Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 9, 2022
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

IIIAPPROVAL OF MINUTES

A. Little Paw Animal Rescue - 2/23/22

IV.PUBLIC HEARINGS

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

V. OTHER BUSINESS

VI.ADJOURNMENT

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Plan Commission
3/9/2022

Item: Little Paw Animal Rescue - 2/23/22

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Little Paw Animal Rescue - 2/23/22	Minutes

PLAN
COMMISSION

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

RE: LITTLE PAW ANIMAL RESCUE - 1457 EAST PALATINE ROAD - PC #21-019
LAND USE VARIATION FOR KENNEL IN B-2 ZONING DISTRICT

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting, held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 23rd day of February, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

JAKE SCHMIDT, Development Planner
HART PASSMAN, Village Attorney
BILL ENRIGHT, Community Development Assistant Deputy Director
BRAEDEN LORD, Assistant Legal Counsel

DRAFT

CHAIRPERSON DAWSON: Before I call the meeting to order, I'm going to read the statement saying I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location not feasible.

So, with that, call to order. Let's say the Pledge.

Jake, you want to lead us? You've got the flag.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, I lost my cheat sheet again; I've got to stop relying on this. All right, so first item on the agenda is approval of minutes.

COMMISSIONER WARSKOW: We have to do roll.

CHAIRPERSON DAWSON: Roll call attendance, yes. Sorry, I don't have my cheat sheet. Thank you. I'm getting my board share sheet up.

MR. SCHMIDT: Commissioner Cherwin.

MR. PASSMAN: There isn't going to be a motion?

CHAIRPERSON DAWSON: No, we're doing attendance.

MR. PASSMAN: I thought you said minutes, my apologies.

CHAIRPERSON DAWSON: I did, I did, and then Commissioner Warskow reminded me that we had not yet done attendance.

MR. PASSMAN: Got it. I didn't hear that part. Sorry, all right.

MR. SCHMIDT: Commissioner Cherwin.

(No response.)

MR. SCHMIDT: Commissioner Drost. This is attendance.

COMMISSIONER DROST: Oh, yes. Here, sorry.

MR. SCHMIDT: Let the record show Commissioner Drost is present.

Commissioner Ennes.

(No response.)

MR. SCHMIDT: Commissioner Green.

(No response.)

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

(No response.)

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, now we can move on to the first order on the agenda, which is approval of minutes from the February 9th Plan Commission meeting. Does anyone have a motion?

COMMISSIONER WARSKOW: I'll make the motion to approve the minutes.

COMMISSIONER CHERWIN: I'll second it.

COMMISSIONER JENSEN: Did it ask for a password? I can give you the password.

CHAIRPERSON DAWSON: Someone is trying to get in. We need a roll call vote because we are virtual.

DRAFT

MR. SCHMIDT: Commissioner Drost.
COMMISSIONER JENSEN: It's 840236. So, 840236.
CHAIRPERSON DAWSON: Lynn, you're on, we can hear you. You turned your camera off, not your microphone.
Okay. All right, proceed, Jake.
MR. SCHMIDT: Commissioner Drost. You should be able to speak if you want to unmute yourself. Yes.
COMMISSIONER DROST: I was not at this meeting, so I abstain.
MR. SCHMIDT: Okay, Commissioner Drost abstains he was not present.
Commissioner Green.
(No response.)
MR. SCHMIDT: Commissioner Ennes.
(No response.)
MR. SCHMIDT: Commissioner Jensen.
COMMISSIONER JENSEN: Here.
MR. SCHMIDT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. SCHMIDT: Commissioner Sigalos.
(No response.)
MR. SCHMIDT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. SCHMIDT: Chair Dawson.
CHAIRPERSON DAWSON: Okay, then we have our first item up for public hearing --
COMMISSIONER WARSKOW: Sue, you didn't vote.
CHAIRPERSON DAWSON: I did, what? Who didn't vote? I said yes. Oh, sorry.
Okay, so the first item up on, it's been a while since we've been virtual, I think we're all having some problem trying to scramble back to that. Okay, the first item up on the agenda is the Little Paw Animal Rescue.
Have all public notices been given?
MR. SCHMIDT: Yes, they have.
CHAIRPERSON DAWSON: Okay, who will be testifying on behalf of Little Paw? If I could please swear you all in? I can't see. Do I need to see them?
MR. SCHMIDT: Lane, can you hear us?
MR. BORON: Yes, I'm here.
CHAIRPERSON DAWSON: Do I need to see them on camera to swear them in? No? Yes, no? No, okay, thank you for that clarification.
All right, Mr. Boron, would you be the only one testifying on behalf of Little Paw today?
MR. BALFANZ: No, I'm joining as well, Ray Balfanz.
CHAIRPERSON DAWSON: Okay, so I'm going to swear both of you in at the same time then.
MR. BORON: Okay.
(Witnesses sworn.)
CHAIRPERSON DAWSON: Terrific. Do you have a presentation for us?

DRAFT

MR. BORON: I guess I wasn't prepared for a presentation.
CHAIRPERSON DAWSON: Okay, that's fine.
MR. SCHMIDT: Verbal is fine.
CHAIRPERSON DAWSON: We're just asking if, I'm just asking if you have one.
MR. BORON: Yes, I may have some questions, but beyond that no formal presentation, no.
CHAIRPERSON DAWSON: That's fine. So, then do we have conditions for approval?
MR. SCHMIDT: There are conditions, yes.
CHAIRPERSON DAWSON: Have you read through the conditions and do you agree with the conditions of approval?
MR. BORON: Well, I have a question, I just need to clarify. Again, I was speaking while I was e-mailing Jake. I just want to know exactly what my variance is going to be zoned for and how I'm supposed to function per se. If you could enlighten me a little bit?
MR. ENRIGHT: Chairperson Dawson, if I may interject? Can we go ahead and have the Staff report Jake is presenting? You know, as a presentation which will get into the conditions that we're recommending and our recommendation overall. Then, we can maybe then get into answering Mr. Boron's questions after the presentation, if that works for you.
CHAIRPERSON DAWSON: Sure, that's fine with me as long as that meets, that's not the order that I'm given, but as long as that's okay with legal staff to proceed with Staff presentation, then let's do that.
Okay, so Jake, please present for us the Staff presentation.
MR. SCHMIDT: Certainly.
So, the address of the subject property is 1457 East Palatine Road. The proposed use is classified as a 'Kennel, Commercial.' The subject site is in the B-2 General Business District, and the requested action is a land use variation for a kennel. The Comprehensive Plan designates the site for commercial purposes and there are no variations required as part of this petition.
For anyone in the audience not familiar with the Plan Commission review process, tonight's meeting is the Plan Commission. The Plan Commission is just an advisory body to the Village Board. Tonight's vote will be for a recommendation to the Village Board, not a final vote. The Village Board will have the final vote on approval or denial of this petition.
Actions to date for this project include a review before the Conceptual Plan Review Committee on August 25th, 2021. Minutes were included within the agenda packet for this meeting. The Petitioner also held a neighborhood meeting on January 6th, 2022. A summary prepared by the Petitioner was included in the agenda packet.
The subject property is located at the southeast corner of Palatine Road and Windsor Drive. It is accessible from the Palatine Road frontage road as well as from Windsor Drive. The subject unit within the shopping center is on the north end of the building where the yellow dot is located.
The proposed use tonight is Little Paw Animal Rescue. As mentioned, it's classified as commercial in the Zoning Code. The Little Paw Rescue would be under the same ownership as the current business at the subject site, Pocket Puppies Pet Shop. Little Paw would be an animal shelter focusing on the adoption of small dogs, no larger than 15

pounds. It would operate from 9:00 a.m. to 7:00 p.m., Monday through Sunday, all week, with visiting hours between 11:00 a.m. and 5:00 p.m. on Sunday and Monday, and 11:00 a.m. to 7:00 p.m. Tuesday through Saturday. Five employees would be on site at peak times, and there would be no more than 20 dogs on site for adoption.

This is a land use variation request. The Petitioner has provided a response to the land use variation justification criteria:

With respect to the first criterion, that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and the zoning of nearby property, the proposed use, a commercial kennel, will not alter the essential character of the current zoning, a B-2 Zoning District, because the use will not require the tenant to change the exterior of the property and will not require any outside use besides regularly scheduled deliveries, and due to the tenant using pee pad training within the tenant space.

With respect to the second criterion, the plight of the owner is due to unique circumstances which may include the length of time the property has been vacant as zoned, the Petitioner responded that the Pal-Win Plaza has suffered consistently high vacancy since current ownership purchased the property in 2016. This vacancy ranged from 50.40 percent to 55.52 percent since 2017. Staff did confirm regular vacancy at the site.

With respect to the third criterion, that the proposed variation is in harmony with the spirit and intent of this Chapter, the Petitioner responded that the proposed variation is in harmony within the spirit and intent of the chapter because the use fits within and is a good part of the tenant mix at the shopping center.

With respect to the final criterion, that the variance requested is the minimum variance necessary to allow reasonable use of the property, the Petitioner responded that this request is the minimum variance necessary in order to keep this tenant and allow reasonable harmonious use of the property as a shopping center.

One key aspect of this proposal is the impact of the recently amended Illinois Animal Welfare Act on the proposed business. The Village has received multiple communications from the public related to this proposal. Concerns from the public have been included as a separate document within the agenda packet. These concerns were regarding the business sourcing dogs from breeders or puppy mills. The State of Illinois adopted the 2021 Amendment to the Illinois Animal Welfare Act to prohibit the sourcing of animals from puppy mills or breeders effective as of this month, today actually, the 23rd of February.

The 2021 Amendment to the Illinois Animal Welfare Act has taken effect. This law, in addition to other regulations, states that pet shops can no longer source dogs from breeders and puppy mills. It's the opinion of the Village attorney that this does apply to the proposed business even though they are opening as an animal shelter, as they do offer dogs for adoption. Keep in mind that the definition of a pet shop in the Illinois Animal Welfare Act is not the same as the Village Zoning Code definition of a pet shop.

Staff has done additional research regarding both the Illinois Animal Welfare Act and into the Petitioner. Staff asked the Petitioner to confirm in writing they will comply with the Illinois Animal Welfare Act. The petitioner has confirmed they would comply, but added that as an animal rescue, they would not be restricted in sourcing dogs from breeders. Per the Village attorney, Little Paw qualifies as both a pet shop operator and an animal shelter. A pet shop operator under the Act includes any facility which offers dogs for sale or adoption with or without charge. As a result, Little Paw must comply with the Act's prohibition on sourcing dogs from breeders under any circumstances, and the Act's requirement is that pet shop operators and

animal shelters record the source of each dog they obtain.

Staff has also reviewed the prior practices of the business owner at their Pocket Puppies locations in Arlington Heights and their previous location in Chicago. The location in Chicago did receive numerous violations. These were for the sale of dogs sourced from breeders, which was prohibited by a Chicago ordinance prior to the adoption of the 2021 Amendment to the Illinois Animal Welfare Act. The Village of Arlington Heights did not have such a prohibition at that time. The Village does not have any Health Department violations on record for their Arlington Heights location.

We also looked into any possible state violations, and those were minimal. One was related to a puppy that got sick which was rectified after the fact. The other was in regard to having an incorrect address on their state license at the Chicago location, that was also addressed per state reports.

With respect to traffic and parking, a total of six spaces would be required for the proposed tenant. For the tenant mix within the shopping center, the required parking would be 133 parking spaces. As the subject site is improved with 164 spaces, this results in a code-required parking surplus of 31 spaces. Staff has no concerns regarding parking or traffic.

With respect to the site, building, and landscaping, the Petitioner is not proposing any changes to the site or building. Existing on-site screening and landscaping was inspected during the review process. Staff identified seven missing landscape island trees which the Petitioner has agreed to replace by June 30th, 2022. Should these trees not be replaced, Staff will then initiate the code enforcement process to ensure compliance.

The Petitioner has provided information on additional sound attenuation that can be added between the subject space and the adjacent unit should there be sound issues. The Petitioner has also provided details on sanitation practices at the Conceptual Plan Review Committee meeting. All cages will be regularly cleaned. Each cage will be equipped with a pee trap, and the dogs will be trained to use a pee pad for indoor bodily functions. It is not anticipated that dogs will be performing their duties outside at all or be recreating outside.

The proposed use shall not create any objectionable odor or noise for the neighboring tenants or residents. If additional odor attenuation is required at a later date, the Village reserves the right to request an odor attenuation system be installed. Lastly, the Petitioner/operator would be required to comply with all applicable local and state sanitary laws and regulations for any use within their space.

The Staff Development Committee has identified two options for the Plan Commission tonight regarding this petition. Option 1 would be to approve the land use variation as requested with several conditions of approval, making clear the Village's expectations that the Petitioner and operator of the Kennel, Commercial are required to comply with these conditions. The Village's Health and Human Services Department has indicated that it will be very difficult to determine and enforce where puppies are sourced from and that they would rely on the state to enforce the provisions of the Illinois Animal Welfare Act. The second option for the Plan Commission would be to deny the land use variation, finding that the approval criteria for a land use variation have not been met.

If the Plan Commission chooses to move forward with approval, the Staff Development Committee has provided several conditions. Staff does recommend approval as we believe the criteria for land use variation approval have been met. Those criteria again are:

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

The Staff Development Committee does recommend Option 1, approval of the land use variation subject to the business operator acknowledging in writing that their business as a Kennel, Commercial falls under the provisions of the Illinois Animal Welfare Act, and that they will comply with the Act in all aspects including the prohibition on sourcing dogs from breeders under any circumstances and with the conditions recommended on the following slides.

Condition 1 is that the land use variation will be limited to Little Paw Animal Rescue only. The second is that the operator of the Kennel, Commercial will operate the facility in conformance with all applicable federal, state, county, and Village codes, regulations and policies. The third is that the operator of the Kennel, Commercial must register the facility with the Illinois Department of Agriculture and may not commence operation of the facility prior to receipt and submission to the Village of all necessary licenses issued by the Department of Agriculture for the facility. The facility and its operations must comply at all times with the Illinois Animal Welfare Act.

The fourth condition would be that the operator of the Kennel, Commercial must register the facility with the Village as both a pet shop operator and a dog kennel pursuant to Chapter 12 of the Village Code. The facility must comply with all provisions of the Village Code concerning pet shop operators and dog kennels, including, without limitation, provisions concerning pet shop operator disclosures and dog kennel inspections.

Condition 5 is in respect to sourcing records, that the operator must maintain a disclosure statement at the facility for every dog offered for sale or adoption during the preceding six months. The operator of the Kennel, Commercial must present all disclosure statements for inspection immediately upon request by the Village. Each statement for the dog must contain, at minimum: the breed, approximate age, sex and color of the dog; the date and description of any inoculation or medical treatment the dog has received prior to or while in the care of the facility; contact information that the facility has access to related to the residence or establishment that the dog most recently occupied, including the business name of the previous facility, the name of the owner, manager, or resident of the previous facility, and any phone number, mailing address, location address, and e-mail address associated with the previously; and if the previous facility is licensed by the United States Department of Agriculture, the current license number of the previous facility, as well as any other license numbers held by that facility within the last five years.

Condition 6 is in relation to inspections. The Petitioner and operator of the Kennel, Commercial must permit the Village to conduct periodic inspections of the facility and its business records. Condition 7 is the Petitioner and/or kennel operator shall provide air purification improvements if determined necessary by the Village as it shall not create any objectionable odor for the neighboring tenants and residents. Lastly, the Petitioner shall install the seven missing landscape island trees within the parking lot islands no later than June 30th,

2022.

This concludes my presentation. If there are any questions, I'm happy to answer.

CHAIRPERSON DAWSON: Thank you, Jake

Okay, so do I have a motion to include the Staff report into the public record?

COMMISSIONER WARSKOW: I'll make such motion, and also say that Jay is on the attendee side.

COMMISSIONER LORENZINI: I'll second.

CHAIRPERSON DAWSON: All right, roll call vote.

MR. SCHMIDT: Commissioner Cherwin. Let me -- the attendee side.

COMMISSIONER SIGALOS: Commissioner Dawson, can you hear me? This is John Sigalos.

CHAIRPERSON DAWSON: Hi, John. Yes, I can hear you.

COMMISSIONER SIGALOS: Okay, because it took half an hour to get on. I couldn't get on the Zoom forum. Lynn Jensen was able to finally send me a link to get in.

CHAIRPERSON DAWSON: Yes, we had some issues. It's okay, we all had some issues getting on.

COMMISSIONER SIGALOS: Okay.

CHAIRPERSON DAWSON: Whoever is on as Jay, by the way --

COMMISSIONER CHERWIN: Yes, I'm here. I vote yes.

MR. SCHMIDT: Commissioner Cherwin's vote is yes.

Commissioner Drost. You're on mute. It's not touch screen, you click on it. Track that at the bottom, you can use like a mouse.

COMMISSIONER DROST: All right, aye, there you go. It's very difficult.

MR. SCHMIDT: Commissioner Ennes.

CHAIRPERSON DAWSON: Who? We didn't hear the name.

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: I approve your report.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Yes

All right, do we have any preliminary questions, before we open up to public commentary, from the Commissioners?

COMMISSIONER WARSKOW: I do.

CHAIRPERSON DAWSON: Go ahead.

COMMISSIONER WARSKOW: I would like clarification from Village legal counsel on exactly what we are allowed at the Plan Commission to consider in making our decisions.

MR. PASSMAN: I'm happy to answer that, Madam Chair. Good evening, everybody, it's nice to see you again. It's been a few months.

I want to say before I answer your question, Commissioner Warskow, I do have my colleague Braeden Lord with me. I wanted Braeden to be here, both because he's assisted in working with me and Staff in evaluating this matter, but also because I anticipate as we go forward and as we come to Plan Commission meetings from time to time, you may see Braeden and not me. So, I wanted you to see his face, and with any luck we'll all be in person soon. So, I hope you'll treat him as kindly as you've treated me in the few times I've been here. I know you will.

To answer your question, Commissioner Warskow, I would say very generally, you can consider any item that the Commission believes is relevant to the four land use variation standards that's set forth in the Village Code. You know what those are, I don't need to repeat them. But certainly, you know, your job as the recommending body is to weigh the information and evidence that's presented before you at this hearing and to the extent that you find it relevant and leans one or more of those four criteria one way or the other to follow suit.

I realize I just gave you a big non-answer but there is nothing in this case that is, you know, there is no practically that's substantive and automatically out of bounds. It comes back to the, it's tied back to the four standards.

COMMISSIONER DROST: Yes, would it be appropriate to have the Petitioner comment on what he is going to be, like either a rescue or a kennel? I was sort of confused by the name Animal Shelter Rescue.

MR. SCHMIDT: I can comment on that. The Petitioner is proposing to be an animal rescue facility. The Zoning Code classification is a Kennel, Commercial. So, the term Kennel, Commercial is a Zoning Code designation, the Petitioner is proposing to operate an animal shelter.

COMMISSIONER DROST: Yes, it seems kind of confusing to the public.

MR. PASSMAN: I know, and I'll chime in here, Commissioner Drost. The Village's Zoning Code, its definition is from, you know, sometime ago. There are different terms used in the Animal Welfare Act which were, you know, part of the presentation that Staff gave, and the Petitioner had used yet a very different term. So, I think, you know, you have some information in the Staff report as to what the operation is, never mind the titles. Certainly, you know, you're well within your authority to ask the Petitioner to clarify the nature of their proposed operations. So, a rose by any other name is what we're going through here.

COMMISSIONER LORENZINI: Chairman Dawson, if I may?

CHAIRPERSON DAWSON: Yes.

COMMISSIONER LORENZINI: So, I've kind of got a question along the same lines. In layman's terms, what's the difference between a pet shop store and a commercial kennel? I mean, they both get dogs or animals, and they both try to get rid of them. So, where's the fine line here? What's the distinction?

MR. SCHMIDT: The distinction would be between whether or not the facility is adopting dogs out or whether it's a commercial operation that's selling dogs. A pet shop offers animals for sale, they're a retail sales establishment. An animal shelter is a place that adopts dogs out. That's the fine line between a pet shop and what would be considered a Kennel, Commercial, it's whether or not it's a retail sales operation, which this proposed use would not be.

COMMISSIONER LORENZINI: Okay, Jake, that's a good distinction. Thank you.

COMMISSIONER JENSEN: I've got to say I find that a distinction without a difference. Both facilities keep a dog overnight, they have the capability to do that. The shelter charges a fee, and the pet shop charges a price. Quite frankly, I couldn't see the difference in our code to differentiate one from the other. But I'm not sure that's really relevant for what, because it's really another set of regulations that govern this as I understand from your, but I found it very confusing because both of those things look to be the same thing under different names. So, I think it's a distinction without a difference.

I do have one question that Chairman Dawson usually asks. Has the Petitioner looked at all of the, you know, the conditions, especially the one that relates to adhering to the Illinois Animal Welfare Act, which there are a number of documents where the Petitioner in other settings, in different places, has said that he does not feel that they are subject to be regulated by that law. So, I'd like some clarification on whether he has read and understands these conditions, he agrees to them, and clearly one of it has to do with the Illinois Animal Welfare Act.

MR. BORON: Hi, I apologize if I'm the only item on the agenda tonight and I took you away from your families for this. I truly apologize, and I appreciate your time that you're taking for this.

Let me explain what I, I'm a little confused myself in terms of the law, but in terms of the Illinois Animal Welfare Act, it governs pet shops, it also governs rescues in different manners. I would assume I would be governed by the rescue portion of the Illinois Animal Welfare Act because the purpose of my rescue is, for example, I want to receive breeder surrenders of dogs that are six, seven, eight, nine, 10 years old, and I want to adopt them out and find homes for them. In many instances, these dogs might even be put down, but I would be dealing with breeders.

Rescues don't have those restrictions because in some instances we could receive dogs from other rescues. We don't know where those dogs come from. That's why rescues aren't under the pet shop sourcing guidelines with the Illinois Animal Welfare Act. So, I'm not sure what you're zoning me for, I'm still a little confused on the variance, if I'm under the rescue model or if I'm a hybrid or what.

But if I'm a pet shop operator, I cannot operate as a rescue. I certainly couldn't get, our specialty was going to be sourcing these older dogs and placing them into homes for an adoption fee. We're not selling these dogs, we're adopting them out.

That's where I'm at. I hope I gave some clarification.

COMMISSIONER JENSEN: Well, then a couple of questions. What is the total range of the fee that you would be charging for adopting these animals out? So, if I come to your facility and I want to adopt, I wanted a dog, as you described them, what is the full range? What's the minimum and the maximum fee that I might find in your rescue?

MR. BORON: It's tough to say, Commissioner. I would, you know, it could be anywhere, the minimum I would get these older dogs for would be about $300. Now, a lot of rescues go to auctions and they buy in for thousands. Their main goal, you know, isn't really, since they're a not-for-profit, I don't know how they function and operate and maintain their operations by doing that. But we did submit articles on other rescues and how they function, and there were actually articles from the Washington Post and the Huffington Post that went into how they source from rescues, auctions, going directly to breeders, other rescues.

