific intents and purposes of the Zoning Code as contained within Section 28-2. Additionally, for each variation requested you must provide separate individual responses to the four criteria necessary for variation approval. **Response to the Land Use Variation standards dated 02/06/2019 sent in separate document**

Standards for Land Use Variation (and standard Variation) approval:

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

13. Section 6.14-2.2(a) requires that all new commercial antenna provide a written analysis that demonstrates there is not technically suitable space available on an existing tower or structure within the geographic area to be served. Please provide this analysis.

14. On all future revisions, please ensure that all plans include a revision date.

Site Plan:

DRA Properties, LLC

15. The required zoning matrix was not included on any of the plans. Please add the zoning matrix, as previously emailed on 10-30-18, to the site plan and complete all the data within the matrix. **A&E to address in the plans**
16. All site plans do not show the full extent of the existing church building (only the partial building is shown – the front of the building is missing). Please revise the plans to include the full extent of the existing church building. **A&E to address in the plans**
17. Sheet C-1 has a note indicating that the lease area is 222 square yards. Please clarify. Other documentation indicates that the lease area is 30' x 30'. Is the 222 "S.Y" referencing something else? **A&E to address in the plans**
18. With exception to the concrete pads for the equipment shed, generator, and cell tower, what will the remaining base of the compound area be? Gravel? Will trucks park/pull into the compound area for service to the equipment? All areas that accommodate vehicular access must be pavement (gravel is prohibited). Furthermore, there is small triangular area outside of the compound that is currently grass and would have vehicles driving over the grass to access the interior of the compound. This area would need to be paved to provide for vehicular access within the compound. **A&E to address in the plans**
19. The compound area appears to encroach on one parking space. It is recommended that the compound be shifted west so as to not encroach on the parking space. **A&E to address in the plans**
20. The proposed location of the relocated shed is non-compliant. Shed's must maintain a minimum setback of 3' from any side yard lot line. Please find a new location for the shed, or clarify if a Variation is requested (and provide the required justification to the Variation standards). Please note that sheds must be located in a rear yard only (i.e. it must be completely behind the rear of the building). **A&E to address in the plans**
21. The compound area should be shifted so as to provide a minimum of 5' to the north for landscaping, 5' of space for landscaping on the western side, and 5' of space for landscaping on the eastern side. Please shift the compound area and provide a landscape plan showing said landscaping of a appropriate species and sufficient height to screen the compound enclosure. The existing AC units to the south of the compound and transformer to the west of the compound may need to be moved to accommodate for said landscaping. **A&E to address in the plans**
22. As indicated in comment #7c, a variation to allow the 7' tall fence is required. Please note that chainlink fencing with slats is not allowed. Section 6.14-2.2(b) requires that all commercial antenna and related structures must be screened by a masonry wall of brickwork or stonework or solid wood fence. Please revise the screening to more closely resemble the screen shown on the next page, or propose a masonry screen of brickwork or stonework. Decorative gates on the

DRA Properties, LLC

enclosure shall be incorporated into the design. Please revise the drawings accordingly. **A&E to address in the plans**

Last item: Updated photosims with new equipment layout. The tower is also shorter – 75'.
[Terra Consulting Group LTD to provide final photosims as requested by the village.]

The above is ACKNOWLEDGED by:

A handwritten signature in blue ink, appearing to read 'Margie Oliver', is written over a horizontal line.

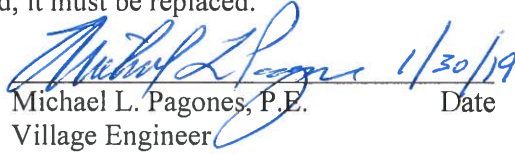
Name: Margie Oliver

Title: Project Manager

CC: Doug Dolan

PLAN COMMISSION PC #18-024
Verizon Wireless Cell Tower
1122 W Rand Rd
Land Use Variation for Commercial Antenna
Round 2

19. The petitioner's response to Comment Nos. 11 and 12 is acceptable.
20. The petitioner's response to Comment No. 13 is not acceptable. Although the Village is waiving the requirement of a photometric plan, per the Planning Department's response to Doug Dolan dated December 7, 2019, the flood light is not allowed. The flood light can be replaced with a fixture that meets Village requirements. All fixtures must be flat bottom, sharp cut-off, and no pack style fixtures will be permitted.
21. The petitioner's response to Comment Nos. 14 – 17 is acceptable.
22. The petitioner's response to Comment No. 18 is noted. Repairs to the parking lot should be to the Village standard of 1 ½" compacted surface course, 1 ½" compacted binder course, and 10" compacted CA-6 crushed aggregate. The response from the petitioner shows this as 1 W' as opposed to 1 ½". This can be addressed at permit.
23. The plans show a proposed handhole located near the NW corner of the property. All work within the Rand Rd right-of-way requires a permit from the Illinois Department of Transportation. In the event the existing public sidewalk along Rand Rd is disturbed or damaged, it must be replaced.


Michael L. Pagones, P.E. 1/30/19 Date
Village Engineer

REQUIRED AT PERMIT

50' x 50' staging area, temporary road and erosion control plan
Unipole tower foundation
Limits of 8" compacted aggregate base course
Repairs to parking lot

RECEIVED
JAN 31 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 12, 2019



REVIEW ROUND 2

Project: Verizon Cell Tower – DRA Properties, LLC
1122 W. Rand Rd.

Case Number: PC 18-024

General:

23. The responses to comments #9, #10, #12-#14, and #16-#18 are acceptable.
24. The response to comment #7 is noted. The following zoning approvals shall be required:
 - a. Land Use Variation to allow a commercial antenna within the R-1 Zoning District
 - b. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.
25. The response to comment #8 is noted. Written confirmation from the church was provided on 2/12/19.
26. The response to comment #11 is noted. Please clarify the color. The project narrative states that the pole will be a dark color, the submitted plans indicate that the pole will be a grey color. It is recommended that the pole be painted a light gray.
27. The response to comment #15 is noted.
28. The response to comment #19 is noted. Please note that due to the removal of one parking spaces for the proposed compound area, one additional space must be striped on the lot, which must conform to all applicable size, width, access, and drive aisle zoning requirements.
29. The response to comment #20 is noted. The shed location is now shown as to be determined. Please note that when building permit plans are submitted, the relocated shed must be shown on the plans and the location must comply with all zoning code regulations.
30. The response to comment #21 is noted. The fence is now proposed as a masonry wall with brick veneer, at 6' in height. Will this height be sufficient to screen the backup generator, equipment cabinet and battery cabinet, and all associated cables and conduit? Please note that the plans (sheet C-4) still include a fence detail. Please clarify. Additionally, the project narrative states that the metal canopy was removed, however, it is still shown on the plans (sheet E-3). Finally, since the details on the wall and gate were not provided, a condition of approval will be recommended that gives the Village the final authority to review the wall and gate for acceptable design. Please acknowledge.
31. The response to comment #21 is noted. Please provide a written explanation as to why the enclosure could not be moved per comment #21.
32. Landscaping must be added to the west side of the proposed enclosure, however, no landscaping was shown on the plans. A condition of approval requiring said landscaping shall be recommended to the Plan Commission.