But it would start, you know, if for example I was looking to source some older six, seven-year-old Yorkies from a breeder and she wanted these retired breeder

dogs, she wanted about $300 for them, so, you know, I would maybe start adopting them out around $600 or so to keep the functions going, but it could be more for other types of dogs, you know, it just really depends.

COMMISSIONER JENSEN: Well, I want to get to the other end of the spectrum. What is the maximum I might encounter? Is it $100,000? Is it $10,000? Is it $1,000? I'd like to get some sense of the order of magnitude.

MR. BORON: It could be, you know, it could be $1,000 for an adoption fee. You know, it could be up in that range as well.

COMMISSIONER JENSEN: This is what I'm having trouble with because, as I said earlier, I'm having trouble differentiating between the price charged by a pet shop and a fee charged by a rescue when the numbers look a lot alike.

MR. BORON: Right.

COMMISSIONER JENSEN: Because these are the kind of charges that you might find at a pet shop. There are some articles that I've read, I won't get into this. I have more questions, but I'm going to hold those until we do the public. But I just wanted to get a sense of the range, and in my mind I'm having trouble differentiating a fee from a price.

MR. BORON: Right.

COMMISSIONER JENSEN: And I'm having trouble differentiating a pet shop from a kennel, or a rescue I should say.

MR. BORON: Right.

COMMISSIONER JENSEN: But anyway, I'm going to hold my questions until we do the public, and then I do have other questions, Chair Dawson, that I would want to follow-up with.

COMMISSIONER ENNES: Commissioner Dawson?

CHAIRPERSON DAWSON: Yes, I see your hand.

COMMISSIONER ENNES: I have an administrative question; I think possibly to address to Jake.

Jake, why did we go, and you may have addressed this while I was trying to get online here tonight, but why are we online tonight as opposed to in-person? Is there a reason? A request from the Petitioner?

MR. SCHMIDT: It wasn't a request from the Petitioner. It was done in anticipation that there may be a substantial amount of public input. Given restrictions in terms of capacity due to COVID-19, it was made virtual in order to allow the maximum number of participants possible and open it to anyone who would want to participate in the meeting.

COMMISSIONER ENNES: Okay, thank you.

CHAIRPERSON DAWSON: Do we have any other questions?

Commissioner Warskow, yes.

COMMISSIONER WARSKOW: Yes. So, I'm looking at the Animal Welfare Act, and maybe this would be better stated by the legal counsel, but it does have a separate definition of a pet shop operator and a kennel operator. The kennel does not receive, it's not selling, it is just boarding animals at a, you know, daily fee for boarding the animal. It is not for adopting out at a price.

MR. SCHMIDT: So, just to clarify that, there are different definitions between the zoning use and the classifications of this use under the Illinois Animal Welfare Act. The Zoning Code classifies it as a Kennel, Commercial. The Illinois Animal Welfare Act classifies this business, or this business falls under two classifications under the Act. The first being a pet

shop, the second being an animal rescue facility. So, when there are these three terms being stated, two are under the Animal Welfare Act, only one is under the Zoning Code. Kennel is just a Zoning Code classification, not under the Illinois Animal Welfare Act.

CHAIRPERSON DAWSON: Any other questions? I mean, I have a question before we go to public commentary, so I want to make sure all the other Commissioners have had a chance.

Okay, so my question is related to its current operation. I'm looking at the use criteria that was submitted. There is no statement about the vacancy of this specific unit versus the vacancy of the shopping center itself. So, is it currently operating or has it been vacant for a while? It seems like it's currently operating.

MR. SCHMIDT: Yes, Little Paw has, not Little Paw but Pocket Puppies has been in operation in that exact tenant space for a few years now.

CHAIRPERSON DAWSON: And the owner of Puppies versus the shelter rescue are the same person?

MR. SCHMIDT: Correct.

CHAIRPERSON DAWSON: So, why, I guess this is a question for the Petitioner. Why are you changing your main end and the classification, when you can do what you're doing under the current lease under your current name? What's the reasoning? Why are we changing?

MR. BORON: Well, we're becoming a rescue, we're a not-for-profit organization, whereas Pocket Puppies is a, you know, for-profit business that we are closing as of today. So, basically, you know, we're going to be a not-for-profit; we're a 501c3. That's basically the difference. Before, we never carried older dogs or geriatric dogs as well. We just didn't do that.

CHAIRPERSON DAWSON: Sure. I just --

COMMISSIONER JENSEN: As a pet shop, isn't it true that you can't really source from a breeder?

CHAIRPERSON DAWSON: No, a pet shop can source from a breeder.

COMMISSIONER JENSEN: No, I think that the law says you cannot. That's when --

CHAIRPERSON DAWSON: Oh, a pet shop cannot.

MR. BORON: Right.

COMMISSIONER JENSEN: So, I see the change to a not-for-profit and calling it a rescue opens a door, in my opinion, to perhaps sourcing from breeders directly or indirectly. So, to me that's the reason that I see the Petitioner wanting to reclassify the place as a rescue as opposed to a shop because they have to close the shop down if they want to continue dealing with breeders.

CHAIRPERSON DAWSON: I agree. I mean, that's what I was trying to, I'm a little concerned about the fact that we're conveniently changing use. You know, we have to look at special use criteria, and the special use criteria is there's a unique plight of the landowner. Well, he's got an occupied space for three years and he might lose a tenant. I don't see that as a unique plight. I understand there's other vacancy, but I don't see this particular unit having a unique plight. That's my concern with the land use criteria, and that's what I'm trying to understand better.

But with that, I don't know that I have any more questions. I was hoping for more clarification. Jay, I can see you now.

Did you have any questions or do we go to public commentary? Commissioner Cherwin?

COMMISSIONER CHERWIN: I think I'll wait until we hear public commentary, and then I may have some follow-up questions. Thank you.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER ENNES: Commissioner Dawson?

CHAIRPERSON DAWSON: Yes?

COMMISSIONER ENNES: Commissioner Dawson, before we go to public comment, if I could just throw a question out there for us as Commissioners? This business has been operating in a certain manner, and there's been a change in the law. So, to me it sounds like they're attempting to change the way they operate to comply with the law. I don't know if that's the fact as opposed to just getting around the law, but I think that's something we should be taking into consideration when we review this as part of the zoning and the variance to change in use. Thank you.

CHAIRPERSON DAWSON: Okay, so with that, I'm going to open it up to public commentary. Because we're virtual, I think now what we need is a show of hands, correct?

Jake, want to walk us through public commentary on a virtual program please?

MR. SCHMIDT: Sure.

So, everyone on the attendee section, there's an option to raise your hand. If you'd like to speak, please click on that button that should be on the bottom of your screen. Then I will go one by one, and anyone who wishes to speak will be allowed to speak.

So, I'm currently seeing one from a Sheryl. I'll be now allowing you to speak and you should now be able to unmute yourself.

MS. LETWAT: Hi. Yes, I wanted to tell you that I volunteer at a real rescue organization in Arlington Heights, and I have been for three years. Animals come into us from, they are donated and not a single animal has ever been auctioned, bought at an auction. Any rescue I know of where me and my friends volunteer at different rescues, not one of them has ever bought an animal at an auction. We have gotten animals from unscrupulous breeders that give them to us because they are going to destroy the animal and someone has asked them to donate the animal.

Our fees are the same no matter what the animal is and they go by the age of the animal. So, a puppy is maybe $350, an older dog might be $300, and an older dog than that might be $250. We have put $45,000 worth of medical expenses into a dog, and the person who adopted the dog still paid the same $300 fee.

So, if you're going to be changing the prices of the animals based on what you paid for them, that is not a rescue. Rescues don't pay for animals. They are donated by public. They are donated by, you know, people in the neighborhood who have an animal that they can't take care of anymore. We get them from the Village that rescues strays. We get them from down south. We do not ever, ever purchase an animal.

CHAIRPERSON DAWSON: Thank you for your comments. Do we have any other comments from the public?

MR. SCHMIDT: Seeing no hands raised, I don't know if anyone would like to speak. Oh, we do have one from a Karin. You should now be able to unmute.

MS. BEIL: Yes, I also work for a shelter here in Arlington Heights. I'm a

volunteer. Our shelter is a hundred percent volunteers. We pay nobody on staff. From the president, the CEO, down to those of us that scoop the poop, we are all volunteers.

When we were on the public hearing with Mr. Boron last month, we understood that he would be, you know, on salary and that he would be selling the dogs for quite a sizeable amount of money. He did indicate at that time that he was going to be doing some older dogs that the breeders no longer wanted. Well, the breeders that want to dump their adult breeding dogs because they're no longer good to be a breeder are not scrupulous breeders to begin with.

The legitimate breeders, and I have absolutely nothing wrong with a family getting a dog from a breeder versus a family rescuing a dog from a shelter. If a family goes to a breeder, that breeder has to be a legitimate breeder who is breeding for healthy animals that they then sell to families, not to pet shops. Pet shops do not take into consideration the health of the pets. At the particular shelter where I volunteer, we actually have had puppies come into our shelter from stores like Pocket Puppies where a family has purchased them for $1,500 to $3,000 and two weeks later the family finds out the dog is sick, and the dog is sick because it was bred in a puppy mill. Then we take the dog in, no questions asked, we get the dog all the medical care that it needs, and once it's healthy we provide the dog to a loving family for a fee of about $300, which barely covers even the first set of shots of vaccinations.

So, I'm very concerned that Mr. Boron is trying to re-brand his Pocket Puppies store into a 501c not-for-profit, whatever, blah-blah-blah-blah. You know, the wording, the confusing terminology is certainly, you know, he's trying to pull a fast one on us, I'm sorry. Thank you.

CHAIRPERSON DAWSON: Thank you for your comments.

Any other additional comments from the public?

(No response.)

CHAIRPERSON DAWSON: I don't see any hands.

Okay, so with that, we'll go to close public commentary and return to the Commissioners for any follow-up comments or questions.

COMMISSIONER DROST: Commissioner Drost here. Am I unmuted?

CHAIRPERSON DAWSON: You are on. W hear you, George.

COMMISSIONER DROST: Okay, good. There was also a letter that was submitted to the Plan Commission that should be entered into the record, I believe?

MR. SCHMIDT: Yes.

COMMISSIONER DROST: Correct? You know, sort of, my feel for this is it's sort of confusing, and I'm looking at it basically as a consumer recently having visited several animal shelters and rescues and it wasn't confusing to me because all had sort of a bar, there were two in the community that I visited, and there was a set fee. This was for a cat, so I'm trying to add diversity to this program. But recognizing what one of the audience members had stated, I think it was Karin Beil, I think she is correct. If it walks like a duck, talks like a duck, it is a duck.

It appears to me that this "rescue" is really a retail operation no matter how you re-purpose it or re-brand it. It just doesn't feel right.

COMMISSIONER JENSEN: I also agree with what Commissioner Drost said, and that's really at the heart of my question about fees versus prices.

But there's another area I'm concerned about. There's 28 pages of comments that came in, and obviously I hope they're going to be part of the record, and I'm glad that Jake isn't reading them all to us again, but they have some very interesting and startling

things in them.

So, many of the people referenced that there were 37 violations of one type or another in a former location and life of this entity, Pocket Puppies. Yet Staff turned up only two violations, one having to do with an address that was improperly stated, and one had to do with a single puppy. So, I'm having a little trouble understanding why we have, from the people commenting in the public part of this thing, this place has a kind of checkered past of a lot of violations, and our Staff has told us they could only uncover two.

I did talk with Jake a little bit about this, so I have a little insider view, but maybe Jake can expound on that a little bit for us, so we understand why the public input suggests a lot of problems and Staff were not able to turn those up.

MR. SCHMIDT: Yes, we did turn those up. It was noted in the Staff report, not by number. The two violations were state violations that were on file. That's for the dog that got sick and, following that, how it was treated. The other was for the license with the incorrect address. Those were state violations.

The number of violations referenced in the public comments, those were violations from the city of Chicago. That's the one I referenced in my presentation where they were cited for selling dogs from breeders when Chicago had passed a prohibition on selling dogs from breeders.

MR. BORON: Jake, can I comment for a second?

That's not true, again, to defend myself, because what happened was for 15 years we operated in Chicago with never a violation. We operated seven years under the Chicago ordinance without a violation. When a new mayor came into office, we had a situation where we had an inspector come in where we would give out our paperwork and we would give the originals to the customer, we would keep the copies. The state never fined us for that because the state said we have to keep the originals.

Now, what happened was they came in and fined us 37 times for giving out the original copies of the paperwork instead of, you know, the copies of the paperwork. We were never found guilty of any violation of the ordinance because we never violated that specific ordinance. These, it was a different mayor and you know what they can do, and that's what they did. They harassed us, so we closed. I did not have a violation.

Let me say one other thing. I appreciate, and I'm sorry I'm having to give Arlington Heights this issue and attract all these, you know, extreme type of people to this issue, I really am. I appreciate my time in Arlington Heights. If this is a problem for you guys, I do not want to give Arlington Heights any issues whatsoever, whatever way you go. Believe me, the state wants us, they voted, they want us to operate as a rescue. That's what the law that they passed requires us to do, that is what we are doing, okay? We are not trying to be two-faced. We are not trying to operate, we are operating because that's what the state wants us to do.

I very much like, we adopted out older dogs in our Chicago location, I was very happy to do it. I went into this business because I love animals. Just so you know, none of the breeders that I ever used had a violation. I think the people of Arlington Heights have, you know, purchased a lot of dogs from us, and we were happy to do it. Times have changed, so we're trying to survive in this new environment. But again, you know, I don't want to cause a lot of problems for Arlington Heights. I really hope, you know, I only wish the best for this city. I actually hope you guys get the Bears because I'm a big Bears fan. I really hope, that would be fantastic, I'll get season tickets.

But in other regards, that's the way it is. I've operated my

establishment for 15 years. We have another place in Wisconsin, no violations. Arlington Heights, I had no violations. Again, I appreciate the time that I had in Arlington Heights. Your city is wonderful and you've been fantastic. Well, that's all I have to say.

COMMISSIONER JENSEN: Were there any fines associated with the violations? I understood the law that you were having a problem with only came into existence a couple of years ago though, didn't it?

MR. BORON: It came in existence seven years ago. I had no fines for seven years, again until the new mayor came into office. Then I had problems with the business office and they fined me for giving out the original paperwork, not in violation of any law. Well, that was the law, but --

COMMISSIONER JENSEN: So, these were not huge fines? They weren't huge fines for just an administrative issue is what I hear you saying.

MR. BORON: Well, no, they fined me big time. $1,000 for each of the 37 violations. So, the lawyer said, look, because, you know, if you're going to fight this, it's going to cost more in legal fees to fight it, you know how it works, come on, you're all aware of this situation. So, I closed shop.

COMMISSIONER ENNES: Mr. Boron, I have a question regarding the law. Wasn't there a different law passed in Chicago, and then we have this newer Illinois law? Am I mistaken on that?

MR. BORON: No, that's right. That's correct.

COMMISSIONER ENNES: So, seven years ago when they started enforcing, that was the Chicago law?

MR. BORON: Right, and I was in compliance for seven years.

COMMISSIONER ENNES: Okay, so --

MR. BORON: Never had a violation.

COMMISSIONER ENNES: So, now when you moved to Arlington Heights, you have this new Illinois law which you have to --

MR. BORON: Right. That was just taken into effect, yes.

COMMISSIONER ENNES: One of the speakers, this Karin Beil, she indicated that she volunteers at a shelter or a business where they give pets away, but they give them medical care before. Are you familiar with this type of operation? Because it sounded like two other people were volunteers at that type of operation.

MR. BORON: Right. Well, right now, yes, we took in a dog right now, you can go to our website, it's on our website, where it's a teddy bear that has a condition called strangles. It's an autoimmune condition. We are treating it with medication to correct it, and after it's done we will adopt it out. The adoption fee is $850.

You know, we don't have volunteers, we don't have, but we will operate in a manner of a rescue like that. We're going to take heart murmur dogs. We'll take any dogs with, you know, shunts and pay for it. We've done it at our other operations.

So, you know, we will be doing some very good things if given the chance.

COMMISSIONER ENNES: Okay, so do you have, how do these other operations that have $47,000 in medical bills, do they get some kind of subsidy? Some kind of aid from governmental bodies, or are they out fund raising for donors? Do you know how those businesses do that?

MR. BORON: Paws, for example, they get their dogs from National Mill Dog

Rescue. They go directly to breeders, they go to auctions, they buy their dogs, it was documented. I'm not the one to say anything. There's also other rescues that go, they get their dogs, they adopt them out for a fee around, you know, like Paws, it's anywhere I guess from $400 to $600 to $700, and then they adopt them out. But they make $8 million in donations a year or more, that's where they get their money, and then they give them some salaries.

I'm not going to be taking donations, actively recruiting donations, you know. We'll be paying for the medical bills out of our own pocket.

COMMISSIONER ENNES: You said also that some of the dogs that you're buying are from breeders. I don't know if any of these are puppy mills that sounds like they're the bad ones, but anyway, so you buy some of these dogs from breeders. They're older dogs that have had multiple litters, and these are auctions, you're buying through that or I don't know how you buy them, and to me that's not my business or concern here, but if you are selling them or adopting them, what would happen to those dogs?

MR. BORON: You kind of cut out, but you're saying what happens after we adopt them out?

COMMISSIONER ENNES: No, if there wasn't a market for somebody to be buying those dogs that have been used by breeders for whatever reason because they're, you know, a very good dog, has good features, or it's just a popular breed, if you or other businesses weren't out there to buy them, what would happen to them? Would they just get put down?

MR. BORON: You know, I assume some might, but others would just be auctioned off. You know, breeders that I know, they would go to auctions and they get a lot of money for their dogs at auction. They wouldn't be put down, they would most likely be auctioned off.

COMMISSIONER ENNES: Even these older dogs?

MR. BORON: Even the older dogs, yes, because the rest just buy them. I mean, you go to an auction in Southwest Missouri Dog Auctions, over 50 percent of the people that are bidding on these dogs are from rescues. I'm not saying that's right or wrong, it's just the nature of what's going on, you know.

COMMISSIONER ENNES: Okay, thank you.

MR. BORON: Sure.

COMMISSIONER ENNES: I have one other comment. I kind of agree with what Commissioner Jensen said about the fact that so many of these, Lynn, if I get this right, we have -- let me say I'm losing my train of thought here after that. You know what, let me come back to that when I remember that point, I apologize.

CHAIRPERSON DAWSON: Great.

Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I want to ask once again, I'm sorry, I want to make sure I'm following Robert's Rules procedure here, but after reading at least one particular letter from a resident who actually provided details where Pocket Puppies was sourcing their dogs over the years, that led me down to do some more research. I did discover a source that has actual copies of the city of Chicago's citations issued to Pocket Puppies. So, I don't know whether I can share that research or not.

MR. SCHMIDT: I have the citations as well. If the Commission likes, I can read the text of these citations into the record.

COMMISSIONER WARSKOW: Yes. They do not agree with what Mr. Boron --

COMMISSIONER JENSEN: Can we do a sample and not all of them?

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: We can. So, I have the first one here. The violation noted is retail owner of pet shop obtained a dog, eight-week female French bulldog, from a breeder for the purpose of offering for sale. Second one reads retailer owner of pet shop obtained a dog, eight-week male French bulldog, from a breeder for the purpose of offering for sale. The third, retail owner of pet shop obtained a dog, eight-week male French bulldog, from a breeder for the purpose of offering for sale. Retail owner of pet shop obtained an eight-week-old male French bulldog from a breeder for the purpose of offering for sale. Another citation to the same effect. Another citation to the same effect.

COMMISSIONER JENSEN: So, in essence, Jake, you're saying these are not administrative issues. These are actual violations of a different type for an operational or a procedural matter?

MR. BORON: That, Commissioners, that was a situation where some of the, it was a breeder who had Alzheimer's and she had written the wrong address. It was supposed to go to Arlington Heights and it went to Chicago. That was the only time that had occurred and it was basically, you know, a breeder who wrote the wrong address on health certificates. It was not, you know, I explained this to them but, look, I don't think I should be held accountable. I operated for 15 years and seven years, and that was one instance where a breeder wrote the wrong address on a health certificate. That's all I can say.

CHAIRPERSON DAWSON: Okay, Commissioner Warskow, did you have any other questions?

COMMISSIONER WARSKOW: I would just, if legal could just get to the part of the Animal Welfare, the new Animal Welfare Act that specifically states sourcing of dogs for an animal shelter? I was trying to look for that and did not actually find it.

MR. PASSMAN: Commissioner Warskow, Commission Chair, I'd be happy to do that. Let me pull it up myself.

An animal shelter, if we can put it right in front of this, I believe it's Section 3.9 of the Animal Welfare Act. Section 3.9 allows an animal shelter, but the real restriction, let me back up, the real restriction is that a pet shop operator cannot get its dogs from anyone other than an animal shelter or an animal rescue operator. An animal shelter can get its dogs from either the dog's owner, another animal shelter, or an out-of-state animal control rescue group that is licensed or non-profit in that other state.

COMMISSIONER WARSKOW: Okay, so they're not allowed to get from a breeder?

MR. PASSMAN: Right. So, we have Section 3.6 of the Animal Welfare Act that controls where an animal shelter gets its dogs from.

COMMISSIONER JENSEN: Can they get them from a breeder under any circumstance if you're a shelter?

MR. PASSMAN: That, the answer is yes, and the reason why is that an animal shelter may obtain dogs from the dog's owner. There is not a restriction in the Animal Welfare Act on what type of owner the dog can be, I'm sorry, the owner is, whether it's a private citizen who is relinquishing their dog or a breeder of any kind. You may be wondering how does this all fit together. An animal shelter normally can provide its dogs to a pet shop operator, but the animal shelter cannot provide dogs to a pet shop operator that came from a dog breeder. So, there's kind of a two-layered, the Act really is focused on the label of the pet shop operator. A pet

shop operator cannot get a dog either directly from a breeder or from a breeder through an animal shelter.

COMMISSIONER LORENZINI: So, where does he get the dogs from then?

MR. PASSMAN: Where does who get the dogs from?

COMMISSIONER LORENZINI: The animal shelter, or the pet shop I mean.

MR. PASSMAN: The pet shop can get its dogs from animal shelters and from animal control facilities.

COMMISSIONER LORENZINI: And not a breeder?

MR. PASSMAN: And not a breeder.

COMMISSIONER WARSKOW: Right. So, it has to be a dog that would was relinquished by its owner that is not a breeder for an animal shelter to provide that dog to a pet shop operator?

MR. PASSMAN: Correct. So, stated another way, a dog that is coming from a breeder can be provided to an animal shelter, but the animal shelter cannot provide that dog to a pet shop. A pet shop can get its dogs from an animal control facility or any other dog from animal shelters. So, a private citizen relinquishing their dog to an animal shelter, the animal shelter can then provide that dog to a pet shop.

COMMISSIONER LORENZINI: Well, where does his Mr. Boron get his dogs from now then if he doesn't go to a breeder? He is a pet shop.

MR. BORON: Well, this law just took effect. So, prior I was able to, yes.

MR. PASSMAN: The law took effect today, February 23rd.

CHAIRPERSON DAWSON: Prior, you were able to in Arlington Heights, correct? But Chicago has its own ordinance.