Prepared by: 

Verizon Wireless Cell Tower
1122 W. Rand Road
PC 18-024
February 12, 2019

Landscape Issues

1. Pursuant to Chapter 28, Section 6.14-2.2, a landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Increase the quantity of Arborvitae along the east wall. The Arborvitae are spaced 5 feet on center. Please reduce the spacing so that the Arborvitae are 4 feet on center. In addition, provide Arborvitae along the west wall.
2. Provide a details of the proposed masonry screen wall and the gate.

Land Use Variation for Commercial Antenna Round 2 Petitioner Responses

Engineering:

19. The petitioner's response to Comment Nos. 11 and 12 is acceptable.

Response: OK

20. The petitioner's response to Comment No. 13 is not acceptable. Although the Village is waiving the requirement of a photometric plan, per the Planning Department's response to Doug Dolan dated December 7, 2019, the flood light is not allowed. The flood light can be replaced with a fixture that meets Village requirements. All fixtures must be flat bottom, sharp cut-off, and no pack style fixtures will be permitted.

Response: The property owner and I have agreed to remove the light fixture.

21. The petitioner's response to Comment Nos. 14 - 17 is acceptable.

Response: OK

22. The petitioner's response to Comment No. 18 is noted. Repairs to the parking lot should be to the Village standard of 1 ½" compacted surface course, 1 ½" compacted binder course, and 10" compacted CA-6 crushed aggregate. The response from the petitioner shows this as 1 W' as opposed to 1 ½". This can be addressed at permit.

Response: Noted and Agreed.

23. The plans show a proposed handhole located near the NW corner of the property. All work within the Rand Rd right-of-way requires a permit from the Illinois Department of Transportation. In the event the existing public sidewalk along Rand Rd is disturbed or damaged, it must be replaced.

Response: Noted and Agreed. Utility contractor will be responsible for obtaining all permits and abiding by all regulations.

Planning:

23. The responses to comments #9, #10, #12-#14, and #16-#18 are acceptable.

Response: OK

24. The response to comment #7 is noted. The following zoning approvals shall be required:

- a. Land Use Variation to allow a commercial antenna within the R-1 Zoning District
- b. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.

Response: OK

25. The response to comment #8 is noted. Written confirmation from the church was provided on 2/12/19.

Response: OK

26. The response to comment #11 is noted. Please clarify the color. The project narrative states that the pole will be a dark color, the submitted plans indicate that the pole will be a grey color. It is recommended that the pole be painted a light gray.

Response: The pole can be painted any color. The natural color of a galvanized pole is grey. We can keep it this color? Less maintenance/peeling later.

27. The response to comment #15 is noted.

Response: OK

28. The response to comment #19 is noted. Please note that due to the removal of one parking spaces for the proposed compound area, one additional space must be striped on the lot, which must conform to all applicable size, width, access, and drive aisle zoning requirements.

Response: OK. We will accommodate an additional parking spot within parking area. We can amend plans for building permit submittal and review/approval.

29. The response to comment #20 is noted. The shed location is now shown as to be determined. Please note that when building permit plans are submitted, the relocated shed must be shown on the plans and the location must comply with all zoning code regulations.

Response: Agreed. We can amend plans for building permit submittal and review/approval.

30. The response to comment #21 is noted. The fence is now proposed as a masonry wall with brick veneer, at 6' in height. Will this height be sufficient to screen the backup generator, equipment cabinet and battery cabinet, and all associated cables and conduit? Please note that the plans (sheet C-4) still include a fence detail. Please clarify. Additionally, the project narrative states that the metal canopy was removed, however, it is still shown on the plans (sheet E-3). Finally, since the details on the wall and gate were not provided, a condition of approval will be recommended that gives the Village the final authority to review the wall and gate for acceptable design. Please acknowledge.

Response: The masonry wall is designed to screen all the equipment. The equipment canopy will be removed and cable tray lowered to below 6'. Final drawings for building permit review will reflect this change.

31. The response to comment #21 is noted. Please provide a written explanation as to why the enclosure could not be moved per comment #21.

Response: We are working with a very small compound to accommodate the neighbors request to move off of parking lot. If the compound was shifted to the South to accommodate landscaping to the North, it would encroach into the church's existing power transformer. We agreed to build a masonry/brick wall, which is the most expensive screened wall, to partially address the appearance and lack of room for landscaping.

32. Landscaping must be added to the west side of the proposed enclosure, however, no landscaping was shown on the plans. A condition of approval requiring said landscaping shall be recommended to the Plan Commission.

Response: We agree to landscape on the west side. We did not initially since this side did not face any residential neighbors.

Landscape Comments:

1. Pursuant to Chapter 28, Section 6.14-2.2, a landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Increase the quantity of Arborvitae along the east wall. The Arborvitae are spaced 5 feet on center. Please reduce the spacing so that the Arborvitae are 4 feet on center. In addition, provide Arborvitae along the west wall.

Response: We agree to 4' centers on Arborvitae on the East and West walls.

2. Provide a details of the proposed masonry screen wall and the gate.

Response: The drawings due tomorrow will have masonry wall details. Structural engineering of the foundation will be provided prior to issuance of building permit.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Verizon Wireless Cell Tower

PC Number: 18-024

Location: 1122 W. Rand Rd.

Requested Action:

1. Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District.
2. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.
3. Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	03/19/18	-
Conceptual Plan Review Meeting (CPRC)	03/28/18	7
Awaiting PC Application	11/16/18	163
PC Application Submittal Date	11/16/18	-
1 st Round Department Comments	12/06/18	12
Petitioner's Response – 1 st Round	01/28/19	33
2 nd Round Department Comments	02/12/19	11
Petitioner's Response – 2 nd Round	02/13/19	1
PC Hearing	02/27/19	67 days from application date*
Village Board	03/18/19	13
Anticipated Village Board Ord. Adoption	04/01/19	10

*Applicant was offered the option to proceed at the 2/13/19 PC meeting, but they could not get their public hearing notification sign installed in time, so they elected to proceed at the 2/27/19 meeting.



**Village Board
3/18/2019**

Item: Arlington Beer Company - 19 N. Hickory Ave. - Early Review

Department: Planning & Community Development

Background

On January 18, 2019, the Arlington Beer Company submitted revised modified floor plans and a site plan for 19 N. Hickory depicting their new proposal for use of the building and property. These plans show a significantly amended project relative to the original proposal from the 2014 land use variation application. Specifically, size of the retail sales portion has increased significantly, and the petitioner is now proposing to use the exterior of the site for additional consumption of beer. Additionally, the size of the brewery portion of the facility has been scaled back and is now shown as occurring only within the separate accessory building located at the rear of the site. A copy of the 2019 floor plans and site plan are provided.

Recommendation

Staff is seeking feedback and direction from the Village Board in order to determine if this proposal meets the intent of the Village Board liquor license and zoning codes. Staff is recommending that the Village Board evaluate the conceptual plans and preliminary information available at this time and provide preliminary feedback regarding the proposed development, specifically as it relates to the extent of the variation requested and the compatibility with the liquor license provisions.

ATTACHMENTS:

Description

Staff Memo 3-14-19
Aerial
Request for Early Review
Plans

Type

Memorandum
Exhibits
Correspondence
Exhibits

Memorandum



To: Charles Witherington-Perkins, Director of Planning & Community Development
CC: Randy Recklaus, Village Manager
From: Sam Hubbard, Development Planner
Date: 3/14/2019
Re: Early Review – Arlington Beer Company, 19 N. Hickory Ave.

Please find attached information regarding the Arlington Beer Company brewery and taproom proposed at 19 N. Hickory Avenue. Also included is a letter from Kathleen Egan, owner of Arlington Brew Company, dated March 4, 2019, requesting early review by the Village Board. Attached to this Memorandum are conceptual site plans and floor plans for the proposed brewery and taproom.

The Early Review Process, instituted by the Village Board in March 2001, allows developers, under certain circumstances consistent with the stated Guidelines of Early Review, to present projects to the Board in order to gauge the acceptability of development proposals. It should be understood that the results of the Village Board Early Review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Background:

In 2012, the Arlington Beer Company (at that time known as Itasca Brewing) approached the Village with a proposal for a brewery at 3 N. Hickory Avenue. The proposed business was to be strictly for beer production and distribution and there would be no commercial or retail component within the facility. No taproom, onsite consumption, or retail sales was proposed (these functions have never been permitted in Arlington Heights until recently). A former planner informed the business that production and distribution of beer was permitted within the M-2 zoning district along Hickory Avenue, and based on this information the petitioners signed a lease for 3 N. Hickory Avenue. Subsequent to the Village informing the petitioners that beer production was permitted within the M-2 district, they also purchased a property at 19 N. Hickory. Production of *non-alcoholic* beverages was allowed within the M-2 District, however, production of alcoholic beverages was not permitted within the M-2 District in 2012. Since then, the Zoning Code has been amended to allow breweries within the M-2 District, however, the revised and latest proposal does not comply with the newly established brewery regulations (due to the proposed taproom size) or with parking requirements.

In 2014, the Arlington Beer Company submitted a zoning application for a land use variation to allow for the brewing of alcoholic beverages at both 3 N. Hickory and 19 N. Hickory. The 3 N. Hickory facility was modified to include a limited area for retail sales and tastings of beer on the premises, and the 19 N. Hickory facility would include beer production and a taproom. At that time there was no liquor license classification for a microbrewery that sold bottled beer to the public and provided beer tastings and/or taprooms. Staff informed the petitioner that until a liquor license was created to allow for this use, the land use variation for a taproom could not proceed, however, they could proceed for a land use variation to allow production and distribution of beer.

In 2018, the Village Board approved an amendment to the Liquor Code that created a class “M” license. This license permitted the onsite consumption of beer or ale brewed onsite at a microbrewery or brewery, subject to certain

restrictions (outlined in Exhibit 1 at the end of this memo). Concurrently, the Village Board also approved a change to the Zoning Code to allow microbreweries and breweries within certain zoning districts, which also allowed limited space for a brewery/microbrewery to conduct retail sales (including on premise consumption) of alcoholic beverages. Specifically, where microbreweries are allowed within a business district, the retail sales portion is limited to 35% of the overall floor area of the brewery. Where microbreweries are allowed within a manufacturing district (such as the subject property), the retail sales portion is limited to 10% of the overall floor area. The retail sales size restrictions were added due to the Village Board's desire to restrict these facilities from becoming too much like a bar and to address limited parking in manufacturing districts. Exhibit 2 at the end of this memo outlines the zoning regulations for breweries and microbreweries. Upon approval of the new liquor classification and zoning regulations, the Arlington Beer Company began working with staff to proceed with the zoning approval process.

Current Proposed Concept:

On January 18, 2019, the Arlington Beer Company submitted revised modified floor plans and a site plan for 19 N. Hickory depicting their new proposal for use of the building and property. These plans show a significantly amended project relative to the original proposal from the 2014 land use variation application. Specifically, size of the retail sales portion has increased significantly, and the petitioner is now proposing to use the exterior of the site for additional consumption of beer. Additionally, the size of the brewery portion of the facility has been scaled back and is now shown as occurring only within the separate accessory building located at the rear of the site. A copy of the 2019 floor plans and site plan is attached to this memo.

The petitioners have explained to staff that the proposed retail sales area is consistent in size to similar breweries and taprooms located in the Chicagoland area. Moreover, they believe that in order to make the proposed upgrades to the building exterior and to buildout the interior as a taproom, a 10% limitation on the retail sales would render the project infeasible.

Summary of Current Proposal:

The 19 N. Hickory site is composed of two buildings. The rear building is a one-story structure of 1,144 square feet and proposed for use as the brewery portion of the business. The front building is a two-story structure of 2,836 square feet and proposed for use as a taproom/bar on the first floor and with additional overflow/event space located on the second floor. A sizable outdoor area is also proposed. The site is located directly west of single-family homes within the Arlington Market subdivision and is located within the Hickory-Kensington Overlay Zoning District, which calls for future residential uses along Hickory Avenue. As currently proposed, the gross floor area of the brewery is 1,144 square feet and the gross floor area of the indoor/outdoor taproom is 4,411 square feet. Staff is of the opinion that the current proposal is too intense for the property and area, and may impact future redevelopment of the vicinity.

Zoning and Liquor Issues:

Based on a preliminary analysis of the 2019 proposal, the percentage of floor area devoted to retail sales is estimated at 42% of the total floor area of the two buildings (exclusive of common areas), which includes the first and second floors of the main building, as well as the rear accessory building. Therefore, a land use variation is required to allow a microbrewery with a retail sales floor area of 42% of the total floor area where code restricts the maximum percentage retail sales to 10% of the overall floor area. Table 1 below summarizes this information:

Table 1 – Floor Area Calculations

	Total Square Footage (Gross)	Square Footage Devoted to Retail Sales (Net)
1st Floor	1,500 (38%)	917 (23%)
2nd Floor	1,336 (33%)	752 (19%)
Rear Brewery Building	1,144 (29%)	0
TOTAL	3,980	1,669
Outside Area	1,575	1,575

The petitioner is also proposing alcohol consumption in areas outside of the building, as well as a small space for recreational games (cornhole). The total square footage of the outside areas is approximately 1,575 square feet. Although this area is not considered "floor area" to be factored into the zoning limitation for retail sales, it should be noted that this is an additional area where consumption of alcohol would occur and this area is counted towards the parking requirement. In sum, the facility will provide 74 interior seats for alcohol consumption and 44 exterior seats for alcohol consumption, for a total of 118 seats (plus additional standing areas adjacent to the exterior game area).

Relative to parking, the site will not provide any on-site parking spaces. A preliminary analysis calculates that 52 parking spaces would be required for this use. Consequently, a parking variation will be required. Street parking is located along both Hickory and Douglas Avenues.

The proposed liquor license must be reviewed by the Village Board and Liquor Commission for interpretation as to whether the use conforms to the liquor license provisions. Additionally, the requested variations will require review by the Plan Commission and approval by the Village Board.