MR. BORON: The state law now overrides Chicago's.

CHAIRPERSON DAWSON: Right, I'm just -- yes.

COMMISSIONER WARSKOW: Your facility in the city of Chicago was not able to obtain from breeders; however, there are citations, disputed or undisputed, claiming that you did receive dogs from breeders.

MR. BORON: There was one instance where a breeder wrote the wrong address on a health certificate for dogs that went to Arlington Heights and used the Chicago address. The other seven years I operated under the ordinance; I never had a violation.

CHAIRPERSON DAWSON: Commissioner Warskow, are you, no more questions?

COMMISSIONER WARSKOW: Yes.

CHAIRPERSON DAWSON: Okay, Commissioner Lorenzini, you had your hand raised?

COMMISSIONER LORENZINI: No, I had my answers, questions answered, thank you.

CHAIRPERSON DAWSON: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes. Just for clarification, Mr. Boron had mentioned that it's this one case of a breeder, but Jake rattled off like 15 different circumstances. Is that all from the same breeder?

MR. BORON: Yes.

COMMISSIONER CHERWIN: I mean, what was the time span among those? Did we at some point, I would have thought that if it were really an issue that you were looking to solve, it would have been like two or three times. How many --

MR. BORON: Yes. We weren't even aware that she was using the wrong address for the dogs that were going to Arlington Heights.

COMMISSIONER CHERWIN: And how long did it go on?

MR. BORON: Right, you know, I think there were two deliveries I think, two or three. She just didn't realize, you know, what she was doing.

COMMISSIONER CHERWIN: Okay, if I were to adopt a dog from your facility and, say, six months later for whatever reason it wasn't working out, there were behavioral issues I couldn't resolve or whatever, what's the process for you taking the dog back?

MR. BORON: We will take a dog back and re-home it.

COMMISSIONER CHERWIN: You would take the dog back you said?

MR. BORON: Sure. If someone has, you know, an allergic reaction, they're not compatible, obviously, we'll re-home the dog for them.

COMMISSIONER CHERWIN: How often does that happen? I mean, how often has that happened in your practice to date?

MR. BORON: Well, I mean, you're talking about if we operated, as we operated as a pet shop?

COMMISSIONER CHERWIN: Yes, I mean, was that your policy also as a pet shop or not?

MR. BORON: No, I mean, as a pet shop, you know, we would, if there were certain issues, we wouldn't take a refund or we wouldn't take the dog back. But we would if a customer had, was concerned about allergic reactions, we would, you know, write in the contract that they could have 48 hours to return, but that's as a pet shop. You know, as a rescue, we would just take the dog back.

COMMISSIONER CHERWIN: One of the things I, you know, kind of going back to the price, I don't know that we got an answer to Mr. Jensen's question about a maximum price. The reason I ask is because typically, I mean, what I've seen, and I have adopted dogs from shelters, and they've had, it's like published like right in the website, this is the fee and this is what you get for it, and it's a set price. It's not like, oh, this dog is, you know, this kind of dog and so it's more. I mean, it's kind of like, you know, that is indicative to me of sort of a process that's based on a not-for-profit operation, you know, we're going to do these things, we've given this inoculation, we're going to give him this level of training, we're going to give him this vet, and it's kind of laid out. So, you know, for the rescue shelter that I've gone to, it basically says $395 for an adult dog, $495 for a puppy, and it doesn't matter, you know, kind of what breed it is, that's just what the price range it is. Then with that, it publishes these are all the things you get with it.

I guess two questions. Are you going to publish on your website what the fees are for the puppies and the, you know, I guess what the dogs are, whether it's a adult or a puppy? I guess to go back to Commissioner Jensen's question, what is the maximum amount you would charge for one of these rescue dogs?

MR. BORON: You know, it really depends. Again, you know, we also will supply a puppy package that includes, you know, supplements, food, you know, we go through an orientation on training. We have a qualifying questionnaire first off before a customer would even buy it, you know, that's even as you're a pet shop. Now as a rescue, we would, you know, be providing training, going through orientations. It just, it depends.

I mean, if you look, I did send Jake articles on how other rescues operate. They buy dogs at auction, they bid on them, you know, they go as high as $3,000, $4,000, $5,000, $6,000. I'm not making this up, and it's common practice. I know there's a lot of,

you know, actual shelters, too, like the Anti Cruelty, you know, they're one of the few good rescues that I would say that really take in their dogs and they're, you know, they don't go to auctions per se, but you know, that's what rescues do and that's how they operate now, many of them if not most.

In terms of prices, it would just, you know, we couldn't operate if we, you know, get a dog for $300 and adopted it out for $150, it's just not going to work that way.

COMMISSIONER CHERWIN: Well, I think that, to me, it looks like, I mean, a lot of the organizations that I'm familiar with, that's why they have funding from people who are trying to promote the welfare of the animals as they're able to gain funding sources because of their practices, and they're good practices, and people are willing to support that. That's how they make that, you know, that's how they make that work, you know. I think it's sort of a testament to them doing the right things when they're able to go out into the funding world and, you know, get contributions from non-profits and volunteer workers to support their process of rescuing animals, people essentially voting with their time and voting with them pocketbook that this is the proper way to, you know, manage the welfare of these animals.

I guess the reason I'm concerned is, consistent with some of the other Commissioners, after I've looked at this issue more closely, is that it's sort of a big departure, what you're proposing, it seems to be a big departure from the reputable shelters and how they practice and how they fund themselves. I just, like I think Commissioner Drost said, it just doesn't feel like it's being run like a not-for-profit shelter and it doesn't seem to be consistent. Maybe I'm misunderstanding, but that's just knowing the organizations I know, there's fund raisers, there's people donating time, there's volunteers, there's donations, and it doesn't sound like you're getting that. So, it just seems like it's a bit different from the typical not-for-profit shelter in my opinion.

MR. BORON: Again, I'm trying to operate under the new state law, and we will be operating, I know we will be operating in the manner of other rescues. That's all I can say.

COMMISSIONER CHERWIN: How much do you expect to get in terms of donations per year to support your not-for-profit?

MR. BORON: I truly don't know. I mean, if people want to donate to us, we will do it. You know, the person who runs the ASPCA makes $800,000, and they get that all through donations. I will not be doing that; I will not be getting donations. Probably I'll have a box at our front desk, if they want to give a donation for a dog that needs, you know, that has a liver shunt or a heart shunt or, you know, has a medical condition, you know, we'll certainly take donations for it.

COMMISSIONER DROST: Mr. Boron, George Drost here. When you submitted your application for a 501c3, that's the Form 1023, part of it was to create a budget and how much you would raise from donations and how you would raise them in a corporate structure. Then I think you would have a comparable document at the Illinois charitable organizations' forms that you would fill out, again asking for how much public donations you would receive. What's your answer to those?

MR. BORON: Well, it's estimated. Again, this is new. I have no clue on what type of, you know, what this is going to bring in. The law just went into effect, so you know --

COMMISSIONER DROST: But the Charitable Organizations Act hasn't, and the format is similar to all organizations, whether you're a shelter or you are a hospital or you are trying to save Ukrainians in Russia.

MR. BORON: You'd have to ask my accountant. I truly, my tax lawyer handled it. I truly don't know.

CHAIRPERSON DAWSON: Okay, Commissioner Sigalos, you have your hand raised?

COMMISSIONER SIGALOS: Yes, I do. I hope, I don't know if you're seeing me or hearing me, but I had trouble logging in. I guess I was logged in as a participant, but anyhow.

CHAIRPERSON DAWSON: We can hear you. We can't see you, but we can hear you.

COMMISSIONER SIGALOS: Okay, great. I'm not worth looking at anyhow so that's fine.

I've heard all my fellow Commissioners and I've got the same questions, you know, shelters versus pet shops versus animal rescues and so forth. But one of my questions to, and I went through all these public comments, I think there's like 25-26 public comments, and one of them was very adamant that these dogs are sourced, or most of the dogs of Mr. Boron's sources are from Missouri and that Missouri apparently has the most puppy mills in the nation.

Can you comment on that, Mr. Boron?

MR. BORON: You're talking operating as a pet shop?

COMMISSIONER SIGALOS: Again, your current operation, I guess that's what this is, from your current operation.

MR. BORON: Sure. You know, in terms of my operation, all my breeders had no violations. In my 15-year history, I can't recall in the last eight or nine years of any of my breeders having violations. They're very good breeders in fact.

You know, just to enlighten you a little bit, there are rescues out there, and I sent Jake the documentation on it, that actually purchased repetitively from bad breeders and have violations that were in the HSUS 100 Horrible list. It's just a fact. We will not operate that way, just so you know. We would never source repetitively from breeders that abuse their dogs.

Also, just to let you know, Missouri has the highest and strictest enforcement now of their breeders, probably in the nation. In 2014, they passed huge reforms, and the breeders are very highly regulated, state and federal, just so you guys know or are aware of it. Again, as a rescue, it's a different story.

COMMISSIONER SIGALOS: Well, okay, one other last comment that I just wanted to make is that I've read through the public comments, 25 or 26 of them, whatever. I've been a Plan Commissioner for many years. I've never seen so many public comments so negative about a particular project and not one supportive of this project.

MR. BORON: Come on guys, you all know where those come from. Those are coming from the activists, those extremists. I'm going to lay it on the line, that's where they're coming from. These are organized, you know, keyboard activists that have demonized the industry that I'm in, and that's how it works. You know it, you're educated people, I don't need to lay it out for you, okay.

COMMISSIONER SIGALOS: You call them activists, but I mean, these are from educated people. I've seen comments from veterinarians who are quite educated people and care for all types of animals. I'm just concerned when I see this many comments, negative comments, and yet not one positive comment.

MR. BORON: Right, it's an organized, you know that, it's organized online. They all call each other. They're the same people over and over again. Just to let you know, the Illinois Veterinarians Association, state, the Chicago Veterinarians Association, and the National Veterinarians Association supported pet shops. Why? Because they understand the industry, and these are people that have dedicated their lives to saving animals.

The people on the state level didn't listen, okay, and that's, I don't want to get in a debate over the pet shop industry because it's not really, I don't know how relevant it is to this subject and I'm taking up your time. But just so you guys know, our industry has been decimated by these people, that's all, you know.

CHAIRPERSON DAWSON: Commissioner Sigalos, are you done with your questions?

COMMISSIONER SIGALOS: Yes, that's all. I just wanted to make that comment, the number of public comments, all negative, and not one positive thing to say about Mr. Boron or his pet shop.

MR. BORON: I also want to know how many people were from Arlington Heights that commented. Was it 50 percent, 20 percent of those people? How many were actually from Arlington Heights? Would you be able to tell me that, Jake?

CHAIRPERSON DAWSON: I'm sure we could look at that. In the meantime while looking into that, Commissioner Ennes, you have your hand raised?

COMMISSIONER ENNES: Yes. To go back to Lynn's comment, as soon as I turned that off I remembered, and it was related to John's comment in regard to the number of letters. I was surprised at the number of letters. I went through every one of those and read those. I read those and I read the comments from the neighborhood meeting, and the one thing I was concerned about, and I think Commissioner Jensen was kind of leading to this, there was a lot of negative information in those and accusations. Only one letter had an attachment with purported documentation. I did try to link to that and couldn't. I don't know if there were any others.

But I was disappointed that there were so many accusations with no documentation with it. I was disappointed in that. I also would like to note the comment from one of the neighbors who was at the neighborhood meeting when she was asked for her address, and I realize the people who come and talk at these hearings don't have to give their address, her concern was that we would want her address, they would want her address for retribution. I'm disappointed in that because I think it's important for us to know where all these comments are coming from.

I've been a dog owner my whole, just about my whole life. I've bought dogs from breeders, respectable breeders that, you know, breed their own dog and they have a limited number of batches or, I forget what you call a number of litter of puppies, but I've always had good dogs. I've never had a problem. I'm concerned, I understand we have a new law that's come in place. We have an existing business that has been working under the old law, and he needs to, if we vote in approval of this, he needs to follow the law. He has to adjust his business model obviously because it wasn't being performed the way this new law requires. With his new filing, it sounds like he wants to try to do that. I would hope he's successful at that, because if he isn't and he isn't following the law, he isn't going to be in business here.

But I think that's our more important decision, do we want to allow a business who's already here who, to my understanding, hasn't had any local complaints other than one dog was sick, and it sounds like he did something to do that. But let him prove to us that

he can operate under this new environment and go forward from there.

MR. BORON: Just so you know, that dog that they're referring to on the state, that was a six-year-old Yorkie that we adopted out and it got sick. I believe that was it. That was in the Chicago location.

CHAIRPERSON DAWSON: Okay, Commissioner Ennes, is that the end of your comment?

COMMISSIONER ENNES: Yes, that is.

CHAIRPERSON DAWSON: Okay, Commissioner Jensen?

COMMISSIONER JENSEN: Yes, just a follow-up with two or three hypotheticals. So, if I have a mutt that is, you know, say five, six years old, at my age I feel I can't take care of the dog, is that, would you take that dog into the proposed rescue that you want to set up?

MR. BORON: I'm sorry, can you make clear that --

COMMISSIONER JENSEN: My question is can anybody, a person come to you and say, you know what, I can't handle my dog right now, it's not a purebred but I can't handle my dog, I would like to donate it to your rescue and let you adopt this out, you can charge your fee or whatever, but I don't want to deal with it anymore, I just can't due to any number of circumstances, will you take dogs that people would just come to you and say hey, I'd like to give you this dog so you can adopt it out to a better home?

MR. BORON: Again, we're going to be specializing in small toy breeds so if it's a small --

COMMISSIONER JENSEN: Let's say it's a $15,000 dog, but it is a mixed breed?

MR. BORON: Yes, if it's a small breed that we can fit into our facility, we would take it and try to adopt it out.

COMMISSIONER JENSEN: Does it have to be purebred or can it be mixed breed of some type?

MR. BORON: Oh, no, it could be either. That's not, that doesn't, we'll have plenty of mixed breeds.

COMMISSIONER JENSEN: Okay, well, I feel better about that part of it. I'm still wrestling with the idea because it looks to me you've got quite a hybrid here in the sense that it looks to me like you want to continue running a pet shop with the variable price based on the nature of the dog. But the new law that goes into effect I guess today doesn't allow you to operate a pet shop in that way. So, I do see you're repurposing this but you're keeping many of the trappings of what I would call a pet shop because you have a variable price, you're going to go to auctions, you're going to buy and get the dogs in some fashion, you're going to have a markup and you're going to sell the dogs. To me, it looks like a pet shop that you're trying to give a new name to, trying to repurpose.

So, I feel like it's sort of violating the spirit rather than necessarily the letter of the law, because the whole purpose of all this legislation was essentially to make sure that we don't have puppy mills. That's why there's strict restrictions on getting dogs from breeders because it's hard to differentiate whether it's a good breeder or a puppy mill. So, I think I'm very troubled by the variable price, the fact that you will adjust the price based on a number of factors. To me, the rescues that I'm familiar with, they charge a fee, and the fee is well known ahead of time and it's a single fee.

I don't have any further comments or questions.

CHAIRPERSON DAWSON: Any other comments or questions from Commissioners?

(No response.)

CHAIRPERSON DAWSON: Thank you. I think pretty much everyone has had an opportunity to speak.

COMMISSIONER LORENZINI: Yes, Chairman, just one more question for Jake.

CHAIRPERSON DAWSON: Yes.

COMMISSIONER LORENZINI: So, have you had any, the Village have any complaints over the last several years about this operation?

MR. SCHMIDT: The Health Department did not receive any complaints. We did ask them. No violations, no complaints received.

COMMISSIONER LORENZINI: Thank you.

CHAIRPERSON DAWSON: Okay, so I have a question. The conditions, I don't know that we've received a firm answer. If we were to move forward, this is to the Petitioner, move forward with a motion to approve subject to these conditions, what is your response to that? Are you okay with the conditions?

MR. BORON: You're talking to me? I'm sorry.

CHAIRPERSON DAWSON: Yes, I'm speaking to you, the Petitioner. The proposed conditions would have you moving forward under both the pet shop and the shelter laws.

MR. BORON: Well, I'm still kind of confused by it. If I'm zoned as a pet shop and my specialty is, you know, pet shops don't carry seven, eight-year-old dogs. They don't carry dogs with, you know, heart murmurs and things like that. That's a rescue. You know, if I'm zoned as a pet shop, I can't operate as a rescue because I don't know where those dogs are coming from. In some instances, I'll get them from other rescues, I'll get them from, you know, I would want to get them from breeder surrenders, that was the main specialty of these older geriatric dogs.

I don't think I would be able to do that, but I'm not certain because I am a little confused by it. But I'm guessing I couldn't, is that correct?

CHAIRPERSON DAWSON: That's up to the Legal Department. That would be my interpretation of it as well, and that's my question to you is if we were to say that we're okay with you operating and moving forward but you have to comply with both laws, meaning that you cannot source your dogs from breeders, would you still move forward with your operation?

MR. BORON: I don't think so. I don't think I could operate as a rescue then. There is just no way. You know, I could --

CHAIRPERSON DAWSON: But certainly, other rescues operate, will be able to operate. I mean, there are other ways to get dogs than from breeders.

MR. BORON: Right.

CHAIRPERSON DAWSON: And I'm not trying to sound argumentative, but that is your, your specific rescue plan is sourcing dogs from breeders.

MR. BORON: Some. Some from other rescues and, yes, but it would be very difficult for me to do it because I did want to get these breeder surrenders. Other rescues don't have these, you know, and the state don't have these restrictions upon them. That's, you know, there are some shelters that just take in any dog, but again, we have space limitations and we're specializing in this. So, it's going to be very difficult.

CHAIRPERSON DAWSON: Sure. Just to make sure you understand I'm truly just asking a question, I also am familiar and follow some rescues that do purchase dogs from puppy auctions. So, I'm aware that there are rescues that that is their plan, that that is what they do and they are generally rescues.

MR. BORON: Right.

CHAIRPERSON DAWSON: So, I'm not asking out of any judgmental --

MR. BORON: No, I understand. I'm just trying to be as honest as I can because this is new for all of us.

CHAIRPERSON DAWSON: Good. No, I understand. I understood. So, I have a question then. If it's for Staff or if it's for legal counsel or not, I'm not sure who to point this to. But what specifically is it about the business plan that is raising the cause for including the pet shop? Is there another way to go about this where he could operate as a rescue under different parameters? Is it the no cap on the fee that's doing it so that it makes it look like a sale? What is it particularly that's raising the pet shop concern?

MR. PASSMAN: I want to just have a point of clarification before, I think Jake has a comment, Madam Chair.

Our code does not distinguish the use of rescue. So, you know, I think your question, and I don't want to misstate what you said, but what makes this a pet shop under our code is that it meets the definition of a pet shop operator in Article 15 of Chapter 12, and this was in your packet. A pet shop operator under our code, and I'm making that clarification deliberately because it's not the same definition as what's in the state law, in our code anyone who sells, offers to sell, exchange or offers for adoption with or without charge or donation dogs, cats, et cetera, et cetera, is a pet shop operator.

So, this business would be a pet shop operator whether under its prior, and I don't want to make an exemption, the prior use that we know or knew as Pocket Puppies, and what's been described as the proposed new use as Little Paws. Either of them are pet shop operators under the Village Code.

MR. BORON: Well, let me ask you a question.

CHAIRPERSON DAWSON: No, I'm sorry, I'm sorry, Petitioner, because I'm still asking my question.

MR. BORON: Oh, I'm sorry.

CHAIRPERSON DAWSON: I will come back to you.

MR. BORON: Sure.

CHAIRPERSON DAWSON: Go ahead, Mr. Passman, did you want to complete your --

MR. PASSMAN: So, one other thing I should say is there is not, and Jake, start throwing things at your screen if I say this wrong, we don't have a prohibition in our code as to the source of animals for a pet shop operator. They have to provide disclosures concerning where they got the dogs from, but there is not a prohibition in the Village Code on where a dog is sourced from for a pet shop operator. There is also not a proposed condition in your materials that would prohibit the sourcing of dogs from a dog breeder. However, it is then in the state law as we discussed earlier tonight, the state law has certain restrictions or prohibitions on where either a state licensed pet shop or a state licensed animal shelter can get its dogs from.

MR. BORON: I am currently only licensed from the state as a rescue. I've been inspected by the Department of Agriculture and I've received my license at that location already. So, I don't know how it would work.

CHAIRPERSON DAWSON: So, I understand your confusion, if you could let me complete my questions, I would appreciate that.

MR. BORON: Go ahead, I'm sorry.

CHAIRPERSON DAWSON: So, what you are saying is that, let's say for example there's other animal shelters in Arlington Heights, they are registered as pet shops with Arlington Heights, under the Arlington Heights license?

MR. PASSMAN: I'm going to let Staff answer that because I think Staff can answer it better than I can.

MR. SCHMIDT: Sorry, there's been a freezing. Could you repeat the question?

CHAIRPERSON DAWSON: The other animal shelters that are located in Arlington Heights, are they also registered as pet shops?

MR. SCHMIDT: Not to my knowledge, no. I know the Buddy Foundation is registered as a shelter, and that Kay's is registered as a shelter as well. These have been longstanding businesses, did not have to go through, or the Buddy Foundation had to go through additional approval process, but Kay's has been longstanding prior to current code and they have not modified their operation there.

CHAIRPERSON DAWSON: Sure.

MR. SCHMIDT: They're conforming in that respect.

CHAIRPERSON DAWSON: Sure, and I remember when Buddy Foundation came through. But that's my question, that they are registered as shelters, but yet, Mr. Passman, you're saying that there is no ability to register as a shelter under the Arlington Heights code? Can you clarify that for me?

MR. PASSMAN: There is not a specific title in Arlington Heights for a shelter registration. We have commercial kennel and we have, we have kennel and we have pet shop operator.

MR. SCHMIDT: To clarify, Mr. Passman is referring to our Zoning Code. Those are the two designations we have in Zoning Code. Our business licenses do have more specific registrations, and those would allow for a bit more specific title for what a business is. But as far as Zoning Code goes, that's correct, we just have commercial kennel and then we have pet shop. Those would be the --

CHAIRPERSON DAWSON: But does this seem like he should be applying for a special use to operate as a, as opposed to a zoning, a special use to operate as a shelter? Again, I'm trying to get at why are the other two, because if this is the case with his facility, then the other two rescues in the area are going to have to follow the same, they're going to have the same problem.

MR. SCHMIDT: They are also subject to the Illinois Animal Welfare Act and whatever provisions of that law apply to the proposal tonight would also apply to them. We're specifically calling out the requirements of the law within our report here given that the Petitioner is arguing that they do not apply to him in full given the nature of his business. That's what we're calling out specifically within this ordinance, and also the Illinois Animal Welfare Act was not this specific at the time the Buddy Foundation came through for their approval, and certainly not when Kay's Animal Shelter began operation.

CHAIRPERSON DAWSON: I get it. I'm just really confused about why we're having all of these questions about whether or not they're a shelter or a pet shop when it doesn't seem relevant to this because it's the state law and not the Arlington Heights code that's

regulating. Just as Attorney Passman said, we're not imposing any regulations, it's the state law, and there is a Zoning Code that we're following. They are asking for a variance under the land use and that's what we're here for, not whether or not they have to follow, he has to follow state law, it's a state law, right?