Questions for the Board:

1. This latest proposal represents a significant change from what was previously considered and does not comply with the recently created microbrewery and brewery regulations. Was it the intent of the Board to allow a brewery to be in a totally separate building from the tap room/bar area?
2. Is the Board agreeable to having a brewery area at 29% of the total interior floor area of the facility, a tap room/bar area at 42% of the total interior floor area of the facility (exclusive of common areas), plus an outdoor alcohol consumption area at 40% of the total indoor floor area size?
3. Does the Board concur that the proposal is more representative of a separate brewery and separate microbrewery/bar? Is this more similar to a restaurant with no kitchen and food service?
4. Does the Board believe that this location within a redevelopment area, with close proximity to residential uses, and with parking limitations is appropriate for the proposed use and variations being requested?

Options:

The Village Board may consider the below options when discussing this at Early Review. It should be noted that a higher percentage of floor area used for retail sales/consumption, such as 35% and greater, may create parking issues. Additionally, the liquor license states that consumption shall occur only within the retail portion of the premises. Clarification is requested from the Village Board as to whether consumption can occur outside so long as the total capacity limit at any time is not exceeded.

Staff presents the following options:

1. Concur with the request to increase the taproom/sales from 10% to 42% (net) in separate building and direct the petitioner to proceed with the Plan Commission process.
2. Reject the proposed taproom/sales area and require compliance with the 10% floor area restriction.
3. Consider alternative options such as:
 - a. Allow up to 20% of the floor area (796 square feet) to be used for a taproom/retail sales (similar to regulations in Elk Grove).
 - i. Limit the size of the taproom to 796 square feet and maximum occupancy to 53 persons.
 - ii. Require some of the brewery functions to take place within the taproom/sales building.

- iii. Provide for on-site employee parking
- iv. Reduce the extent of the outdoor area and screen this outdoor area from the residential areas to the east.
- v. Outdoor usage shall only operate when the brewery/taproom is in operation and shall comply with the outdoor dining regulations, particularly the 11pm closing time.
- b. Allow up to 35% of the floor area (1,393 square feet) to be used for a taproom/retail sales (similar to Arlington Heights regulations for a microbrewery within the commercial zoning district).
 - i. Limit the size of the taproom to 1,393 square feet and maximum occupancy to 93 persons.
 - ii. Require some of the brewery functions to take place within the taproom/sales building.
 - iii. Provide for on-site employee parking
 - iv. Reduce the extent of the outdoor area and screen this outdoor area from the residential areas to the east.
 - v. Outdoor usage shall only operate when the brewery/taproom is in operation and shall comply with the outdoor dining regulations, particularly the 11pm closing time.

Staff is seeking feedback and direction from the Village Board in order to determine if this proposal meets the intent of the Village Board liquor license and zoning codes. Staff is recommending that the Village Board evaluate the conceptual plans and preliminary information available at this time and provide preliminary feedback regarding the proposed development, specifically as it relates to the extent of the variation requested and the compatibility with the liquor license provisions.

If the Board believes that the proposal to increase the taproom size above the 10% allowance has merit, Option 3 outlines scenarios, such as Option 3a, that may be more in keeping with the intent of the Zoning Code and Liquor Code requirements.

Attachments:

- Site plan and Floor Plans
- Aerial

Exhibit 1: Class “M” Liquor License Provisions

Class “M” license shall permit the onsite consumption of the beer or ale brewed onsite at a microbrewery or brewery. Class “M” licenses are subject to the following conditions:

1. On-premises consumption shall be limited to the retail portion of the microbrewery or brewery, except during supervised tours and private events.
2. Beer and ale for onsite consumption shall be dispensed only in containers provided by the licensee.
3. No more than a total of 48 ounces of beer or ale shall be served for the purpose of onsite consumption to any customer in one day.
4. The retail sale of beer or ale produced off premises shall be permitted.

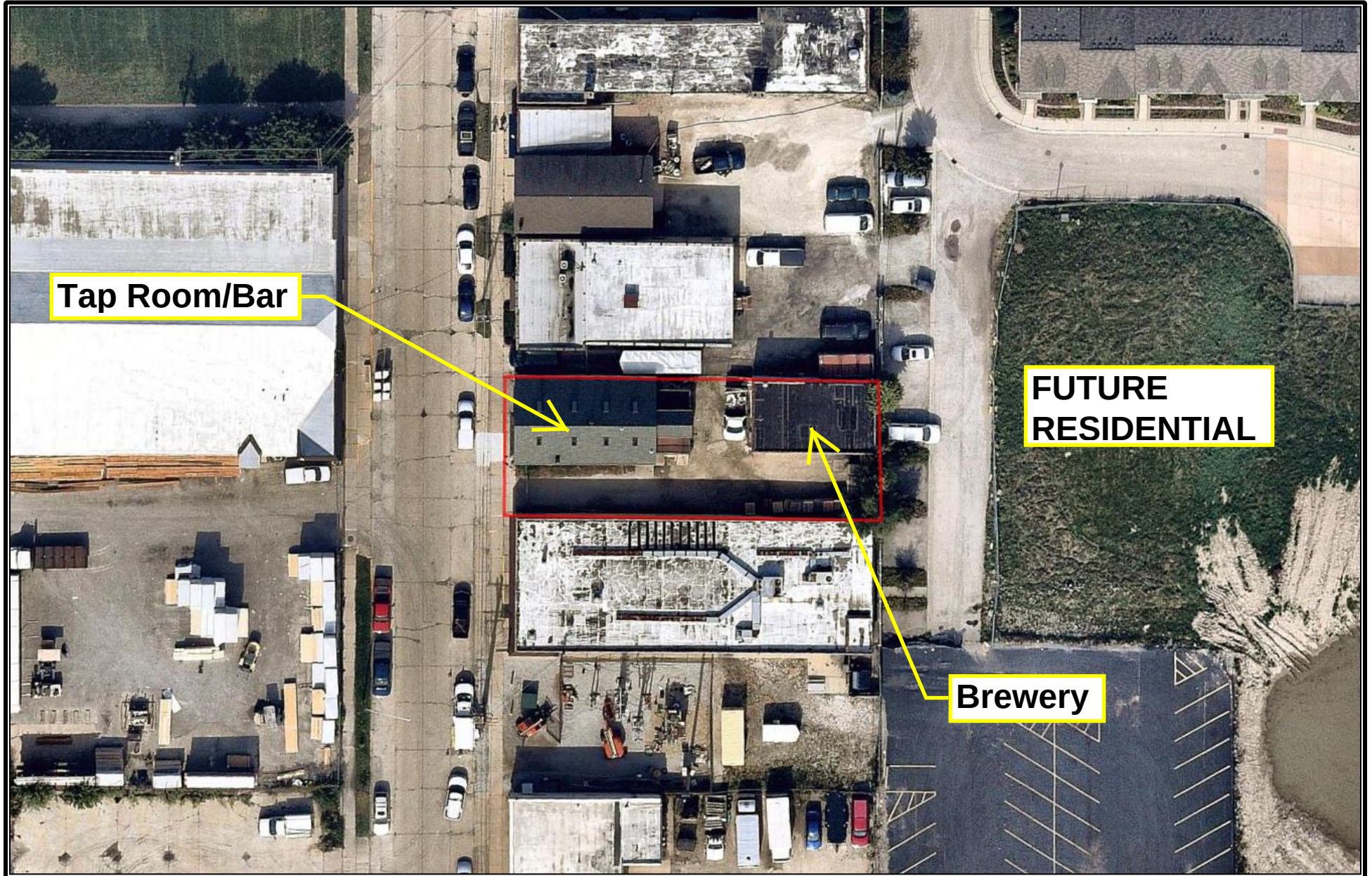
Exhibit 2: Zoning Regulations for Breweries and Microbreweries