So, that's where I'm getting confused as to how people are differentiating him between other shelters when that's not our job to do. There's a motion here, or a proposed motion, there hasn't been one, that says that he will register as a pet shop operator. You're saying to me that this does not make him any different in the eyes of Arlington Heights from Kay's Animal Shelter or the Buddy Foundation, as to what he would have to register as, makes him no different than anybody else, is that correct?

MR. SCHMIDT: Correct.

CHAIRPERSON DAWSON: Okay, so to me, that's why I was wondering why we're, there's a lot of questions. To me, again, I go back to this is a land use request and I default back on I still do not see the unusual plight of the owner other than there's a change in the law and so he is changing his operations and he's having to come through and do a different application. But in terms of whether or not he's a shelter, whether or not he's a pet shop, that's not for me to decide, right? I mean, there's a lot of rescues out there that operate in a lot of different ways. I'm not here to say whether or not they're good rescues or bad rescues, that's not what I'm here to do. I'm here to say whether or not this meets the land use criteria, in my opinion, right?

So, I just want to make sure that, even the Petitioner, if you have questions about whether or not, what restrictions this imposes on you, if we move forward, I have no idea what's going to happen here tonight. I'm not saying this is passing or not passing or what the motion will look like. But if you have questions about the motion once it goes through, Staff can clarify that for you. I don't know that we need to go into further detail on that tonight but, you know, that's where my head is at.

Personally, I like, I follow rescues. I have rescue animals. I've gotten dogs from breeders. But my opinion about whether or not he can operate is completely separate from what he is asking for and whether or not it meets our criteria. That's where my head is at.

COMMISSIONER JENSEN: You know, I'd like to just, it's hard to sort out what we're actually going to have to make a decision on. But the jumble of terminology in bits and sections of our ordinances are not particularly helpful in dealing with this issue.

CHAIRPERSON DAWSON: I agree, that's why the confusion.

COMMISSIONER JENSEN: Forget the taxonomy, don't worry about what it's called. What I think is happening is he had a business model and he was operating as a pet shop, and the Illinois law changed and he can no longer source his animals in the way that he was doing it in the past. He believes that by coming to us he can rename his enterprise, take a different legal form making it non-profit, he can continue sourcing one way or another through auctions, this, that or the other, from breeders, and he can basically make these dogs available and call it adoption, but he's charging different fees which to me is just a price. So, I personally view this as getting around the spirit of the law even if it may live within the letter of the law, and I've got to tell you the ordinances in the Arlington Heights code are useless in sorting this out from my point of view.

CHAIRPERSON DAWSON: I don't disagree with you on what's happening here and what he's doing, but I just don't believe that it's my job to police him, right? I mean, I don't know that, I mean, you know --

COMMISSIONER JENSEN: Well, he's asking to be reclassified as a rescue --

CHAIRPERSON DAWSON: Yes.

COMMISSIONER JENSEN: -- but we don't have anything in our code that goes to the issue on rescue. So, this is a subterfuge from my point of view. Our code is not --

CHAIRPERSON DAWSON: I don't think it's subterfuge.

COMMISSIONER JENSEN: Well, our code does not instruct, it doesn't have anything that deals with a rescue.

CHAIRPERSON DAWSON: No, I agree. I wish he'd been more forthcoming. I don't disagree with you. I feel that he should have been more open with, hey guys, the state changed the law and now I've got to be a rescue if I want to continue operating, right?

COMMISSIONER JENSEN: But our code doesn't have anything to say about rescues, so it's hard for us to decide this issue because he wants a classification that will allow him to basically sidestep the issues of being a pet shop. He has all the attributes of being a pet shop in my mind because of the way he handles pricing and where he gets his pets from and so forth, but he has to call it something different and we don't have any terminology in our ordinances that allow us to do that. So, I don't know how we're getting a variance from something that we don't even have as a classification or zoning.

CHAIRPERSON DAWSON: We are not, I mean, I think that, let's go back to what is the actual land use request. I mean, the state is going to determine whether or not he's a pet shop or rescue. That is what I'm hearing from our attorney and Staff. We don't have that determination here in Arlington Heights on a zoning level, so it's up to the state to do. He's already filed for his license, and the state has given him his rescue, now we'll see what happens, right?

But could you, Jake, remind us again, what is the specific ask of the Petitioner?

MR. SCHMIDT: His specific request is a land use variation for a Kennel, Commercial.

CHAIRPERSON DAWSON: Okay, and since he's already been operating a pet shop, now he's got to, he wants to operate as a Kennel, Commercial, and we're saying no, you've got to go forward as both a pet shop and a Kennel, Commercial, correct?

MR. SCHMIDT: He is proposing to be an animal shelter. We do not have a specific Zoning Code line item for that use. The closest and most appropriate classification is Kennel, Commercial which is not permitted within the B-2 Zoning District. So, he's requesting a land use variation in order to operate the operation as described.

CHAIRPERSON DAWSON: And when he goes to his business license, is that, what is number four? It says register the facility with the Village as both a pet shop operator and a dog kennel.

MR. PASSMAN: I think Jake --

CHAIRPERSON DAWSON: Yes?

MR. PASSMAN: I mean, Commissioner Jensen and Chair Dawson, you're right. Our terminology is confusing and, you know, we've had this on the books for a while, like the language in the business licensing part of the code, there's language in the Zoning Code, and there's language in the state law, and I was as confused as all of you were when I first looked on this, and Staff has of course tried to figure it out as well.

From a zoning perspective and what you are truly and really only here to do formally, the closest zoning use we have in our Zoning Code that matches the description of the use that the Applicant has provided is a commercial kennel. As Jake just stated, a commercial kennel is not permitted as of right in this Zoning District, and so the measures we have on our Zoning Code to allow it is through the land use variation. I know the Commission understands that process, understands it's for a land use variation.

Separate and apart from that, and the core of what you're doing tonight, and Madam Chair, you just stated it, is does this use meet the standards for a land use variation. Now, layered within that, and here is where I know the confusion starts to set in, the Village has certain business regulations in other parts of the Village Code, and because those also don't quite line up neatly with what the use is, Staff's recommended condition is if the Village approves this land use variation, let's make sure that this use complies with the standards in the Village Code for a pet shop operator and, let me make sure I get the other one right because I always state it wrong, but also for a, is it for kennel?

What's our other category, Jake, forgive me? I should have it in the tip of my tongue.

MR. SCHMIDT: Kennel, Commercial.

MR. PASSMAN: Kennel, Commercial. So, the Staff has suggested let's make sure that they comply with the various business regulations that are in the Zoning Code. On top of all of that is what we've talked a lot about tonight is what are the state law provisions that will govern this no matter what we call it, no matter what kind of approval process we put them through, no matter what the conditions are.

COMMISSIONER JENSEN: Can he get his animals from a breeder, if we pass this, you know, this variation, is he allowed as a result of that to continue to get his dogs directly from breeders, through auction or through any other mechanism?

MR. PASSMAN: My answer is, based on what I understand, the answer would be yes, because the use is registered with the state as an animal shelter, and an animal shelter may obtain its dogs from breeders.

COMMISSIONER JENSEN: Okay, I just see this as an end run around the spirit, not the letter of the law.

COMMISSIONER ENNES: Not to throw a wrench into this, but, so here we have a business who's been operator for, what is it, two, three years? Didn't know he needed to, he or his landlord didn't know they need to file for a variance, and so he's been in there. Now, Commissioner Dawson mentioned, well, is the shopping center that vacant now without him there? Do we have to go back to two years ago when he first went in there to how vacant the shopping center was then? And is the land use variance justified based on that?

Commissioner Dawson, do you understand where I'm coming from?

CHAIRPERSON DAWSON: Oh, I understand what you're saying. I mean, it's a challenging one because --

COMMISSIONER ENNES: Right, for three years later their tenanting is a little bit better.

CHAIRPERSON DAWSON: Right. I mean, to it's just he's changed the name of the business and changed to not-for-profit. I'm not exactly sure why we're having to re-approve this in the first place, but yes, I see what you're saying.

COMMISSIONER ENNES: Yes, okay.

CHAIRPERSON DAWSON: I do, I absolutely see what you're saying.

MR. ENRIGHT: If I could just add in, Chairman? Chairperson. His previous business, Pocket Puppies, was defined by Village Code in the Chapter 28 ordinance as a pet shop which is a permitted use in this Zoning District. Therefore, he was allowed to open as of right. Now he's changing this business and it aligns, in our opinion, with Kennel, Commercial, which is not a permitted use, thus a land use variation.

CHAIRPERSON DAWSON: Ah, that, thank you, that clarifies it for me. I appreciate that, yes.

Commissioner Warskow, you've been trying very hard to speak.

COMMISSIONER WARSKOW: Okay, everybody gets their turn. I just want to take, you know, what our consideration is because that is why I asked my very first question to Mr. Passman, was what can we consider as a purview as the Plan Commission. He said those four criteria and anything in the code that relates to those four criteria. Those four criteria say that, or that chapter of our land use variation says it must meet the intent of the chapter. Chapter 28, which it is part of, the first intent and purpose, the first item listed is to promote and protect the public health, safety, morals, comfort, and general welfare of the people.

So, it is within, I believe, my purview to consider how he is trying to comply or not comply with the state law.

CHAIRPERSON DAWSON: I'm sorry if you, I just had a different interpretation. I'm not in any way trying to criticize or make a statement that you were not within your right at all. If that came across that way, Commissioner Warskow, you know I have nothing but respect for you. So, that was not my intent.

COMMISSIONER WARSKOW: No, no, it's just I want people to understand, you know, that we can look at different things from different perspectives.

CHAIRPERSON DAWSON: Sure. Yes, we can.

COMMISSIONER WARSKOW: So, I want that in the public record and I want our nine attendees to understand that.

CHAIRPERSON DAWSON: I agree. I do agree. As Mr. Passman, as he said, it's whatever you feel falls within those. So, we may have a difference of opinion on that and I think you make a very good argument that it is well within that.

Okay, so Commissioner Lorenzini, I don't know if your hand just got raised again or if it's been there and I'm just seeing it?

COMMISSIONER LORENZINI: No, it just got raised.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER LORENZINI: So, Jake, one practical question. It's a non-profit, are they still going to be paying taxes?

MR. SCHMIDT: My understanding, and Mr. Passman, if you'd like to correct me, as a non-profit they would not be subject to sales tax.

MR. PASSMAN: Yes, there are exemptions from sales tax, there are certain exemptions from property tax. I don't know if they own the property. It's not all encompassing but many common taxes we're used to are not paid by a registered non-profits.

COMMISSIONER LORENZINI: Okay, then a question for Mr. Boron. Are you with us still?

MR. BORON: Yes. Sure.

COMMISSIONER LORENZINI: Yes, so at the beginning you said that this newer classification will allow you to buy a dog from a breeder, an older dog, and take care of it and turn around and sell it. What else is this going to allow you to do that you can't do now? Or

what won't you be able to do that you can do now? Briefly.

MR. BORON: Well, there's no restrictions on rescues per state law. I mean, there are no restrictions. My accountant and tax attorney told me I do have to pay taxes, and we would be charging a sales tax on the adoption fee of the dog. But maybe he was wrong, I don't know. I'd have to consult him again, I guess.

But again, I will be adopting out older dogs, you know, and it's going to be a very rewarding experience doing it.

COMMISSIONER LORENZINI: Can't you do that now?

MR. BORON: Well, I am going to be doing it now if I'm granted this variance.

COMMISSIONER LORENZINI: But have you done it --

MR. BORON: I have at my Chicago location over 1,000 older dogs we adopted out, and it's nice to do it. I love doing it. I got involved in this because I love animals and dogs. You just heard my little dog Pickles bark just now. I have three dogs of my own.

You know, I've been demonized as the evil pet shop guy by these people and I am, you know, I'm really upset by it. It's something that, they don't know me, they don't know where I source my dogs from, the fact that I drove for the first seven years of my business to personally pick up my dogs as a pet shop and bring them back so I could meet the breeders myself. These are keyboard activists. I am not happy with them.

I am not doing this to get around the law, okay. I will be adopting out these animals because I love them.

COMMISSIONER LORENZINI: Okay, thank you for answering my question. I appreciate it.

MR. BORON: No problem. I am really sorry to keep you guys here this late. I just didn't think this would be, you know, I'm really sorry that we're keeping you here like this. But again, thank you for your time.

CHAIRPERSON DAWSON: This is not late for us. We've been here much later.

MR. BORON: Oh, all right.

CHAIRPERSON DAWSON: Commissioner Lorenzini, did I cut you off? Are you done?

COMMISSIONER LORENZINI: No, I'm all done. Just this meeting kind of reminds me of the old saying never follow a dog act.

CHAIRPERSON DAWSON: Commissioner Cherwin, you have your hand raised?

COMMISSIONER CHERWIN: Yes, thanks.

This is the real Jay, not John Sigalos posing as me with a black screen, but a question I guess for Jake. I guess part of my, you know, and I've talked a little bit about, you know, Commissioner Dawson, sort of how this, you know, similar to other kennel rescues or dissimilar. Part of my reasoning for that is, you know, we have in the Staff report, you suggested limitations and conditions on here which all sort of tie into that so it becomes relevant in the sense that while we are here for a land use variation for the reasons stated, the proposed, you know, approval memo would suggest that the Staff is recommending numerous conditions that align with essentially building in state requirements plus into the actual approval conditions.

I guess my question to Jake would be, you know, how do we, it's almost like we're taking the state standards and baking them into this particular land use

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variation. How do we, one, intend to enforce all those, and two, what happens if they violate them in the Staff's opinion?

MR. SCHMIDT: The question on enforcement, we do have the ability to inspect at our discretion. Our Health Department isn't articulate on what the state looks for, so if we do receive complaints or we do have any suspicions of our own that the business owner is not complying with the Illinois Animal Welfare Act, that will be turned over to the state ultimately, referred to the Department of Agriculture. They would then perform their inspection and perform any adjudication as needed. That would be the method of enforcement.

Then if they are found to be in violation, obviously that's an issue with their state license. Then also, it being part of the land use variation, it would give the Village the ability to withdraw that land use variation given that they are not complying with it.

COMMISSIONER CHERWIN: Okay, and two follow-up questions to that. On the last point, how would they, what would be the process for enforcing it? Would it say, okay, well, if it happens again, then your land use variation is withdrawn and you're out of business? Or is there some other, what's the process? I think it should be somewhat transparent to say, oh, if you violate it then you're done, or you know, you get, you know, a month to remedy it and if it happens twice then you're done or something. That's one of my concerns.

Then going back to the first question, how are we, you know, if you're suspicious or if you get a report, what information would lead you to be suspicious? That kind of gets back to my question of having the resources. Let's say the Health Department is well versed in this. Is it practical for them to just rely on, you know, sort of a reactive to know? I mean, if we're giving this land use variation and it's contingent on these policies, not only at the state level for state enforcement but now at the Village level and we're saying, oh, well, we'll grant this, but this stuff has to happen or else, I mean, is it reasonable to just be reactive and sort of passively wait for someone to report it or get suspicious? Or is it more reasonable to be more proactive and, say, have unannounced visits to check records and do stuff like that? I mean, is that reasonable? I'm trying to figure out a practical way that this gets done.

MR. SCHMIDT: One of our conditions is that at any time we can inspect and the owner would have to produce documentation as noted within the conditions. So, we do have the ability to enforce it as needed. We can inspect whenever we'd like, so it doesn't have to be complaint-driven necessarily. We can set up inspections whenever we see fit or feel is appropriate for the user. So, that's one way it would be able to take place, on a regular basis or irregular, depending on how it needs to be enforced.

MR. PASSMAN: And if I could chime in also to answer your question, Commissioner Cherwin, one of our standard recommended provisions that we've been working with Staff since we were brought in as Village attorney about a year and a half ago is a provision that, for any zoning approval ordinance, that would grant the Village Board the right to revoke any relief granted with two months notice to the Applicant, and if the Applicant is the owner as well. That's intended to work in both a cure period, if it's a type of violation that can be cured, but also an opportunity for sitting down with an operator, someone who received the zoning relief to try to work out whatever needs to be worked out, and the process, of course there's a due process concerned that we want to be respectful of.

COMMISSIONER CHERWIN: So, Hart, that's like a two-month period, if they violated and then let's say they cure within two months, what happens if they four months down the road violated again? What's your sort of protocol for that and how would that be addressed?

MR. PASSMAN: That's a good question. My, in my legal career it keeps getting longer; I haven't had one go all the way that route. I think we'd open it up to the Village Board, if we had enough grounds, and it's not just true of this Applicant, I would say this about any applicant. But anyway, if we had grounds to believe that the terms of a zoning approval were being violated, whatever they were, such that it was time to revoke it, we'd set up the process, send a notice, whatever communication would happen would happen.

If the Village Board were to decline to revoke it because the Applicant fixed the problem, so be it, we'd, you know, shrug our shoulders and move on. If they did it again, I imagine that our Village Board would be less forgiving of a second violation. I can't speak for them; I know they have to evaluate the facts of each case as it comes forward. But knowing this Board and knowing how, you know, the Village Board tends to operate in this area, I think, and how people operate, I think a second time if they get all the way to that point of revocation would not be looked upon favorable.

COMMISSIONER CHERWIN: Thank you.

CHAIRPERSON DAWSON: Okay, so one of, you know, thinking along those lines, right, as well, one of the things that I'm noting here, so the reason that I brought up my hesitancy about why we're going so deep into the state law is because what I saw the motion doing is giving us the ability to make sure that the Applicant is doing what he's trying to and being compliant, especially if there's more clarity later on what the law intends and what it really needs to do.

One thing that I had a question though on is if the Petitioner really is genuinely taking dogs from breeders that are of a certain age that have aged out of their breeding period and he's re-homing them, then that, regardless of how much he charges for those dogs and what have you, be it as a shelter in the State of Illinois, I don't know, I'm not opining, but what is it, but there's nothing in here that say that he can't start doing or taking six-week-old and eight-week-old puppies from breeders. That's my hesitancy is that we're talking about older dogs and the service that he is providing, that's one thing, but there is nothing stopping him from having some puppies in there as well under what I see here.

So, am I missing that in the proposed motion? Is there a condition related to that he comply with his mission? If that's a violation of his stated intended purpose if he's not complying with that?

MR. SCHMIDT: There's no conditions requiring that he maintain his current model or his current, you know, the age of the dogs isn't the matter at hand. It's more the sourcing of the dogs and that he complies with the letter of the Illinois Animal Welfare Act. If he did want to, say, adopt younger dogs, it's something he could do. That's not something that we would recommend restricting. It's more related to how he sources the dogs, making sure he complies with the state law.

CHAIRPERSON DAWSON: I just do not understand how anyone can figure out what the difference is. If he can go to a breeder and get an eight-week-old and adopt them out, I just don't see the difference. To me, if he's focusing on older dogs coming from breeders and if that's what's going on, then it's my opinion there aren't enough rescues out there to help those dogs and more power to you, but if he's genuinely just trying to find a way to circumvent this law and whatever its intentions are, then we need to have an ability to go back. To me, that's what this motion does. This motion allows us to go back in and say you've been keeping these records and we have been inspecting them, under the law you're really a pet shop, you're not a, you know, you're not complying.

MR. ENRIGHT: Chairperson, can I add a comment?
CHAIRPERSON DAWSON: Yes.
MR. ENRIGHT: I just think, you know, you may want to discuss this, and the recommendation at the top that says Staff Development Committee recommends option one, it does say in there that they'll comply with the Illinois Animal Welfare Act in all aspects including the prohibition on sourcing of dogs from breeders under any circumstances. So, that may not necessarily be, you know, the case because he can get under certain circumstances rescue dogs from breeders.
CHAIRPERSON DAWSON: Oh, good point.
MR. ENRIGHT: So, just pay attention to that language and you may want to determine to not include that potentially but include all the recommendations one through eight, if that's your decision.
CHAIRPERSON DAWSON: All right, we've had a lot of discussion and I don't know if anyone wants to move forward, keep discussing, or anybody has a proposed motion? I mean, to me, this is not a special use. A special use to me is very different than land use. I see my view limited differently, but that's just me.
COMMISSIONER CHERWIN: Can I ask one more question?
CHAIRPERSON DAWSON: Sure.
COMMISSIONER CHERWIN: So, realistically if we're dealing with various ages of dogs, right, I mean, you have, you know, if we're dealing with adult dogs and puppies, realistically, what's the percentage of dogs that you would randomly get? If you were truly operating a shelter, right, would it be 10 percent of your dogs would be nine months or younger? 20 percent? I don't know if maybe that's further restriction that we could put on or if, I mean, there's a lot already in here. But I guess I'd ask the Petitioner, what do you expect your percentage to be in terms of dogs that are, say, nine months and younger and nine months and older?
MR. BORON: Well, I mean, Paws just dedicated an entire wing of their Clybourn operation to puppies only, and that's hundreds per, you know, in that one wing. So, you know, the retail rescue model is changing so it's hard to say, you know, percentage-wise.
COMMISSIONER CHERWIN: If we were to put a limitation and say that you can't have this much percentage of puppies under nine months of old, what would be your threshold?
MR. BORON: We can't have a certain amount of?
COMMISSIONER CHERWIN: Like a percentage.
MR. BORON: I just don't know.
COMMISSIONER CHERWIN: Like where would you cease to function? Like if we said, you know, well, if you're adopting dogs from, you know, a couple of weeks to, you know, seven years old, you know, is it reasonable to say only 15 percent of your dogs could be under nine months old? 1-5, 15?
MR. BORON: You know, I don't, I really, it's hard to say. I truly hate to feign ignorance but I just don't know. You know, in terms of being able to operate, I would say half my dogs have to be under nine months I would say. It just, I'm specializing in toy breeds, you know, I can't bring in pit bulls, they just don't fit into my facility.
COMMISSIONER CHERWIN: And I don't know that the age, does the age have, what does the age have to do with the breeds? Is it because they --
MR. BORON: Well, it's harder to get, you know, older, smaller breeds that

are more in demand. The rescues go into, Shelter Animal Care Control was very upset because the rescues would come in and cherry pick the small toy breeds only, and they'd leave the pit bulls. Why? Don't ask me why. It's easier for them to adopt out those dogs I guess. It's also --

COMMISSIONER CHERWIN: But isn't that what you're planning to do? You're not planning to take the pit bulls. You're planning to follow that exact plan, right?

MR. BORON: Right, but again, it's harder for me to get the small breeds. It's not going to be as easy as a rescue to, you know, compete with these other rescues and get these small breeds. It's, you know, I'm a specialty, so it's --

CHAIRPERSON DAWSON: Didn't you say your entire business model is rescuing out older dogs?

MR. BORON: It's going to be rescuing, no, it's rescuing small breeds, small breed dogs. There's a lot more larger breeds --

CHAIRPERSON DAWSON: Where does a pit bull, I agree with Commissioner Cherwin, where does a pit bull come into play then? They're not a small breed.