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Microbrewery, more than 2,500 square feet but less than 4,000 square feet Note: the retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises		s	s		s					

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Microbrewery, 2,500 square feet or less Note: the retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises		p	p		p					

Manufacturing/Processing Uses	M1	M2	B3
Brewery (including microbreweries) up to 20,000 square feet Note: The retail portion shall not exceed 10% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises. <u>Facilities greater than 4,000 square feet</u> shall not be permitted on a zoning lot contiguous to a residential district.	p	p	

AERIAL – 19 N. Hickory



Arlington Beer Company, Inc.
P.O. Box 631
Itasca, Ill 60143

March 4, 2019

The Village of Arlington Heights
Attn: Mr. Charles Witherington Perkins
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: a. Land Use Variation to allow a Brewery a retail portion of 72% of the total floor area where a retail portion is limited to 10% of the total floor area.
b. Variation to Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.
c. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 52 spaces to 0 spaces.

Dear Mr. Perkins,

This communication is sent at the request of Arlington Beer Company, Inc. for an early review by the Arlington Heights Village Board of certain variance requests for the proposed property at 19 N. Hickory Avenue, Arlington Heights, Ill.

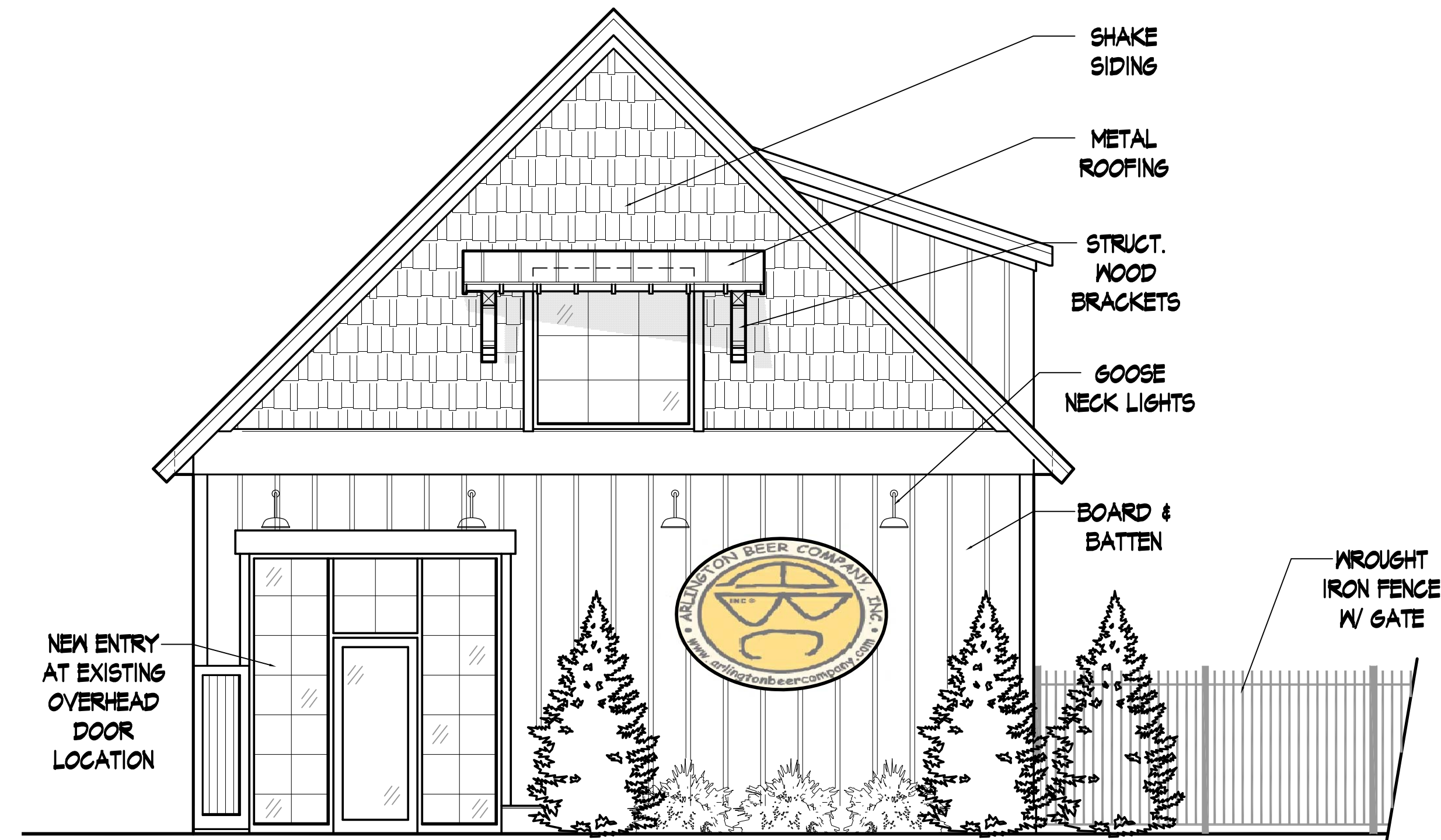
As you know, the plan is to create a microbrewery and we would like to discuss this proposed concept with the Village Board. We are asking that this early review be scheduled for the Committee of the Whole meeting on March 18, 2019. Please feel free to reach out to me with any questions.

Sincerely,

Arlington Beer Company, Inc.