MR. BORON: Well, I'm just saying there's more of them available than the smaller breeds, you know. All the rescues, a lot of rescues like French bulldog rescue just specializes in French bulldogs. You know, there's different types of rescues. I am just one that's focusing on small breeds. I don't know how easy it's going to be for me to get these older smaller breeds. I can't say how many I'm going to need. You know, it's just very difficult.

I've dealt, you know, with small breeds for a long time and that's my specialty. It's, you know, been 15 years and I don't, I can't branch into other large breeds. I really don't even know the larger breeds. You know, it's typically --

COMMISSIONER CHERWIN: And I guess my question was related to age. Assuming your specialty is smaller breeds, my question was more related to the mix of the ages.

MR. BORON: Well, that's the thing. I don't know how many I'm going to be able to get of certain ages, so it's difficult for me to say.

COMMISSIONER CHERWIN: But that's basically your business plan, isn't it?

MR. BORON: It is, but I don't know, you know, but I'm not a business, I'm a not-for-profit. I'm a rescue; I'm going completely into a different new field. I mean, I have to --

COMMISSIONER CHERWIN: Yes, but you're still sourcing the same dogs you have been for all these years, right?

MR. BORON: I'm sourcing them, but there is a limited supply of older dogs is what I'm saying. It's not as easy getting the smaller breeds that are older if you're trying to place an age range on them. I just, it's more difficult.

COMMISSIONER CHERWIN: Do you anticipate any of the breeders you've worked with starting up their own 501c3's to sort of circumvent the new restrictions so that you have a breeder that maybe was once a breeder but now they're somehow shifting dogs over into a supply chain that is more, I guess maybe not in the spirit of the law but the letter of the law? Do you know of any of that happening or proposed to happen?

MR. BORON: I can tell you that that wouldn't happen because it's the unscrupulous breeders that don't want to be regulated and inspected. Those are the bad breeders. Those are the ones you'll find on the internet. Those are the ones that go, you know, you'll go to a parking lot and they'll sell those dogs. Those are the bad breeders, those are called backyard breeders, those are internet breeders, and those are truly bad breeders.

The good breeders I know wouldn't do that. The good breeders will,

you know, they're the ones being inspected and regulated by the state and federal government.

COMMISSIONER CHERWIN: So, I think of the information we got where the relationship of the breeders that you have, none of those breeders will be setting up 501c3's?

MR. BORON: No, absolutely not.

COMMISSIONER CHERWIN: All right, that's it. Sorry, Chair Dawson. I appreciate your accommodating my follow-up questions.

CHAIRPERSON DAWSON: Great.

Any other follow-up questions or does anyone have a motion or any further discussion?

COMMISSIONER JENSEN: Just a little clarification on one thing. It seems to me that the model you had before the Illinois law was passed is essentially the same one you're going to have afterward if we approve this other than there's going to be different terminology applied to things. Instead of a price, there will be a fee. You will be a not-for-profit but you actually will have a business model and you will make some return above your costs and so forth.

So, I can't see that this is actually going to change your operation at all. You're going to continue doing what you did as the pet shop but with different terminology, and you're going to go to the same sourcing and so forth. So, as I said, I think your model has stayed the same in both cases but we're allowing some different terminologies to be applied which I think is beneficial at least in your dealing with the state.

But I don't see that your operation is going to be any different tomorrow if this is approved than it was before this law was passed. Maybe you could shed some light on that?

MR. BORON: I will not be, in terms of profit margin I guess if you're referring to that, no, I'm not going to be making the same profit margin, there's no way. The profit, the margins of adoption are significantly less for a rescue than for a pet shop. Look, I have an operation in Wisconsin, it's a profitable operation. I'm doing this because I really enjoy what I do. I love animals. I have 10 employees that live in Arlington Heights and they have children and, you know, I could easily just say I'm going to, you know, since I've been there the landlord has been fantastic. He's got many more tenants since I've been there.

You want to shut me down? Do it. Okay? Don't zone me, don't variance, I'll go to Wisconsin, but I don't like being accused of being a deceitful person. It's not me, okay. I got into this because I love animals and I resent that. I'm doing this for other reasons.

In fact, with COVID, you know, it's a very difficult situation and we all got through it. The landlord was very, very generous. I'm doing this because, in fact, my landlord and my employees deserve it.

CHAIRPERSON DAWSON: Any further questions or comments? Does anyone have a motion?

MR. SCHMIDT: Before there's a motion, I know the discussion started but I do still have that public comment that I received this afternoon I'd like to read into the record.

CHAIRPERSON DAWSON: Oh, we haven't read that in, correct. Why don't you go with that, Jake?

MR. SCHMIDT: This is from an individual, I believe she spoke earlier, Karin Beil.

Dear Mayor Hayes, Village Trustees, Susan Dawson, and members

of the Plan Commission:

I've learned that the Outlook Management Group, LLC is coming before you at a public hearing on February 23rd. They are petitioning for a land use variation at 1457 East Palatine Road in the Pal-Win Shopping Center. I'm opposed to the variation and re-branding of the Pocket Puppies store into a commercial kennel that wants to call themselves an animal shelter. There is a lot of evidence that Little Paw Animal rescue will be sourcing their dogs from puppy mills or buying the "rescue dogs" at auctions. Legitimate dog rescues do not do that.

Also, you were provided with only half the minutes from the first public hearing, therefore, you do not have comments made by citizens during the second half of a 40-minute meeting. There was a lot of discussion on how that storefront just off Palatine Road is not suitable for a dog rescue. I understand that the shopping center is trying to fill its vacancies, but putting dogs there is not a wise decision.

Please read this research: https://bailingoutbenji.com/buyer-beware-little-paw-rescue/.

I could not find e-mail addresses for the AH Plan Commission members on the website, so I am requesting that you forward this e-mail to [all of you].

See below for a copy of the e-mail I sent you on January 4th when the first hearing was held.

That letter would have been included clearly since it's written here:

A friend of mine recently shared a letter with me that she received as a resident in a home near the Pal-Win Plaza. The two-page letter is attached below. I have lived north of there in the Northgate Subdivision for the past 39 years.

I'm extremely opposed to adding a so-called dog rescue to that Pal-Win Plaza or anywhere in Arlington Heights. When the Pocket Puppies store went into that shopping center, we were appalled. Pocket Puppies moved out of Chicago because selling puppies/dogs in a pet store became illegal in the City of Chicago. Many residents of Arlington Heights were and still are disgusted by the approval of that store in our Village. Dogs and puppies should not be sold in pet stores. Now, if this fake dog rescue gets approved, you will be adding insult to injury. When Pocket Puppies was in Chicago, The Tribune did an excellent expose article describing how the puppies are from puppy mills and that the company has set up fake breeders and fake rescues to make it seem like the puppies come from legitimate sources. I am quite certain that Little Paws Rescue has falsely represented itself as a legitimate 501c.

Personally, I volunteer at The Buddy Foundation in Arlington Heights, which is a legitimate dog shelter that rescues dogs and cats. We have seen some very sad dogs come into our shelter over the years, including mother dogs who have been dumped when they are no longer useful for breeding, and young dogs who have physical disabilities, health issues, and emotional trauma, apparently due to coming from puppy mills.

I checked with Bailing Out Benji, who was cited in the letter that went out about the land use variation. They are not in partnership with the Outlook Management Group nor the Little Paws Rescue.

Please do not approve the request from Outlook Management Group, LLC nor the Little Paws Rescue to build a dog kennel or rescue in our Village of Arlington Heights.

MR. ENRIGHT: Jake, just for the record, did we forward that e-mail previously to the Plan Commission?

MR. SCHMIDT: It was forwarded this afternoon.

MR. ENRIGHT: Yes, to the Plan Commissioners so they had it and allowing, you know, more time to read it or any attachments?

MR. SCHMIDT: Correct.

COMMISSIONER LORENZINI: So, if I can ask, so the significance of not in partnership with a certain entity, what is the significance of that? What's the point they're trying to make?

MR. SCHMIDT: I believe what they are saying is that the Bailing Out Benji article linked within the neighborhood meeting invitation letter, they're clarifying that Bailing Out Benji is not affiliated with Outlook Management Group or Little Paw Rescue.

COMMISSIONER LORENZINI: Thank you.

CHAIRPERSON DAWSON: Anyone have a motion or a comment, further comments? Lynn? To have a motion, it doesn't have to be what's in the packet, right? We can make up another motion? Okay.

COMMISSIONER JENSEN: Well, for the purposes of voting, I'll make the motion.

CHAIRPERSON DAWSON: Okay, thank you.

COMMISSIONER JENSEN: Okay, it has nothing to do with how I'm going to vote, but I'll make the motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #21-019, a Land Use Variation for a 'Kennel, Commercial,' subject to the business operator acknowledging in writing that their business as a Kennel, Commercial falls under the provisions of the Illinois Animal Welfare Act and that they will comply with the Act in all aspects including prohibition on sourcing dogs from breeders under any circumstances and with the following conditions:

1. **This Land Use Variation shall be limited to the Kennel, Commercial known as Little Paw Animal Rescue only.**
2. **<u>Compliance with all laws</u>: The operator of the Kennel, Commercial must operate the facility in compliance with all federal, state, county, and Village codes, regulations and policies.**
3. **<u>Illinois registration and regulations</u>: The operator of the Kennel, Commercial must register the facility with the Illinois Department of Agriculture (DOA), and may not commence operation of the facility prior to receipt and submission to the Village of a copy of all necessary licenses issued by the DOA for the facility. The facility and its operations must comply at all times with the Illinois Animal Welfare Act. 225 ILCS 605/1 et seq.**
4. **<u>Village registration and regulations</u>: The operator of the Kennel, Commercial must register the facility with the Village as both a pet shop operator and a dog kennel pursuant to Chapter 12 of the Village Code. The facility must comply with all provisions of the Village Code concerning pet shop operators and dog kennels, including, without limitation, provisions concerning pet shop operator disclosures and dog kennel inspections.**

5. **<u>Sourcing records</u>: The operator of the Kennel, Commercial must maintain a disclosure statement at the facility for every dog offered for sale or adoption during the preceding six months. The operator of the Kennel, Commercial must present all disclosure statements for inspection immediately upon request by the Village. Each disclosure statement for a dog must contain, at minimum, the following information:**
    - **A. The breed, approximate age, sex, and color of the dog;**
    - **B. The date and description of any inoculation or medical treatment the dog has received prior to or while in the care of the facility.**
    - **C. All contact information that the facility has access to related to the residence or establishment that the dog most recently occupied (the 'previous facility'), including the business name of the previous facility, the name of the owner, manager, or resident of the previous facility, and any phone number, mailing address, location address, and e-mail address associated with the previous facility; and**
    - **D. If the previous facility is licensed by the United States Department of Agriculture, the current license number of the previous facility as well as any other license numbers held by the previous facility within the last five years.**
    - **E. Certification from an officer of the operator that all documentation provided to the Village from inspection is true and accurate.**
6. **<u>Inspections</u>: The Petitioner and operator of the Kennel, Commercial must permit the Village to conduct periodic inspections of the facility and its business records.**
7. **The Petitioner and/or Kennel, Commercial operator shall provide air purification improvements if determined necessary by the Village. The proposed use shall not create any objectionable odor for the neighboring tenants and residents.**
8. **The Petitioner shall install seven missing trees within the parking lot landscape islands no later than June 30, 2022.**
9. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON DAWSON: Do I have a second?

COMMISSIONER CHERWIN: I'll second the motion, but I would ask for a brief amendment to that, Commissioner Jensen, and I don't know how or if this is the appropriate way to do it. But I would just add to condition number 5, that the Kennel, Commercial must present all disclosure statements with the certification that all information contained therein is true and accurate by an officer of the operator.

CHAIRPERSON DAWSON: Well, I don't know that that's proper Robert Rules. I think we have a motion.

COMMISSIONER CHERWIN: I don't know either, that's why I'm asking.

CHAIRPERSON DAWSON: It's okay. We have a motion and we have a second, then we open up for discussion. So, do you still want to proceed with your second to the motion as it's stated? We have a motion, then a second, and then --

COMMISSIONER CHERWIN: No, I won't second Commissioner Jensen's existing motion because I would require that addendum to 5. So, I withdraw my second, my apologies.

COMMISSIONER LORENZINI: I'll second it.
CHAIRPERSON DAWSON: Okay, now we're open for discussion.
Jay, could you restate your comments to the motion?
COMMISSIONER CHERWIN: Yes. My comment to the motion would be to revise it as Commissioner Jensen read it, but to modify the fifth condition to require a statement from an officer of the operator that all information presented to the Village shall be certified as true and accurate.
CHAIRPERSON DAWSON: Okay.
COMMISSIONER ENNES: Can I add? Director Enright made a comment about something that he felt should come out.
CHAIRPERSON DAWSON: Oh, I was going to point that out, a clarification. Is it read as intended, Lynn?
COMMISSIONER JENSEN: Yes.
CHAIRPERSON DAWSON: With the language of the prohibition on sourcing?
COMMISSIONER JENSEN: Yes.
CHAIRPERSON DAWSON: Okay, is that what you're getting to, Terry?
COMMISSIONER ENNES: Yes.
CHAIRPERSON DAWSON: Okay, so I'm not in charge of the meeting, but it would seem to me that we would vote on it as originally stated, and if people want it changed they would vote no and then we would re-propose a motion, or is there a way --
COMMISSIONER JENSEN: Well, can't you just vote on the amendment to the motion if, you know, the person who makes the motion, you know, accepts the amendment? I'd like to accept the amendment. I don't have any problem with that. I think you can accept the amendment and then vote on the amended motion. I don't think you adopt the motion as it stands and then reopen it again, you know, I think the process is we're adding to or amending the motion.
CHAIRPERSON DAWSON: That's what I'm asking, Commissioner Jensen. That was my question.
COMMISSIONER JENSEN: Maybe our legal counsel can help us here.
CHAIRPERSON DAWSON: That's what's my question to legal counsel on clarification.
MR. PASSMAN: I'd be happy to jump in. The formal Robert's Rules would require that the suggested amendment that Commissioner Cherwin is making be made into the form of a motion. Then what you would do is you would vote on whether to amend the main motion, the main motion being the one that Commissioner Jensen stated, and then either the main motion will be amended or not, and then you would vote on the main motion, either amended or not.
COMMISSIONER JENSEN: Right.
MR. PASSMAN: There is the less formal way to do it that I personally don't have a problem with, but some people don't like it, which would be that if the mover and the seconder, you know, agree to the modification to allow that to proceed. Ultimately, the Commission, and that's kind of I think where you were going, Commissioner Jensen, just a moment ago.
COMMISSIONER JENSEN: Right.
MR. PASSMAN: I'm agnostic as to which the Commission chooses. Really

it's in your purview as Chair on whether or not you want to push one path or the other or both.

CHAIRPERSON DAWSON: Just again to clarify, all I'm trying to do is make sure we're following proper procedure, Commissioner Jensen. I was just asking for some patience while I was clarifying with legal counsel as to the proper way because there's various ways to approach this and we want to make sure that we're following Roberts' Rules appropriately so there is no contest to whether or not the motion was proper.

So, what I'm hearing is that there's two ways we could go about it. One would be a motion to amend the motion, and the other would be that if Lynn and Jay agree to amend the motion, then we can vote on it as amended, correct?

MR. PASSMAN: Correct.

COMMISSIONER JENSEN: It's Joe and me, right?

CHAIRPERSON DAWSON: I have no problems with proceeding with Lynn and Jay amending the motion if that's --

COMMISSIONER JENSEN: I think it's me and Joe Lorenzini did the second.

CHAIRPERSON DAWSON: Oh, sorry. Jay originally amended, sorry, Jay withdrew his second. Thank you for that clarification.

COMMISSIONER JENSEN: Yes, I have no problem adding that amendment, and so that's perfectly fine with me. I'd accept that, and hopefully Joe will, too.

COMMISSIONER LORENZINI: My second still holds, yes.

CHAIRPERSON DAWSON: Okay, so the motion, just for everyone's understanding, does include the prohibition on sourcing of dogs, we did not remove that, and it adds E which is, again, Jay? I don't know if anyone wrote it down or, Jay, you want to restate it? I don't want to misspeak.

COMMISSIONER CHERWIN: Sure.

That condition 5 shall be modified to include and require with the presentation of all disclosure statements a certification from an officer of the operator that all documentation provided to the Village from inspection is true and accurate.

CHAIRPERSON DAWSON: Okay, motion and second. Let's go forward.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: No.

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: No.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: No.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: No.

MR. SCHMIDT: Commissioner Cherwin.

CHAIRPERSON DAWSON: Jay, you're on mute.

COMMISSIONER CHERWIN: Sorry. Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: No.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Motion fails.

CHAIRPERSON DAWSON: Okay, further discussion? Is there another motion someone wants to propose?

COMMISSIONER CHERWIN: I can propose a motion. I'll propose, this is Jay, I'll propose a motion.

A motion to recommend to the Village Board of Trustees denial of PC #21-019, a Land Use Variation for a 'Kennel, Commercial,' subject to the business operator acknowledging in writing that their business as a Kennel, Commercial falls under the provisions of the Illinois Animal Welfare Act and that they will comply with the Act in all aspects including prohibition on sourcing dogs from breeders under any circumstances and with the following conditions:

1. **This Land Use Variation shall be limited to the Kennel, Commercial known as Little Paw Animal Rescue only.**
2. **Compliance with all laws: The operator of the Kennel, Commercial must operate the facility in compliance with all federal, state, county, and Village codes, regulations and policies.**
3. **Illinois registration and regulations: The operator of the Kennel, Commercial must register the facility with the Illinois Department of Agriculture (DOA), and may not commence operation of the facility prior to receipt and submission to the Village of a copy of all necessary licenses issued by the DOA for the facility. The facility and its operations must comply at all times with the Illinois Animal Welfare Act. 225 ILCS 605/1 et seq.**
4. **Village registration and regulations: The operator of the Kennel, Commercial must register the facility with the Village as both a pet shop operator and a dog kennel pursuant to Chapter 12 of the Village Code. The facility must comply with all provisions of the Village Code concerning pet shop operators and dog kennels, including, without limitation, provisions concerning pet shop operator disclosures and dog kennel inspections.**
5. **Sourcing records: The operator of the Kennel, Commercial must maintain a disclosure statement at the facility for every dog offered for sale or adoption during the preceding six months. The operator of the Kennel, Commercial must present all disclosure statements for inspection immediately upon request by the Village. Each disclosure statement for a dog must contain, at minimum, the following information:**
    - **A. The breed, approximate age, sex, and color of the dog;**
    - **B. The date and description of any inoculation or medical treatment the dog has received prior to or while in the care of the facility.**
    - **C. All contact information that the facility has access to related to the residence or establishment that the dog most recently occupied (the 'previous facility'), including the business name of the previous facility, the name of the owner, manager, or resident of the previous facility, and any phone number, mailing address, location address, and e-mail address associated with the previous facility; and**
    - **D. If the previous facility is licensed by the United States Department of**

Agriculture, the current license number of the previous facility as well as any other license numbers held by the previous facility within the last five years.

6. **<u>Inspections</u>: The Petitioner and operator of the Kennel, Commercial must permit the Village to conduct periodic inspections of the facility and its business records.**
7. **The Petitioner and/or Kennel, Commercial operator shall provide air purification improvements if determined necessary by the Village. The proposed use shall not create any objectionable odor for the neighboring tenants and residents.**
8. **The Petitioner shall install seven missing trees within the parking lot landscape islands no later than June 30, 2022.**
9. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER WARSKOW: I'll second.

CHAIRPERSON DAWSON: We have a second. Just I'm really confused. Don't you just mean that you recommend. a motion to recommend denial to the land use variation, period? I don't think we need the subject --

COMMISSIONER CHERWIN: Oh, yes, you're right. Okay, sorry.

CHAIRPERSON DAWSON: Okay, I know it's late. It's late and it's long and I, yes.

COMMISSIONER CHERWIN: Okay, I will revise the wording, hopefully this is okay, Mr. Passman. I will revise the wording of my motion. Commissioner Cherwin here.

A motion to recommend to the Village Board of Trustees <u>denial</u> of PC #21-019 for a land use variation, period.

COMMISSIONER CHERWIN: Does that work?

CHAIRPERSON DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: I second.

CHAIRPERSON DAWSON: All right, any discussion before we go to a vote?

COMMISSIONER SIGALOS: Why do we need the second motion? I mean, we already denied this.

CHAIRPERSON DAWSON: No, we did not. We did not deny. A motion to recommend it failed, so now we have a motion to deny.

MR. PASSMAN: I want to chime in real quick, Chair Dawson. That's exactly correct. All that happened is the motion that was made previously did not pass. It remained on the floor, and this motion is appropriate by Commissioner Cherwin.

COMMISSIONER SIGALOS: So, this new motion would be, a yes vote would be to deny it; is that correct?

MR. PASSMAN: That is correct.

CHAIRPERSON DAWSON: Correct.

MR. PASSMAN: That is correct, Commissioner Sigalos.

COMMISSIONER SIGALOS: Thank you.

CHAIRPERSON DAWSON: Any further discussion before we go to vote?

(No response.)

CHAIRPERSON DAWSON: Jay, I don't know, or no, that's John, sorry, not Jay. His hand was up but that's, okay.

Roll call vote then?

COMMISSIONER ENNES: Commissioner Dawson, just a point of comment?

CHAIRPERSON DAWSON: Yes.

COMMISSIONER ENNES: Whether we approve or, we haven't approved it, and if we do deny this, the Petitioner still can go to the Village Board.

CHAIRPERSON DAWSON: Yes. Yes, we are just a recommending body. This is our recommendation to the Village.

COMMISSIONER ENNES: Right, okay.

CHAIRPERSON DAWSON: Yes, just as, I was really appreciative, I saw that, Jake, in the beginning of your presentation. I think that's a great way to start up a meeting.

Yes, roll call.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: I oppose.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: No, with comments.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Motion passes.

CHAIRPERSON DAWSON: Okay, we have a comment, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes, thank you. Obviously, there's a lot of strong feelings out there. We've got a lot of dog lovers on the call. But this gentleman has been in operation for a while, and you're either ethical or you're not and I haven't seen anything that really proves he's not unethical or mistreating animals. I generally respect what the Planning Department recommends and so that's why I voted yes and no on these two motions.

CHAIRPERSON DAWSON: Okay, thank you.

So, again, the Plan Commission has approved a motion to recommend denial of the petition, but we are just a recommending body. This will go to the Village Board if you wish to proceed, and the Village Board can make its own decision. It takes our recommendation, but it makes up its own mind and it quite frankly does.

If you have any questions, Petitioner, please feel free to contact the Staff and they can address those questions.

MR. BORON: Okay, thank you.

DRAFT

CHAIRPERSON DAWSON: Okay. All right, with that, I lost my agenda. I don't think we have anything else on the agenda tonight, do we?
MR. SCHMIDT: We do not.
CHAIRPERSON DAWSON: Who's got a motion to adjourn? We're getting up at almost 10:30 here, people.
COMMISSIONER JENSEN: So moved.
CHAIRPERSON DAWSON: Is there a second?
COMMISSIONER WARSKOW: Second.
CHAIRPERSON DAWSON: Roll call or voice vote? No, voice, we can do a voice even though we're remote.
MR. PASSMAN: No, that's incorrect. All votes must be roll call on remote.
CHAIRPERSON DAWSON: Oh, sorry. I thought I had my cheat sheet here over here correct, Mr. Passman.
MR. PASSMAN: Sorry to be a spoilsport. You've got to do a roll call.
CHAIRPERSON DAWSON: Okay. All right, roll call please.
MR. SCHMIDT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. SCHMIDT: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. SCHMIDT: Commissioner Ennes.
COMMISSIONER JENSEN: Unmute, Terry.
COMMISSIONER ENNES: Yes.
MR. SCHMIDT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. SCHMIDT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. SCHMIDT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. SCHMIDT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. SCHMIDT: Chair Dawson.
CHAIRPERSON DAWSON: Yes.
I should have said yes with comment because I noticed no one had a problem making a motion to adjourn.
COMMISSIONER ENNES: I can't believe we just did that.
CHAIRPERSON DAWSON: Okay, well, we can't talk about that. The meeting is adjourned.

(Whereupon, at 10:19 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)

DRAFT

Plan Commission
3/9/2022

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

Department: Planning & Community Development

Requested Action

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

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

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

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

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

Variations Required

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

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

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

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

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

Recommendation

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

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

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

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

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

5. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree. (It should be noted that this variation is not needed if the one parking stall is eliminated and the island expanded)

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

1. The single angled parking space located on the north side of the central parking row shall be eliminated and the landscape island within this area expanded to negate the need for a parking lot landscape island variation. Revised landscape and engineering plans shall be submitted showing this change, for review and approval by the Village, prior to appearing before the Village Board.

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

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

a. A recommendation to go back to the colors proposed in the first revision that include 'Essential Gray' and 'Mink Gray'.

b. A requirement to add gooseneck lighting on the front (south) of the building, to be reviewed and approved by staff.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Public Notice	Exhibits
Aerial	Exhibits
CPRC Minutes - 6/23/21	Minutes
DC Minutes - 2/8/22	Minutes
DC Minutes - 6/22/22 - DRAFT	Minutes
Project Narrative	Correspondence
Plat of Survey	Exhibits
Justification for Variations	Correspondence
Justification for Special Use & Land Use Variations	Correspondence
Neighborhood Meeting Summary	Correspondence
Architectural Plans	Exhibits
Fence Plans	Exhibits
Landscape & Engineering Plans	Exhibits
Market Study	Exhibits
Photometric Plan	Exhibits
Play Equipment Details	Exhibits
Traffic & Parking Study	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits
Department Comments - Round 3	Exhibits
Department Comments - Round 3 - Petitioner Response	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

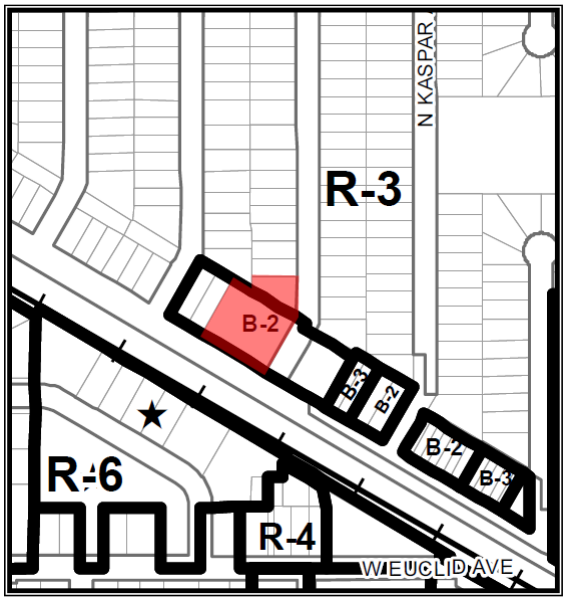
STAFF DEVELOPMENT COMMITTEE REPORT

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

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

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

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



SURROUNDING LAND USES

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

Requested Action:

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

Variations Required:

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

Project Background:

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

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

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

Zoning and Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

Conceptual Plan Review Committee

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

Neighborhood Meeting

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

Design Commission

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

Building & Site

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

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

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

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

Landscaping

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

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

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

Parking, Circulation, and Traffic:

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION

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

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

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

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

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

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

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

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I: Parking Calculations

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

NOTIFICATION AFFIDAVIT

I, diane menza hereby certify as follows:

1. That on the 21st day of February, 2022, affiant caused to be mailed in the Post Office of Mokena, IL, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose propety is within 250 feet of the subject site for which the hearing is being held..

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

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

Signature

Subscribed and Sworn to before me
this 21st day of February, 2022.

Notary Public

BARBARA D. LOSH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 12, 2023

February 21, 2022

NOTICE OF PUBLIC HEARING

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

- Repeal of Special Use Permit Ordinance #12-059.
- A Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
- A Land Use Variation to allow a Day Care Center within the R-3 District.
- A Land Use Variation to allow a Private School in the B-2 District and the R-3 District.
- Variation to Chapter 28 of the Municipal Code, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
- Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
- Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.
- And any additional Variations as determined necessary by the Plan Commission.

The location of the subject property is 1000 W. Northwest Highway, Arlington Heights, Illinois.

JMM South Properties LLC is the beneficial owner of the subject property.

Olympia Acquisitions LLC is the contract purchaser of the subject property.

The hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois, 3rd Floor, at 7:30 PM, on Wednesday, March 9, 2022

_____

Diane Menza
Olympia Acquisitions
Agent for Manager

Any individual who would like to attend this meeting, but because of disability needs some accommodation to participate, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights, Arlington Heights, IL 60005 - 847-368-5793 or TDD # 847-368-5794

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William M Gilmore
720 N. Patton Ave.
Arlington Heights, IL 60004

Michael P Dolezal
716 N. Patton Ave.
Arlington Heights, IL 60004

Plamen Dimitrov
1112 W Northwest Hwy
Arlington Heights, 60004

Tha V Ratsavongsy Trus
10 Picton Rd
Roselle , IL 60172

Ammar Awimrin
706 N Patton Ave
Arlington Heights, IL 60004

AMS Properties Inc
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Arlington Heights, IL 60004

AMS Properties Inc
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Leonard & Michelle Tu
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Arlington Heights, IL 60004

Kristina Elizabeth Kir
725 N. Patton Ave.
Arlington Heights, IL 60004

C L Gallagher
721 N. Patton Ave.
Arlington Heights, IL 60004

Michael J Butler
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Arlington Heights, IL 60004

David A Cary
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Arlington Heights, IL 60004

Jeffrey T Chamberlain
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William R McEnerney
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Arlington Heights, IL 60004

K & J Hansen
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Adam Szostek
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Manyo & Snezhana Manev
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Carole Ann Theesfeld
712 N Kennicott Ave
Arlington Heights, IL 60004

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Chicago , IL 60632

JB Real Est Mgmt
3500 W 47th St.
Chicago , IL 60632

Barker Development LLC
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Park Ridge , IL 60068

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Sadar Shahkan
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Oak Brook , IL 60523

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Arlington Heights, IL 60004

SERGEY BURLAKOV
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Arlington Heights, IL 60004

HARRY BOVIS
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Arlington Heights, IL 60005

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NOTICE OF PUBLIC HEARING
HEARING FOR:
HEARING LOCATION:
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TIME:
PUBLIC ATTENDANCE & COMMENTS INVITED
FOR DETAILS CALL:
OR
VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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NOTICE OF PUBLIC HEARING
PUBLIC ATTENDANCE & COMMENTS INVITED
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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON MARCH 9, 2022, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 21-021, an application to repeal Special Use Permit Ordinance #12-059, a Special Use Permit for a Day Care Center within the B-2 portion of the subject property, a Land Use Variation to allow a Day Care Center within the R-3 District, and a Land Use Variation to allow a Private School in the B-2 District and the R-3 District on said property located at 1000 West Northwest Highway in Arlington Heights, IL, and legally described as follows:

PARCEL 1: LOTS 9, 10, 11 AND 12 IN BLOCK 12 IN R.A. CEPEK'S ARLINGTON RIDGE, A SUBDIVISION OF PART OF THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST ¼ AND OF THE SOUTH ½ OF THE NORTHWEST ¼ IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 10 IN BLOCK "F" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

As part of said petition the applicant is requesting the following variations from the Municipal Code:

- Variation to Chapter 28 of the Municipal Code, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
- Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
- Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.

And any other variations as determined necessary by the Plan Commission.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760,TDD# (847) 368-5794.

Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald February 22, 2022 (4578325)

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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery, Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake, Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette
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and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/22/2022 in said DAILY HERALD.

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

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REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON: June 23, 2021

Project Title: Northwest Highway Daycare (Guidepost Montessori)

Address: 1000 W. Northwest Highway

Petitioner: Grant Manny
Address: Location Finders International, Ltd.
9400 Enterprise Drive
Mokena, IL 60448

Requested Action:

1. Special Use Permit to allow a Day Care Center on the subject property.
2. Land Use Variation to allow a Private School in the B-2 District.

Variations Required:

- None identified at this time. Variations may be identified upon submittal of a formal Plan Commission application.

Attendees: Grant Manny, Petitioner
Orlando Vivaqua, Soos & Associates
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is approximately 46,706 square feet in size (1.07 acres) and was most recently occupied by Windy City RC, a remote-control car business, but has sat vacant for the last several years. The site contains a 12,232 square foot single-story building situated in the southeast corner of the property. Access to the site comes from two full access curb cuts along Northwest Highway which lead to the primary parking field at the west of the building. The parking lot wraps around the building to the rear of the site, providing an auxiliary parking area in the northeast portion of the site with a curb cut onto Kennicott Avenue.

On behalf of Higher Ground Education, the petitioner has proposed reuse of the site as a daycare facility that would offer care for children aged six weeks old through age size, as well as a private kindergarten option. The daycare operator, Guidepost Montessori, is a division of Higher Ground Education and operates several day care facilities through-out the Chicagoland area.

The proposed facility anticipates a maximum of 175 children with 26 full time staff members. Hours of operation would be between 7:00am and 6:00pm Monday through Friday. An outdoor play area would be constructed at the rear of the building in the area of the existing auxiliary parking lot.

Meeting Discussion:

Mr. Manny stated that they are proposing to utilize the existing building, a complete reconstruction of the interior for a daycare. A lot of maintenance of the exterior of the building is needed. There are a couple of lots on the parcel and as well and the rear lot, which is currently a parking lot, is residentially zoned and would be used as the playground area. Asking to close off the access to Kennicott and use the two access points on Northwest Highway. Mr. Manny said that the daycare is

a national daycare with about 80 locations in the US with another 10 internationally. Looking to have 120 locations by the end of this year. It is a Montessori focused daycare with services for children up to the age of six. Also, is a Montessori school that can provide a license to teachers, so it would have a teaching educational component.

Commissioner Green asked if all of the locations included as many students as is proposed for this location. He asked about the number of students proposed at the Arlington Heights location.

Mr. Manny replied that there would be around 175 students at the proposed location.

Commissioner Green asked about the size of other schools.

Mr. Manny responded that it depends and there was a range of sizes based on building size and location. Arlington Heights is filled with families that had disposable income for a daycare. The study of the market showed a lot of demand for this type of service. Stated that the range of students can go from 120 to a little over 200 kids.

Mr. Hubbard stated that the property is in two different zoning districts. The rear portion which has a parking lot is within the R-3 zoning district and the front portion that contains the building and the primary parking area is in the B-2 District. Daycare facilities require a special use permit in the B-2 district and that is why they will need to come before the Plan Commission and receive approval by the Village Board.

The facility would offer Kindergarten classes and the zoning definition of a daycare facility only includes children up to five years of age, so the kindergarten portion fall under a different classification of use, which is a private school. Private schools require a land use variation within the B-2 district. The petitioner will have to demonstrate, via a written response to the criteria for approval for a land use variation, that the private school/kindergarten portion complies with the standards for approval. Additionally, they will need to provide a written response to the special use approval criteria that demonstrates compliance with the criteria for special use approval.

Mr. Hubbard said that a neighborhood meeting is recommended prior to going to the Plan Commission and will work with the petitioners to organize that meeting. If the petitioners desire to move forward, as part of the special use permit review, a market analysis that shows the need for this facility at this location would be required. This study should identify similarities and differences between this daycare and competition in the area, as well as impacts it could potentially have to other daycares in that market area.

Mr. Hubbard stated there are three key area of review with this development: 1. The integration of the daycare use into the neighborhood as the site abuts single family uses to the north and northwest. Staff will want to make sure this use is compatible with the neighbors to the north and northwest. The petitioner is proposing an outdoor play area, and this could have an impact on neighboring property owners with the play equipment and the number of children and activities that would occur outdoors and within that play area. The petitioner will need to be sensitive to that. Hopefully, and impacts could be mitigated through spacing between the play area and the single-family property owners, in addition to landscaping or fencing in that area to help buffer that use.

Another key area of analysis is going to be found from the traffic study. There was a previous daycare that was proposed on this site that was approved back in 2012, and it was for a 71-student daycare. This daycare is proposed at over 100 additional students here, so it's going to have a larger impact than the previously approved daycare would. Northwest Highway contains two-lanes of traffic in both directions and there is no signal for access into the site. There is no dedicated left turn lane into the site from Northwest Highway, so they really need to make sure that the intensity of this use is appropriate for this site, given the traffic characteristics of this area. This will be a key part of the analysis. They are proposing several parking spaces directly off the front drive aisle where the cars are speeding into the site from left turns across traffic. Want to make sure there are no conflicts with any cars backing out from those spaces.

Finally, there is informal access to the business to the west, a motorcycle dealership, and the Village believes that this should be formalized as part of this application. Generally, the Village always encourages cross access between neighboring

commercial sites when they abut a major arterial, which can help to keep unsafe traffic movements off the more heavily traveled public streets, so that is something that we will be analyzing. The site plan designed by the petitioner does incorporate that, and they've reached out to Staff to ask for assistance in approaching that neighboring property owner and help to arrange for that cross access, and we're certainly supportive of that. Generally, staff is supportive of this use and we will be evaluating the intensity of this particular proposal once detailed plans are submitted.

Commissioner Jensen asked if the Village is asking the petitioner to put in place the cross access or are we just establishing it for future implementation. Mr. Jensen said he has concern about having motorcyclists running through the area where there would be kids. Mr. Jensen said that given the proposed use on the subject property and the existing motorcycle dealership use next door, it may not be beneficial to have that access established at this time, but might be more beneficial in the future.

Mr. Hubbard said the intent was to establish cross access as part of this development. The cross access currently exists, and the petitioners site plan shows it would be maintained, so the intent was to formalize it as part of this process. The petitioner would provide cross access to the motorcycle site as part of this development, and then when the motorcycle dealership site was redeveloped in the future, reciprocal access could be granted back to the subject property. Staff can analyze whether the physical access needs to be established at this time, or just the mechinisms be put in place now for future access when it may make more sense.

Commissioner Jensen asked the petitioner whether the cross access was an issue for them.

Mr. Manny responded that it is not ideal and they were concerned that without a legal document outlyning what is allowed and what isn't allowed, there was no protection from that access being abused.

Commissioner Jensen stated that he may not support access at this time, but would be very much in favor of having the mechanisms all set up for future access.

Mr. Manny stated there are ways to design it so that the access is in place but blocked in some sort of way.

Mr. Jensen said that this makes more sense. He asked about a market study.

Mr. Manny replied that the daycare has already done a market study.

Commissioner Jensen asked if there is enough demand for a daycare here. Stated there have been many daycares approved in the area, some right next door from each other. Not clear on what to expect from a market study. Asked if it's envisioned that the employees will be using bikes?

Mr. Manny responded bike usage by employees is possible.

Commissioner Jensen said the reason he asked is that if bike spaces would not be used, they could ask for a variance.

Mr. Manny replied that he will talk to the tenant, because the tenant may want some bike racks since they often get people that may want them. You may get teachers or parents who wish to ride a bike.

Commissioner Jensen said if the tenant says it makes sense to put in a bike rack then he would support it because it's required by code. If it doesn't make sense, suggested to work with Staff and go for a variance.

Commissioner Sigalos said he was curious about the previous plan being approved in 2012 for daycare, what ever happened?

Mr. Hubbard responded that he doesn't know why they never moved forward.

Commissioner Sigalos stated that he saw in the staff report that the existing building fire sprinkler system was inoperable had to be upgraded and asked the petitioner if they were aware of that, and also that it was suggested a structural engineer provide a report on the structural integrity of the building. These were the reasons he asked about the previous daycare that was approved on the site, maybe they discovered something that scared them away?

Mr. Manny said that they were aware of these issues and had already had a structural analysis of the building compelte.

Commissioner Sigalos said had no other questions. He shared the concerns that Commissioner Jensen had about cross access. He thinks it's a good use and encouraged them to move forward.

Commissioner Green stated that the neighborhood meeting will be important. Noise is frequently an issue with daycare facilities and their outdoor activities.

Mr. Manny said they have encountered noise and traffic issues on many different projects. They have evaluated the traffic and parking situation. They've worked on similar daycare developments that have had very little parking. Because parents walk their kids into the facility and leave, there was not a large parking demand. They would rarely see more than 5-7 cars in the parking lot at one time. The kindergarten portion functions very similar; while there was a minimum number of hours that each kindergarten student needed to be in school during the day, the parents often drop their kids off early and pick them up later than the minimum hours required by the State. Regarding noise, the operator is very community oriented; it is part of their teaching philosophy.

Commissioner Jensen asked whose decision was it to close off Kennicott access?

Mr. Manny replied that closing off Kennicott access was due to their needs for playground access. Looked at a variety of different options such as using the north portion of the site as employee parking, they also looked at selling the residential lot. The play area at the rear was successful because if flowed well with the building design. Other orientations may have resulted in a very odd parking lot or would have caused children to walk across traffic. The playground is all fenced in. Kids could only get to playground from the building.

Commissioner Sigalos asked how tall was the fence going to be.

Mr. Manny responded normally our tenants like four foot tall PVC fences but that they had been reevaluating this recently.

Commissioner Jensen asked what the code requirement was for fencing.

Mr. Hubbard responded for a commercial use abutting a residential district would require a six foot tall fence.

Mr. Manny explained that the fence line on the north was built approximately four feet inset from the neighboring single family home. The portion north of the fence, while it was technically on the daycare property, was used by the single-family homeowner as if it was theirs. They weren't sure exactly how to approach this situation. One of the thoughts was to retain the existing fence, not move it, causing the least amount of disturbance to the neighbor and provide the opportunity for the person that owns the house to landscape as much or as little as they wanted. They would come to some agreement with the Village and the owner.

Commissioner Jensen asked if the single-family homeowner was aware of this issue?

Mr. Manny answered probably not, they went through a similar situation in Edgewater in Chicago. In that instance they sat down with the property owner and offered to build a new fence or landscape a portion.

Commissioner Sigalos asked if the existing fence is four feet tall.

Mr. Manny replied that it was around six feet tall then slopes down to three feet as it got closer to the street.

Commissioner Green guessed that the slope was to provide visibility when pulling in and out of the driveway.

Mr. Manny said navigating this is going to take some input and direction from the Village.

Commissioner Green said he thinks it's a great project. He asked if there was any public input on this project.

No public comments were received.

RECOMMENDATION
The Conceptual Plan Review Committee encouraged the petitioner to proceed with his project.

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

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

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

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

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

REVIEW OF MEETING MINUTES FOR JANUARY 25, 2022

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

ITEM 1. COMMERCIAL REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. Menza arrived at the meeting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Seibert had no further comments.

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

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

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

ITEM 2. GENERAL MEETING

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

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

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MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

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

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

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

REVIEW OF MEETING MINUTES FOR FEBRUARY 8, 2022

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

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ITEM 1. COMMERCIAL RE-REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAFT

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

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

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

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

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

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

DRAFT

ITEM 2. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:15 P.M.

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

DRAFT

Olympia Acquisitions LLC

9440 Enterprise Dr. • Mokena, IL. 60448
P: 708.768.6762 • F: 708.478.7667

October 5, 2021 rev October 25, 2021

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

RE: 1000 W. Northwest Highway – Guidepost Montessori School

Dear Mr. Hubbard:

On behalf of Guidepost Montessori, a division of Higher Ground Education, and LFI, we are excited to propose the redevelopment of the approximately 13,138 square foot vacant masonry building located at 1000 W. Northwest Highway and offer the community's children a world class Montessori experience.

Enclosed please find the following items in connection with our Special Use application for a Day Care Center and a Land Use Variation to allow a "Private School" facility at the property located in a R-3 One-Family Dwelling District, and a B-2 General Business District:

1. Justification to the Special Use Criterion
2. Justification to the Land Use Criterion
3. This letter serves as the written response to staff comments
4. Alta Survey
5. Site Plan – includes playground
6. Elevations – including rendered
7. Floor Plan
8. Landscape plan (included in Civils)
9. Civil Plans – including Site Utility and Grading Plans
10. Traffic and Parking Study
11. Market Study and Guidepost Company Overview

The property and existing building will be redeveloped with 9 classrooms dedicated to the day care use and two classrooms dedicated to elementary students for a total of 11 classrooms, as a single tenant occupying the entire building and property, with an exterior ~11,000 square foot playground at the rear of the building and parking field on the west side of the building with 47 parking spaces. Guidepost estimates the total capacity of the day care to be 151 children from the age of 6 weeks to 6 years, and total capacity of the elementary to be 52 children, with an anticipated full-time staff of 34, comprised of 31 teachers and 3 admin staff. The building will contain the following classrooms:

Class	# of classrooms	Max students per classroom	Total students	Total Staff
Infant (0-14 months)	1	9	9	3
Young Toddler (15-23 months)	1	10	10	3
Older Toddler (24-35 months)	3	12	36	8
Children's House (3-6 years)	4	24	96	12

Elementary (6+ years)	2	26	52	5
Total	**11**		**203**	**31**

Based on Guidepost's experience at approximately 80 schools across the United States, approximately 30% of students are siblings, and consequently, travel to and from school in a single vehicle rather than each child in a separate car. For the day care, Guidepost does not have set start or dismissal times. School hours are from 7AM to 6PM, Monday through Friday. Students generally arrive between 7:00 AM – 9:00 AM and leave approximately 3:00 PM – 6:00 PM. However, a portion of the students depart at the half day between noon and 1:30 PM. Arrivals and departures vary based on parent and other schedules. The varied arrival and departure times minimize traffic congestion during high activity periods. On average a parent is at the property for a duration of approximately five minutes during pick up and drop off periods. For the elementary students school begins at 9:00 and ends at 3:00, however, elementary parents have the option to drop off their kids during the same times as the day care students. Guidepost offers before and after school options for parents.