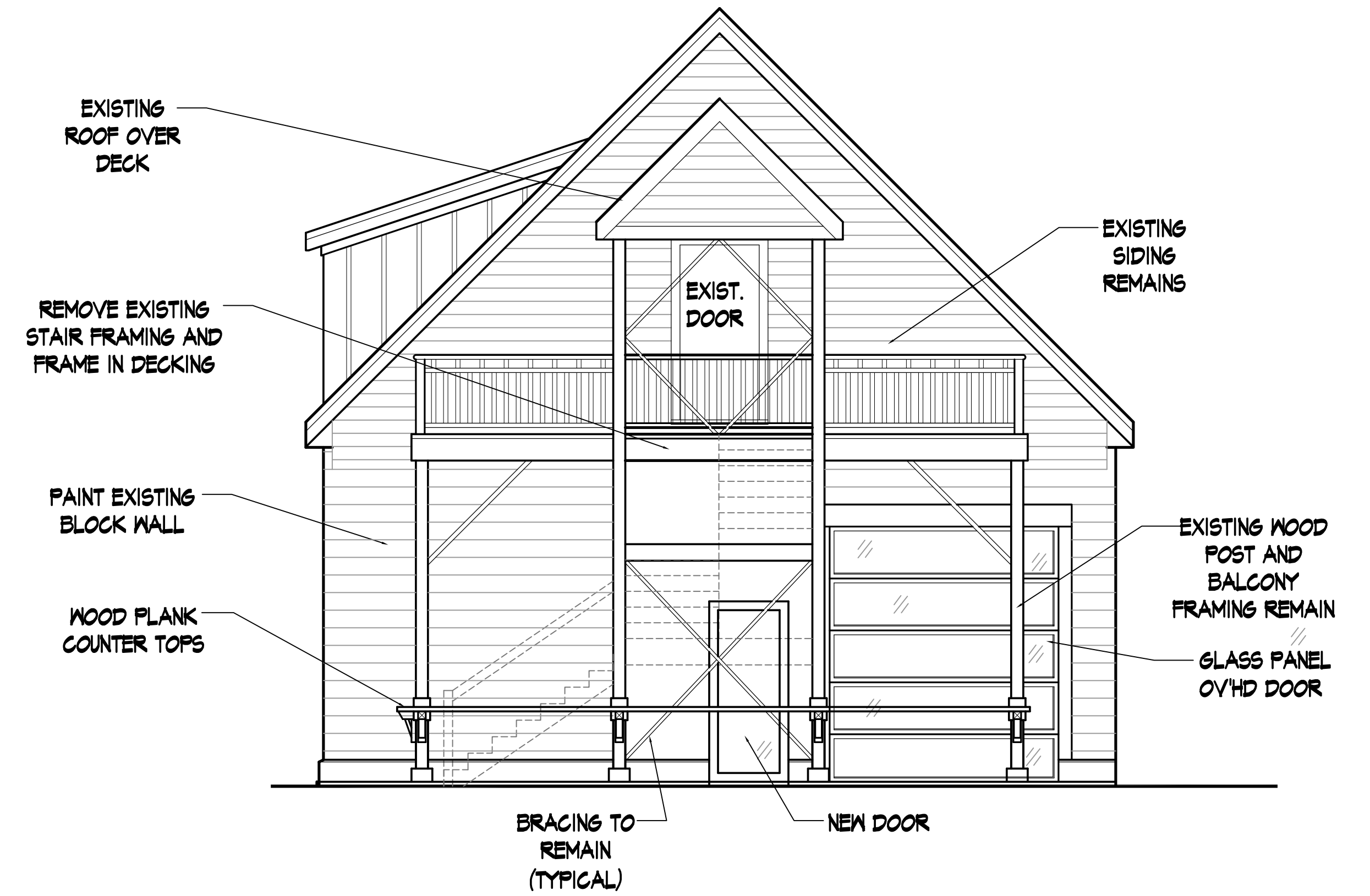
Kathleen Egan

P R O P O S E D T A P H O U S E F O R
ARLINGTON BEER COMPANY, INC



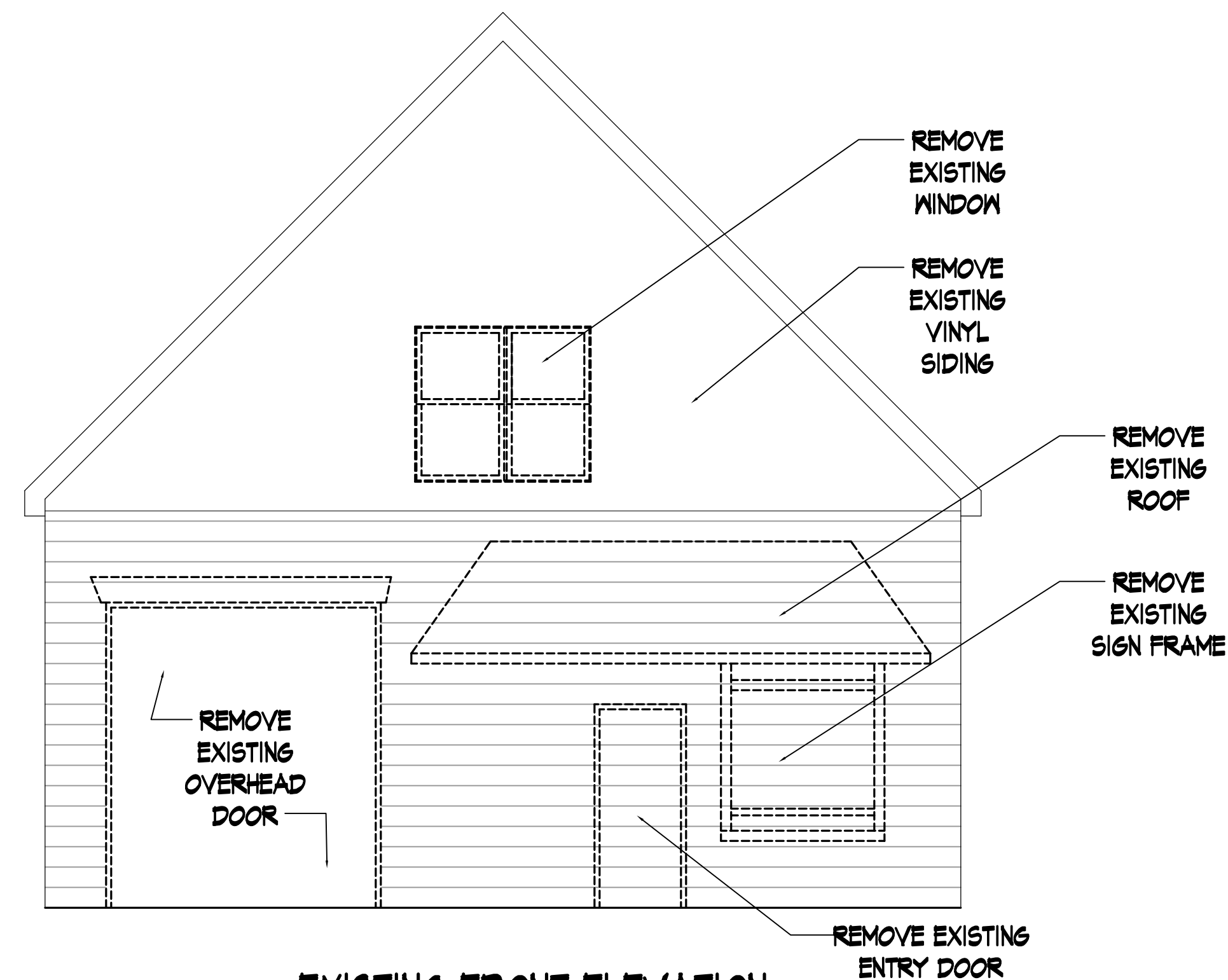
• PROPOSED FRONT ELEVATION •

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



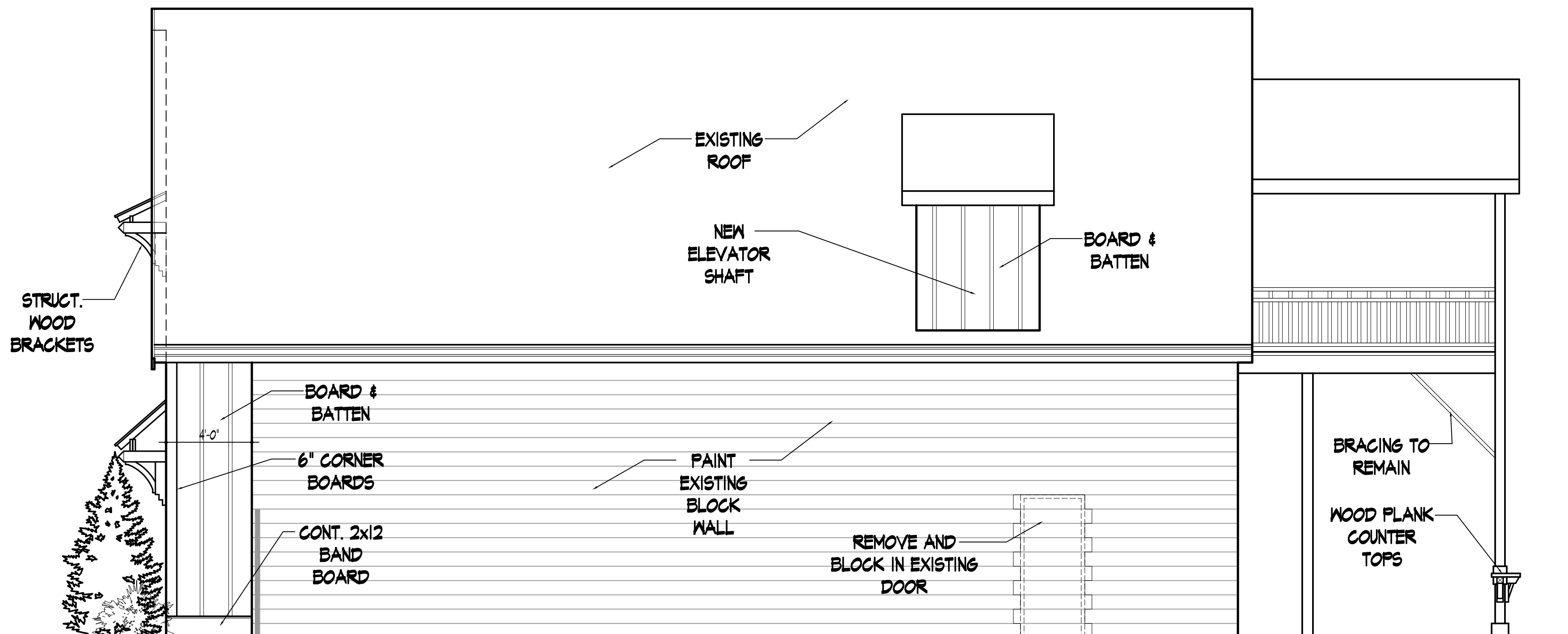
• PROPOSED BACK ELEVATION •

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

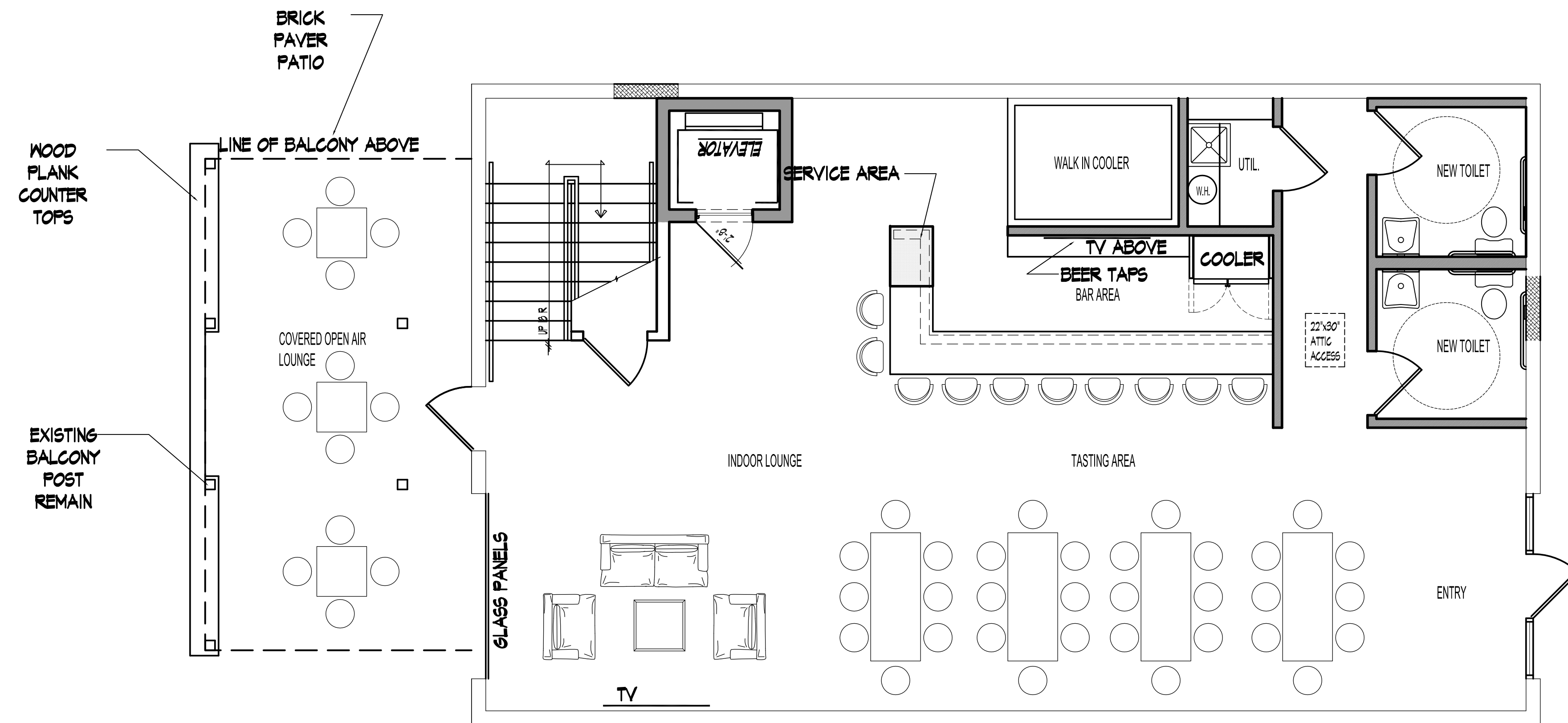


• EXISTING FRONT ELEVATION •

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

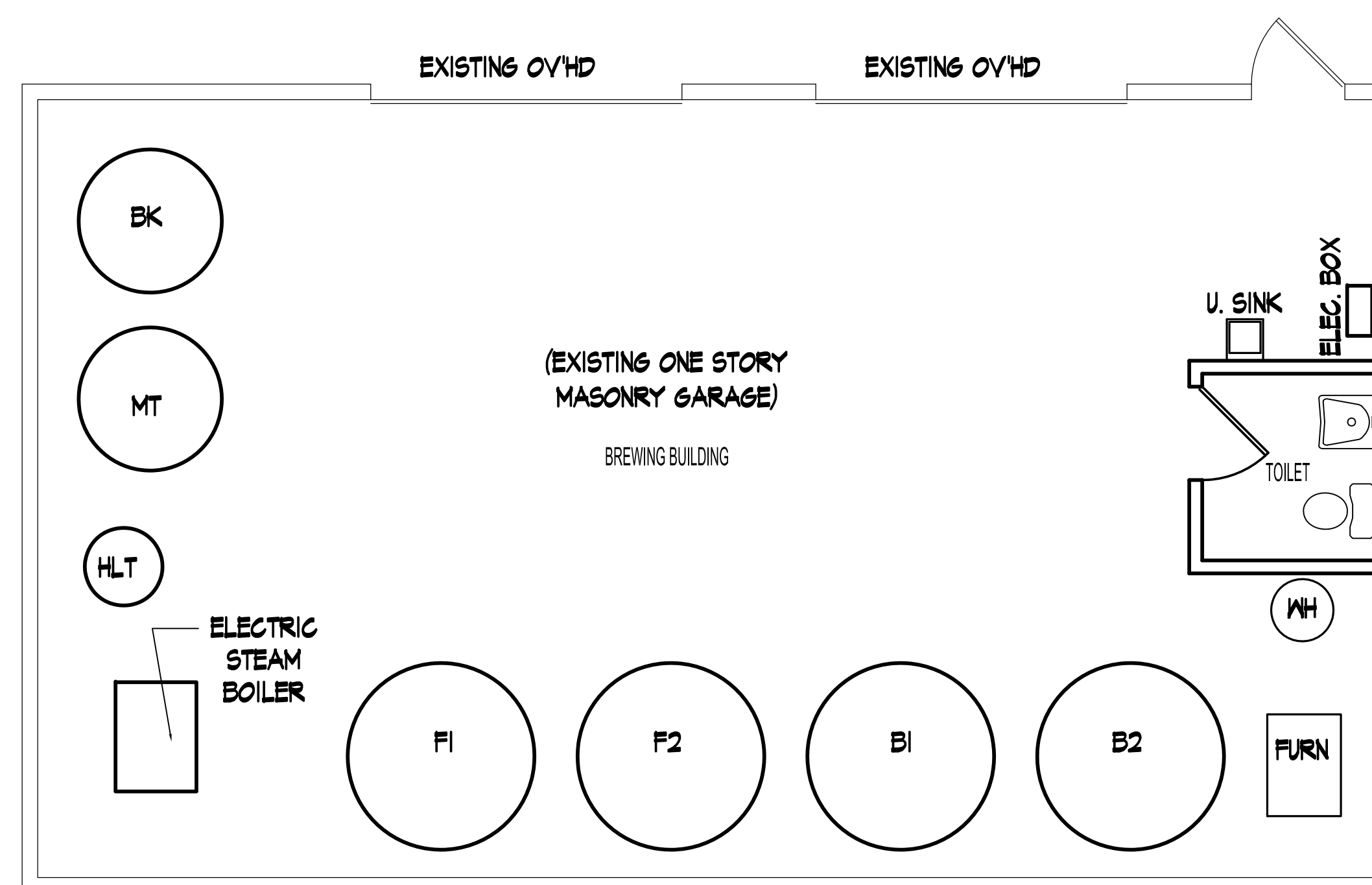


OTHER SIDE SIMILAR
• PROPOSED SIDE ELEVATION •



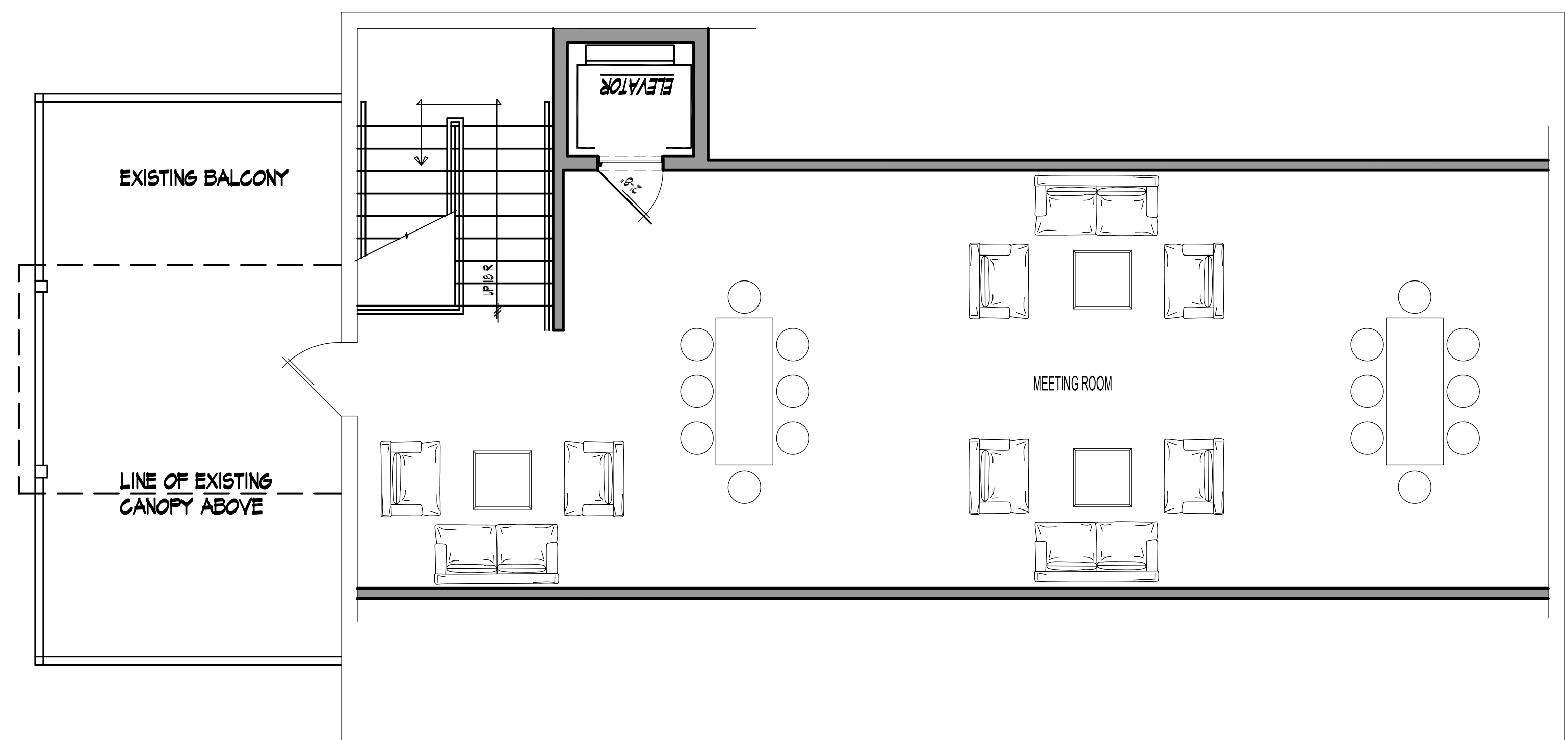
• PROPOSED FIRST FLOOR PLAN •

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



• PROPOSED BREWING BUILDING •

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



• PROPOSED SECOND FLOOR PLAN •

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

P R O P O S E D T A P H O U S E F O R



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