We plan to develop an approximately 11,000 SF playground at the rear of the property. Staff and Children will be able to securely and directly access the playground from the rear of the building. The playground will be secured via a fence around the entirety of the playground. It is our intention to maintain the existing wood privacy fence that sits approximately 4'-0" south of the property line and zigzags with the north & west property lines. The fence is in good repair and there is ample space to upgrade the landscaping between the fence and the property line and provide an adequate landscape buffer. Furthermore, maintaining the existing fence will cause the least amount disruption within this area. However, it appears the neighbor located at 712 Kennicott Ave maintains the +/-4'-0" strip of turf north of the existing fence. Any modification of the landscaping in that area would require coordination and approval by that owner. It is our suggestion to limit any landscaping buffer north of the existing fence to landscaping approved by the owner of 712 N Kennicott Ave. In addition to the new landscape buffer along the northern boundary and the existing 2 Maple trees along Kennicott, our landscape plan includes: 3' high landscape screening along the Southern Property line along Northwest Highway; landscaping around the trash enclosure; 2 parking lot trees and landscaping along the front entrance of the building.

We will undertake extensive interior maintenance and remodeling similar to the sample classroom photos on the Guidepost Montessori Overview to create a dynamic learning environment. The renovation will include resurfacing of the parking lot with new landscaping, curbs and sidewalks throughout the property. The parking lot will be changed to block cross access from the neighboring property.

The exterior of the existing building will undergo minor cosmetic upgrades that will accommodate the new Daycare operation as well as enhance the overall property within the context of the adjoining residential neighborhood, with an expansion of approximately 1,156 square feet which will not change the overall look of the structure or look of the property. Exterior upgrades include a new roof membrane and new prefinished aluminum storefront glazing & door systems within the existing glazed openings. The existing Mansard Roof Structure that wraps portions of the south & west building elevations will receive architectural asphalt shingles. The existing painted CMU masonry walls along the east, north & a portion of the west elevations will receive a fresh coat of paint, a complimentary color in relationship to the existing brick will be selected.

We look forward to working with you and the staff at the Village of Arlington Heights on this project.

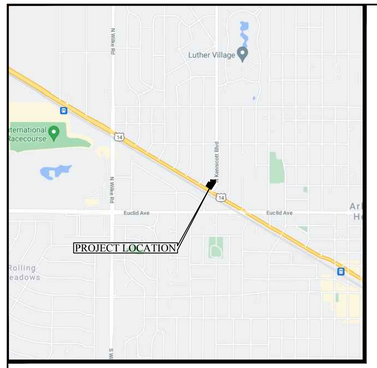
Sincerely,

Diane Menza

As Agent for Manager

Enclosures

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PARCEL 1:

LOTS 9, 10, 11 AND 12 IN BLOCK 12 IN R.A. CEPEK'S ARLINGTON RIDGE, A SUBDIVISION OF PART OF THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 10 IN BLOCK "F" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

G COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO COST, CHARACTER AND LOCATION OF BUILDINGS TO BE ERECTED CONTAINED IN THE DEED RECORDED JANUARY 4, 1928 AS DOCUMENT NO. LR 386703, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 1)

H COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO COST, CHARACTER AND LOCATION OF BUILDINGS TO BE ERECTED ON LAND CONTAINED IN THE DEED RECORDED JANUARY 4, 1928 AS DOCUMENT NO. LR 386704, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 1)

I 50 FEET BUILDING LINE(S) AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION.

(AFFECTS PARCEL 1)

J 25 FEET BUILDING LINE(S) AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION AND AS SHOWN ON THE PLAT OF RESUBDIVISION FILED AS DOCUMENT LR 1100677.

(AFFECTS PARCEL 2)

K EASEMENT IN FAVOR OF PUBLIC UTILITIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION, AFFECTING THE REAR 5 FEET OF THE LAND.

(AFFECTS PARCEL 1)

L EASEMENT IN FAVOR OF PUBLIC UTILITIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION AND ON THE PLAT OF RESUBDIVISION FILED AS DOCUMENT NUMBER LR 1100677, AFFECTING THE REAR 2 1/2 FEET OF THE LAND.
(AFFECTS PARCEL 2)

M COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NO. LR 1100677, RELATING TO COST OF BUILDINGS TO BE ERECTED WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 2)

SCHEDULE B EXCEPTIONS A, B, C, D, E, S, T, U, F, N, O AND V ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN

SCHEDULE B EXCEPTIONS P, Q AND R ARE CIRCULAR IN NATURE IN THAT THEY REFERENCE MATTERS SHOWN ON THIS SURVEY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

AREA SUMMARY
(TO HEAVY LINES)
46,689 SQUARE FEET
OR
1.072 ACRES
(BASED ON MEASURED VALUES)

STRIPED PARKING DATA
REGULAR SPACES = 50
ACCESSIBLE SPACES = 4
TOTAL SPACES = 54

GRID NORTH

BLOCK F
RESUBDIVISION
OF CERTAIN BLOCKS IN
R.A. CEPAK'S ARLINGTON RIDGE
SUBDIVISION
DOC. NO.1100677

PAXTON AVENUE

PARCEL 1
P.I.N. 03-30-116-041

PARCEL 2
P.I.N. 03-30-116-038

BLOCK 12
R.A. CEPAK'S
ARLINGTON RIDGE
SUBDIVISION
DOC. NO. 727077

1-STORY BRICK BUILDING
BUILDING HT = 19.7'

1-STORY BRICK BUILDING
#1000 W. NORTHWEST HIGHWAY
BUILDING FOOTPRINT=12,243 S.F.
BUILDING HT = 20.9'

ZONE X
OTHER FLOOD AREAS

ZONE X

WEST NORTHWEST HIGHWAY

KENNICOTT AVENUE

N89°48'43"E(M) 131.87'(M)
132.03'(R)

S59°22'09"E(M) 55.60'(M)

N30°40'18"E(M) 175.05'(M)
175.08'(R)

N59°22'01"W(M) 209.01'(M)
208.90'(R)

S30°04'48"W(M) 175.05'(M)
175.14'(R)

S00°00'07"W(M) 116.06'(M)
116.16'(R)

N00°09'11"W(M)
37.61'(M)
37.58'(R)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

UTILITY CONTACTS

Cable
Comcast – Martha Gieras
224-229-5862
Martha_gieras@comcast.com

Electric
ComEd
630-576-7094

Gas
Nicor Gas
gasmaps@nicor.com

Communications
AT&T
gl1629@att.com

AT&T Transmission – Ken Colwell
630-383-9249
KC1298@att.com

Water / Sanitary / Storm
Village of Arlington Heights – Steve Mullany
847-368-5800
smullany@vah.com

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 21NW7144192WC ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF APRIL 6, 2021.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
3. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "OTHER FLOOD AREAS ZONE X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17056 0203 J, MAP NUMBER 17031C0203J HAVING A REVISED DATE OF AUGUST 19, 2008.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON MAY 11, 2021.
5. THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF X117 2000. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.

G H 6. DOCUMENTS NUMBERS LR 386703 AND LR 386704 WERE NOT PROVIDED TO THE SURVEYOR.

M 7. COVENANTS AND RESTRICTIONS CONTAINED IN PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NO. LR 1100677 RELATING TO COST OF BUILDINGS TO BE ERECTED ARE NOT PLOTTABLE.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

BENCHMARKS

REFERENCE BENCHMARK:
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: LD020
PID: DM3897

THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE, TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD, TURN RIGHT AND GO SOUTH THEN WEST THEN SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE, TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION, 1720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.

DATUM: NAVD88
ELEVATION = 734.95

SITE BENCHMARKS:

SITE BENCHMARK #1

ELEVATION = XXX.XXX

SITE BENCHMARK #2
XXXXXXXXXXXXXXXXXXX

ELEVATION = XXX.XXX

SITE BENCHMARK #3
XXXXXXXXXXXXXXXXXXX

ELEVATION = XXX.XXX

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9 AND 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 11, 2021.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

DATE OF PLAT OR MAP: MAY 24, 2021

BY: _____
SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/22

Know what's below. Call before you dig.

NO.	REVISIONS	DRAWN BY	CHECKED BY	BOOK 588 PG 65-67
DATE: 5-20-21	PC AW	BT	SK	DATE BY

CLIENT: Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT: 1000 W. NORTHWEST HWY
ARLINGTON HEIGHTS, IL

COMPASS SURVEYING LTD
SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
ALTA SURVEYS
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

1 OF 2

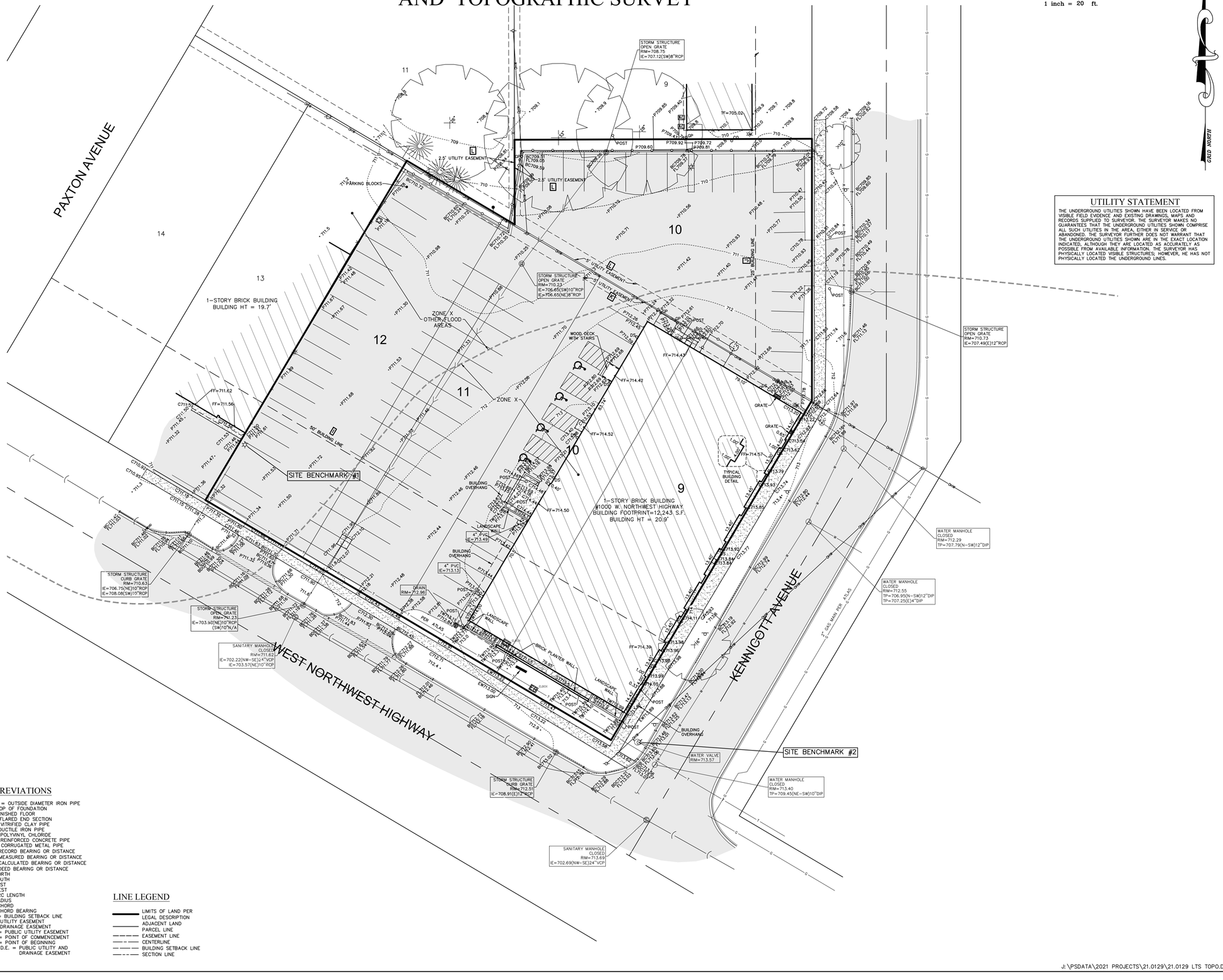
PROJ. NO.: 21.0129

J:\PSDATA\2021 PROJECTS\21.0129\21.0129 LTS TOPO.DWG

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GRID NORTH



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- G — GAS MAIN
- E — ELECTRIC LINE
- OHW — OVERHEAD WIRES
- T — TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

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J:\PSDATA\2021 PROJECTS\21.0129\21.0129 LTS TOPO.DWG

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

NO.	DATE	BY

DATE: 5-20-21 | PC AW | DRAWN BY BT | CHECKED BY SK | BOOK 588 PG 65-67

REVISIONS

CLIENT

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT

XXXXXXXXX
XXXXXXXXX
XXXXXXXXX

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, ILLINOIS 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

2 OF 2

PROJ. NO.: 21.0129

Justification for Variations e- g: Village Review Comments /Planning and Zoning

Property Address: 1000 West Northwest Highway
Petitioner: Olympia Acquisitions LLC
Use: Day Care Center / Private School
Current Zoning: B-2 / R-3

e. **Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.**
   - **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**
     - Due to the constraints of the site and placement of play equipment within safe distances, the variation is necessary. It is fenced and landscaped thereby blocked from view to the nearby property. The playground is only used during school hours - never at night.
   - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
     - The prior 2012 special use variation was for a day care, but was not acted upon given the challenges in developing this site. A condition for day care is to have a playground - As previously noted, this property has been vacant for approximately 10 years as zoned.
   - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
     - The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have a playground that meets both the regulatory requirements and the type of service provided by Higher Ground Education.
   - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
     - Day care Centers require a play ground area - the equipment that will be installed is both high quality with safety standards meeting state requirements. Higher Ground uses this equipment nationally - as such it is the minimum to allow reasonable use of the property.

f. **Variation to Chapter 28, Section 6.5-7(b) to allow an 816 square foot accessory structure with a height at its peak of 16.85' (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet and a height of 15'.**
   a. **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**
      i. Due to the constraints of the site and placement of play equipment within safe distances, the variation is necessary. It is fenced and landscaped thereby blocked from view to the nearby property. The playground is only used during school hours - never at night.
   b. **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
      i. The prior 2012 special use variation was for a day care, but was not acted upon given the challenges in developing this site. A condition for day care is to have a playground. A condition for a toddler play area is to have the shade structure

shown on the plan- As previously noted, this property has been vacant for approximately 10 years as zoned.

c. The proposed variation is in harmony with the spirit and intent of this Chapter.

i. The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have a playground and toddler shade structure that meets both the regulatory requirements and the type of service provided by Higher Ground Education.

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

i. Day care Centers require a playground area - the toddler shade structure that will be installed is both high quality with safety standards meeting state requirements. Higher Ground uses this shade structure nationally - as such it is the minimum to allow reasonable use of the property.

g. **New requested variance based on revised parking lot plan: Arlington Heights landscape regulations require a shade tree at the ends of all rows of parking, including two shade trees where there is a double row of parking. Our plan shows the required trees; however, we request a variance for the size of the two northern parking islands where there is a double row of parking from 9' wide island to 6'1" and 7'9" respectively.**

a. The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.

i. Due to the constraints of the site, when we revised the parking lot plan to provide the required 49 parking spaces, the double row parking islands were reduced in size. This will not alter the essential character of the locality and is compatible with the existing uses and zoning of nearby property.

b. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

i. The prior 2012 special use variation was for a day care, but was not acted upon given the challenges in developing this site. A condition for this facility is 49 parking spaces, which have been provided, but necessitates adjusted island sizes for two landscape islands. As previously noted, this property has been vacant for approximately 10 years as zoned.

c. The proposed variation is in harmony with the spirit and intent of this Chapter.

i. The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have an adequate parking for the proposed use, with a revised parking island size at the north end of the double row parking islands.

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

i. Providing required parking required the slight reduction in parking island size which are still able to support the tree requirement - as such it is the minimum to allow reasonable use of the property

Justification for Special Use and Land Use Variations a- d:
Village Review Comments
Planning and Zoning

Property Address: 1000 West Northwest Highway
Petitioner: Olympia Acquisitions LLC
Use: Day Care Center / Private School
Current Zoning: B-2 / R-3

a. Special Use Permit for a Day Care Center within the B-2 portion of the subject property
   - **That said special use is deemed necessary for the public convenience at this location.**
     - Based on the market study the majority of the day care facilities servicing this local population are at capacity with a wait list. The demand has outstretched the current available supply, and there is a clear need for additional quality services in this area.
   - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity.**
     - The daycare and private school use proposed will provide a much-needed service for the area.
   - **The proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
     - Daycare center will comply will all of the regulations that are granted under the ordinance with the stipulations and conditions made part of the authorization granted by the Village Board of Trustees. Additionally, it must comply with all State licensing regulations required for a day care facility.

b. Special Use Permit to allow a Private School within the R-3 District portion of the subject property
   - **That said special use is deemed necessary for the public convenience at this location.**
     - Based on the market study the majority of the day care facilities servicing this local population are at capacity with a wait list. The demand has outstretched the current available supply, and there is a clear need for additional quality services in this area.
   - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity.**
     - The daycare and private school use proposed will provide a much-needed service for the area.
   - **The proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
     - Daycare center will comply will all of the regulations that are granted under the ordinance with the stipulations and conditions made part of the authorization granted by the Village Board of Trustees. Additionally, it must comply with all State licensing regulations required for a day care facility.

- **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**
    - The Day Care Center use will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property The Day Care parking lot will be abutting both an existing Commercial use while the Day care playground replaces a parking area abutting a residence and will have high fencing and adequate landscaping provided. The current building has been vacant for approximately 10 years - the Day Care will blend in with the nearby properties with improvements to the building and site enhancing the neighborhood.

c. Land Use Variation to allow a Private School in the B-2 District and,
Land Use Variation to allow a Day Care Center in the R-3 District.

- **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**
    - The Private School and Day Care use will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property. The plan provides for a parking lot abutting both an existing Commercial use and the playground replaces a parking lot abutting a residence and will have high fencing and adequate landscaping provided. The current building has been vacant for approximately 10 years - the private school/day care will blend in with the nearby properties with improvements to the building and site enhancing the neighborhood.
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
    - This property has been vacant for approximately 10 years as zoned.
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
    - The variation is in harmony with the spirit and intent of the Land Use Variation: this variance will allow a vacant building to be upgraded and maintained in good condition.
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
    - Private Schools and Day Cares require safe upgraded buildings - the variance requested is based on these regulations to allow reasonable use of the property.

1000 W Northwest Highway
Neighborhood - community meeting- held at Arlington Ale House 111 Campbell
Attendees: Carole Theesfeld - 712 Kennicott - sole attendee

Presenters: Diane Menza representing Olympia Acquisitions LLC
Jocelyn Scotty - Higher Ground Marketing
Scott Heguey - Higher Ground Construction

Carole led with questions about the school:

- Asked if it was Montessori - and whether we had considered the old Ridge School - yes to Montessori and no to Ridge School (she substitute taught at Ridge and thought it had merit)
- How large is staff? 31 total
- Do they hire new staff or bring in from other schools? Hire new
- Age of Students- grades? Pre school through 6th grade
- Requirements for hiring teachers? Must be State AND Montessori certified teachers
- If more than one child from family is there a discount? No all inclusive but no family package
- Is there less cost for after school enrollment? No - all inclusive means that the student can come and go during the day and attend on days that they don't normally attend
- Fence- Carole installed a new fence in 2014 - what will happen to it? We will keep and repair this fence as necessary.
- Fence - Neighbor installed the fence section where our site plan shows trash receptacle area- Carole said it is partially on neighbor's land - what are we doing with this fence? Explained that the fence will be reconstructed to be only on our property.
- Is playground completely fenced? Yes - the parking lot currently on site will become part of the playground
- Will Playground be secure at night? Yes - locked down - high fence - not accessible to general public.
- Current parking lot is being used by auto repair shop - where will they park? They will be notified by Seller prior to our Closing on the property. They will not be allowed to park on our site - we require the 49 spaces for operation of the daycare/private school.
- Carole was concerned that the auto repair cars would now be parked on her street. We referred Carole to the Village in resolving her concern.
- Seller's name? Gave Carole the Seller's name on contract: JMM South Properties LLC
- What will be planted on our property north of fence? 26 Fairview Junipers
- What will happen to Carole's day lilies currently along fence line? We will assist her in replanting on her property
- Carole wanted us to know that she was told that the previous occupant of building RC Raceway was forced to vacate since there were building violations that the owner wouldn't pay for - that the building was in bad shape. She stated that our plan was a big improvement.
- Carole noted that the motorcycle shop's customers currently park in our lot - given its proximity to the door of the motorcycle shop. I explained that would not be allowed once we acquire the property - we need the parking for the daycare. I also mentioned that it was my understanding that the motorcycle shop had been in discussions to purchase our site - but they declined - Carole said she also knew that.
- Carole took 11 copies of the attached handout with her to give to neighbors. She said she supported our plan - but may have more questions. She wanted to know when the meetings were to occur. I told her the Design Commission meeting was on February 8th - and that it was open to the public. We talked about possible Covid attendance restrictions - she wanted to be kept apprised.

N

1 SITE PLAN SP30

1" = 20'-0"

SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:
- EXIST. BUILDING AREA: +/-12,232 SQ FT
- BUILDING ADDITION: +/- 1,156 SQ FT
TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
- PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:
DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:
DEVELOPMENT PARKING: 49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF SOOS & ASSOCIATES, INC. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF SOOS & ASSOCIATES, INC. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

ILLINOIS DESIGN FIRM # 184003287

Client
LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
	VAH COMMISSION SUBMITTAL	2022-02-16
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

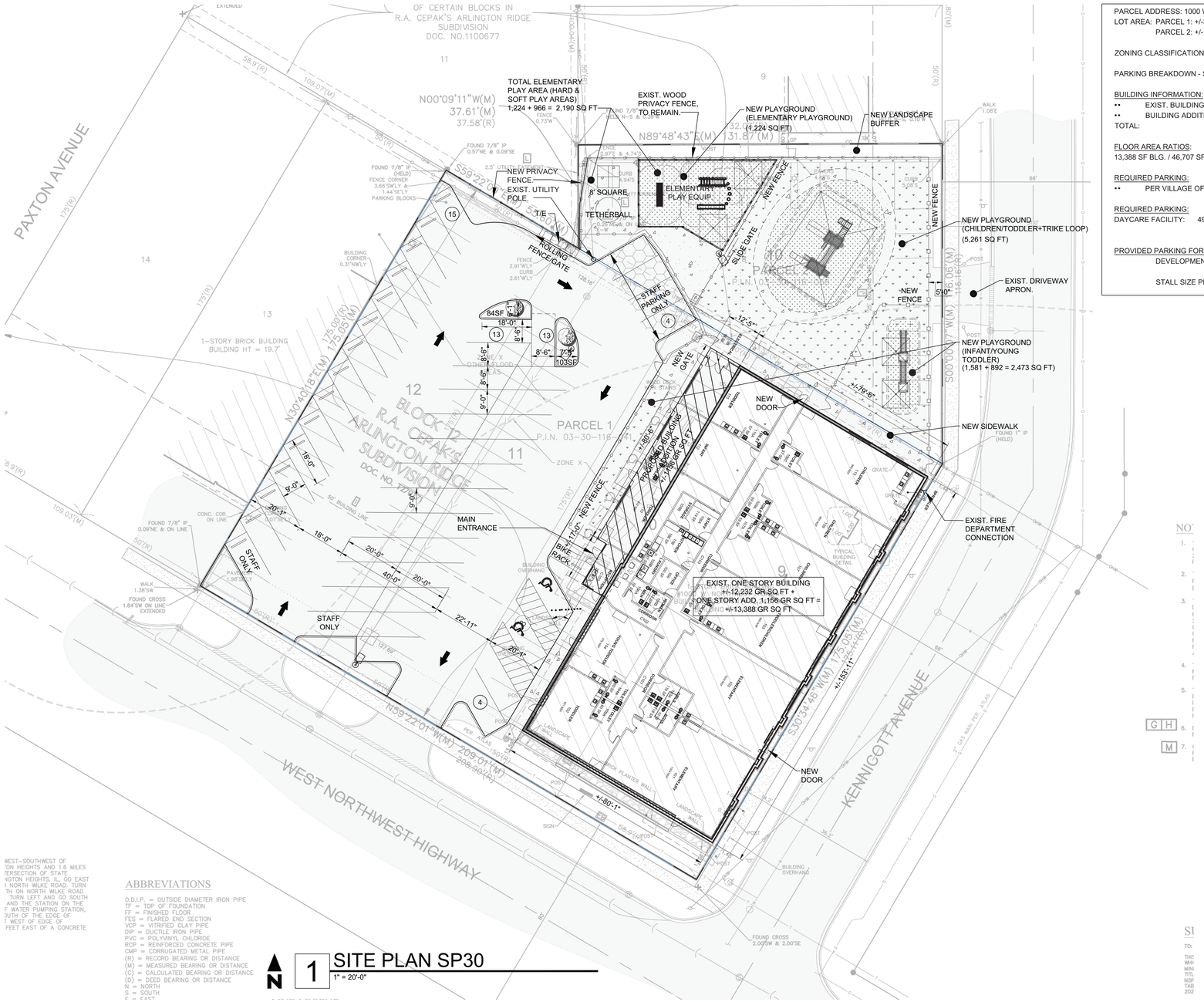
Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN

Sheet

A1



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	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

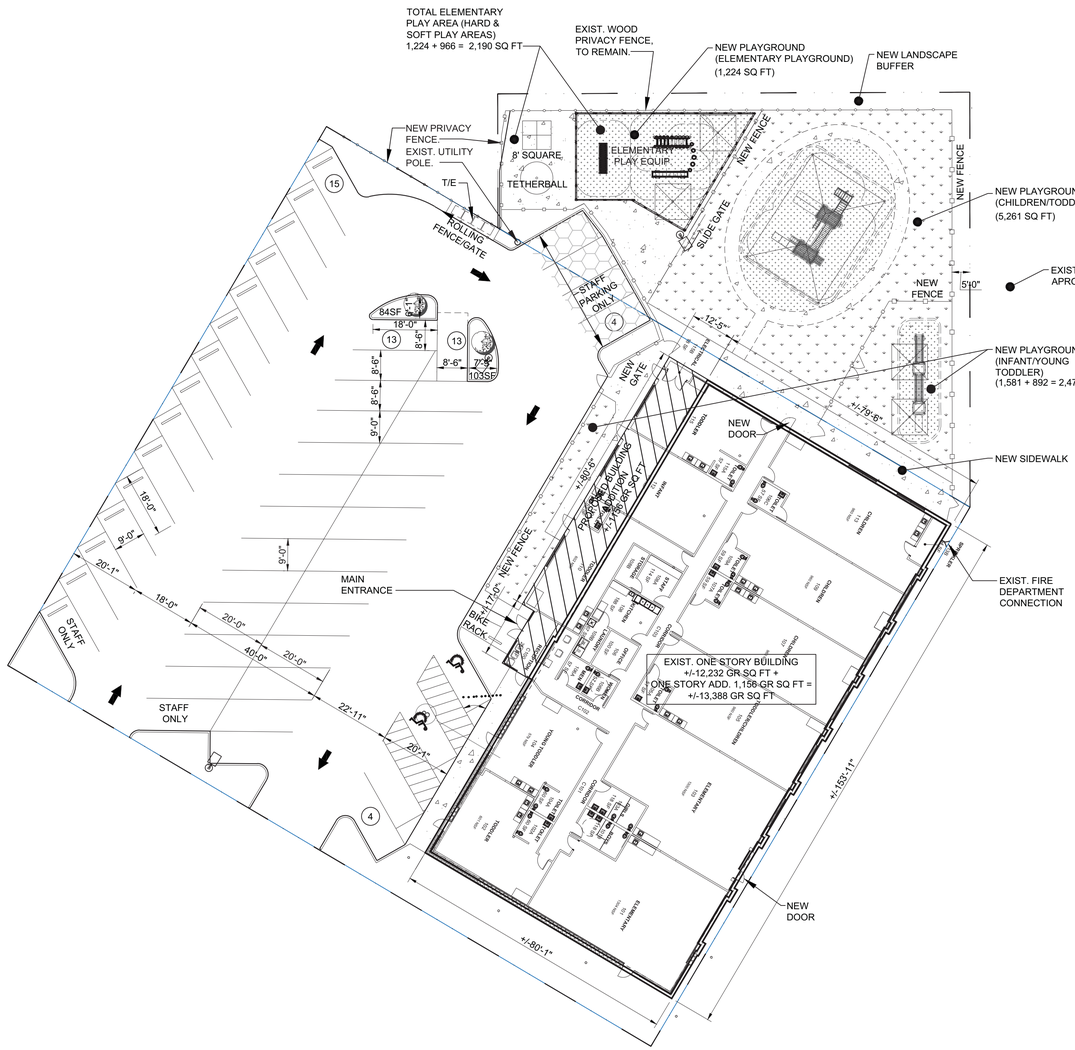
Seal

SCHEMATIC DESIGN

Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title
SITE PLAN

Sheet
A1



N

1 SITE PLAN SP30

1" = 20'-0"

SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:

••	EXIST. BUILDING AREA:	+/-12,232 SQ FT
••	BUILDING ADDITION:	+/- 1,156 SQ FT
TOTAL:		+/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
•• PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:
DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:

DEVELOPMENT PARKING:	49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED:	9'x18'

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

Client
LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

Project
BUILDING REMODEL
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Consultant

No.	Issue	Date
	VAH COMMISSION SUBMITTAL	2022-02-16
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
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	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

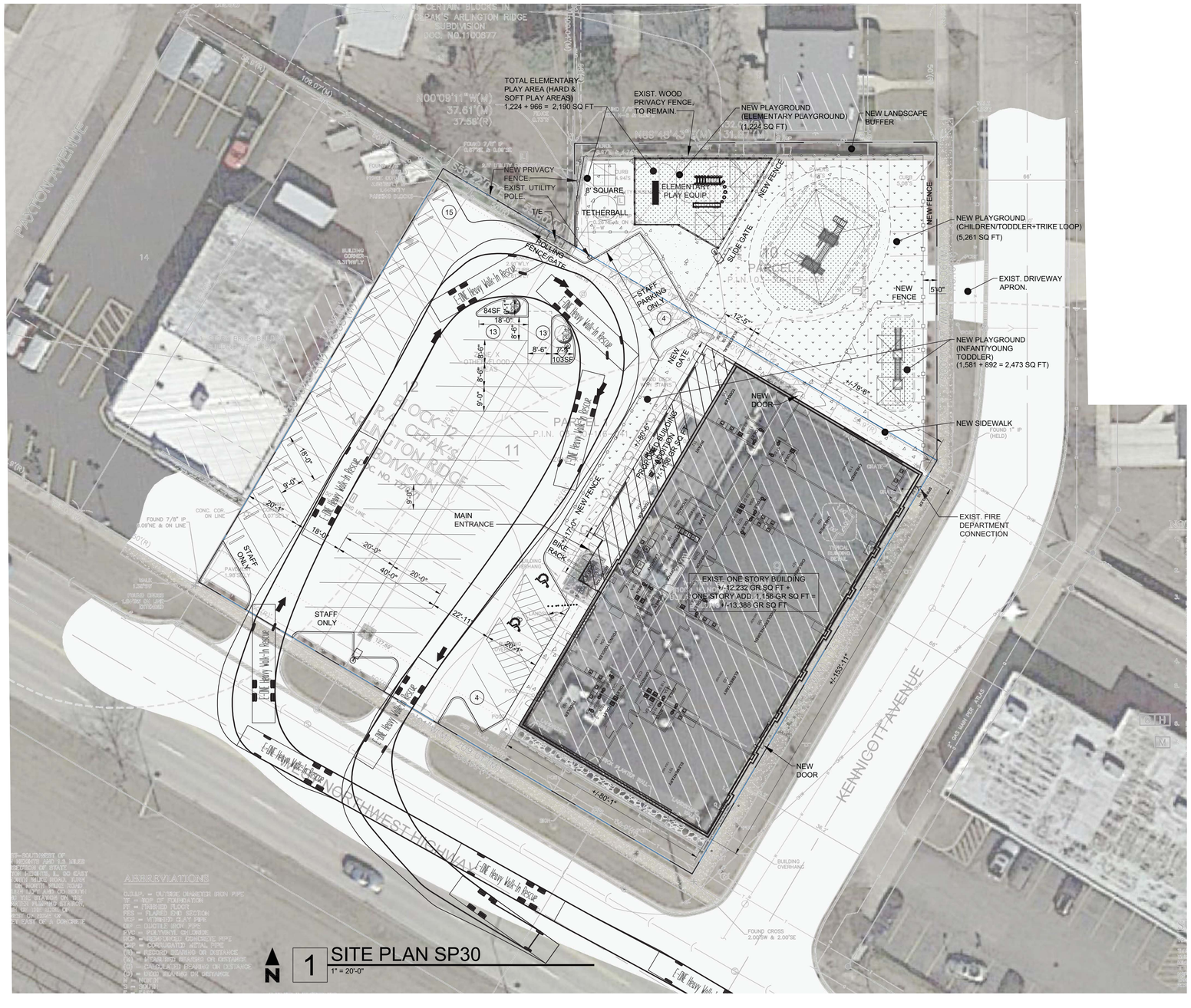
Seal

SCHEMATIC DESIGN

Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title
SITE PLAN

Sheet
A1



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Client

LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
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Seal

SCHEMATIC DESIGN

Date	February 20, 2021
Job Number	21-009 LF
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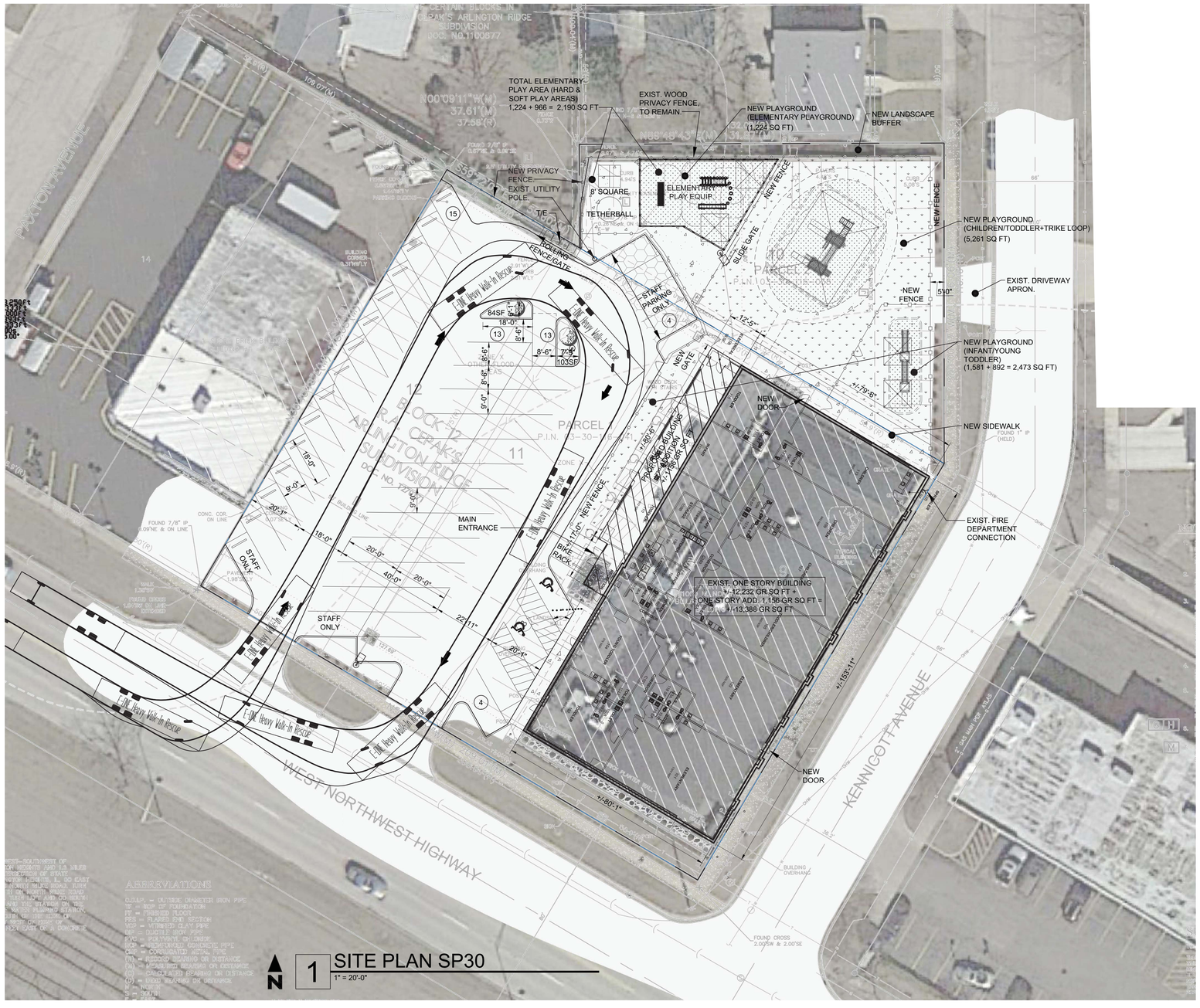
Approved	SOOS

Title

TRUCK ACCESS PLAN

Sheet

A1.1



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ILLINOIS DESIGN FIRM # 184003287

Client
LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

Project
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Consultant

No.	Issue	Date
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Seal

SCHEMATIC DESIGN

Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title
TRUCK ACCESS PLAN

Sheet
A1.2

N

1 SITE PLAN SP30

1" = 20'-0"

SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:
- EXIST. BUILDING AREA: +/-12,232 SQ FT
- BUILDING ADDITION: +/- 1,156 SQ FT
TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
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DAYCARE FACILITY: 49 STALLS

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DEVELOPMENT PARKING: 49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

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LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY ARLINGTON HTS., IL 60004

Project

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Seal

SCHEMATIC DESIGN

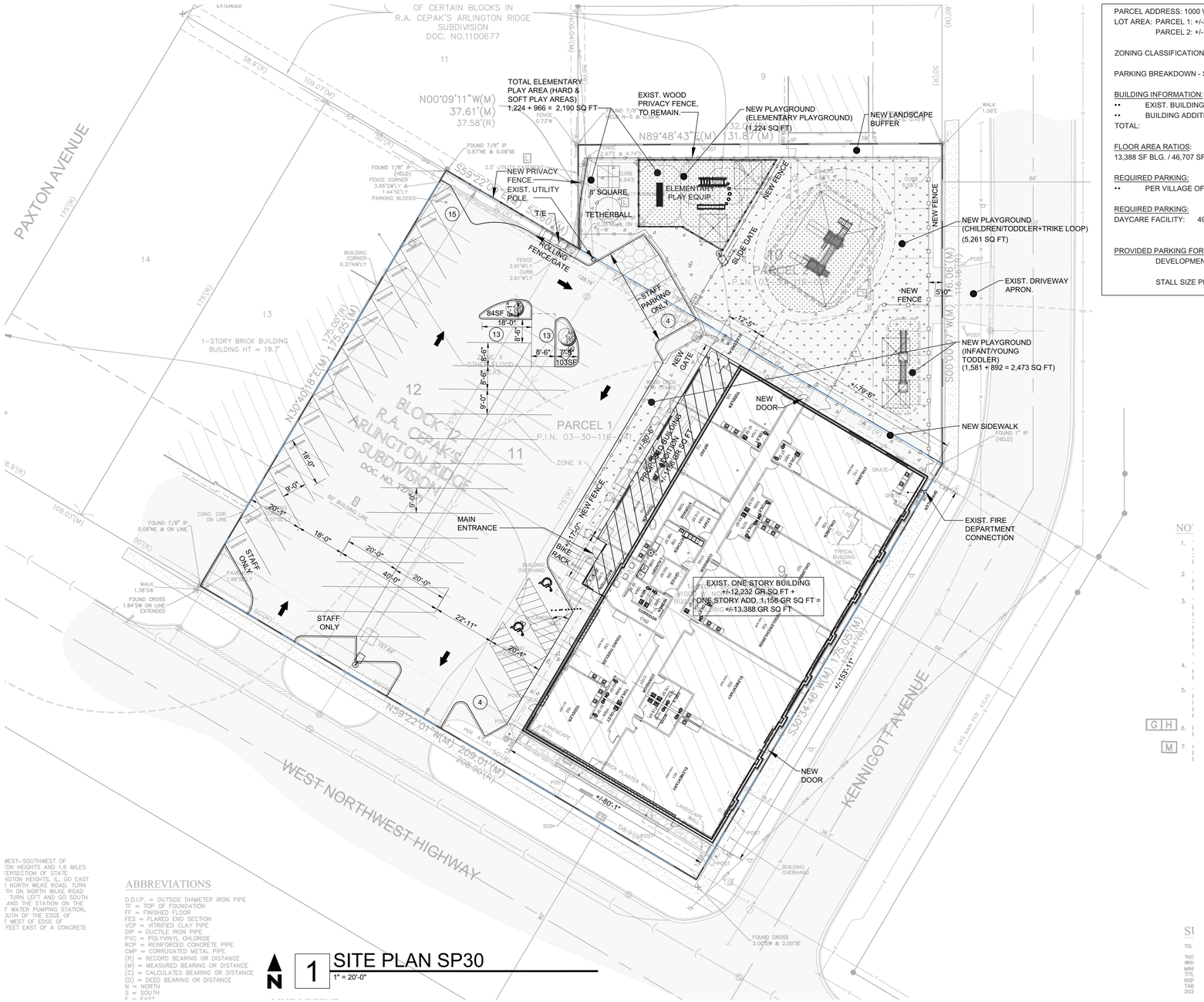
Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN

Sheet

A1



SITE DATA:

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DEVELOPMENT PARKING: 49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST

1 SITE PLAN SP30
1" = 20'-0"

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ILLINOIS DESIGN FIRM # 184003287

Client
LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY ARLINGTON HTS., IL 60004

Project

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	CLIENT REVIEW	2021-04-09

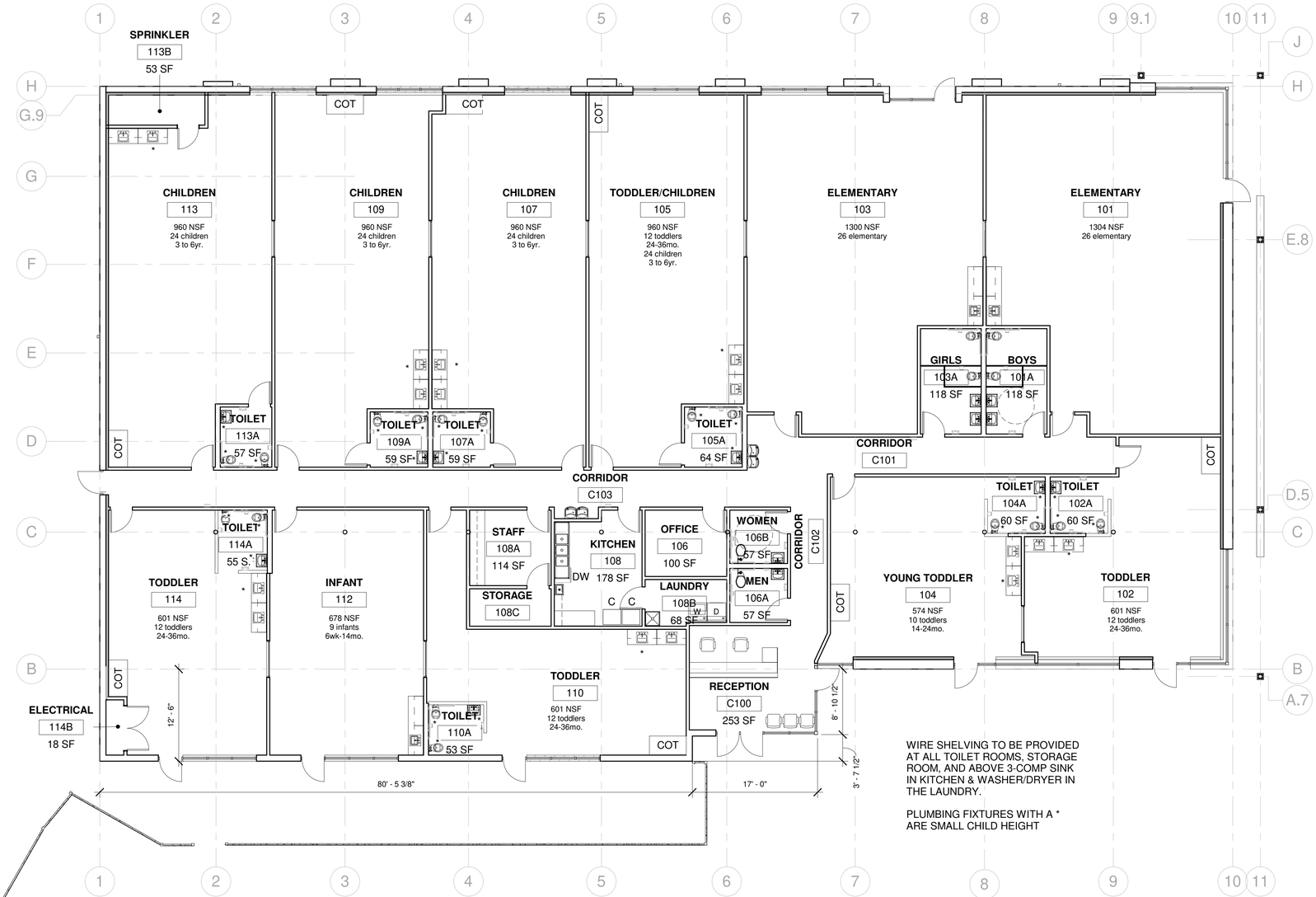
Seal

SCHEMATIC DESIGN

Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title
SITE PLAN

Sheet
A1



1 CONCEPTUAL FLOOR PLAN
1/8" = 1'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448
CLIENT

BUILDING RENOVATION

1000 W Northwest Hwy
Arlington Hts, IL
60004
PROJECT

CONSULTANT

NO.	ISSUE	DATE
	VAH COMMISSION SUBMITTAL	02/16/2022
⬭	DESIGN COMMISSION	02/08/2022
⬭	DESIGN COMMISSION	01/13/2022
	DESIGN COMMISSION	11/01/2021

SEAL

SCHEMATIC

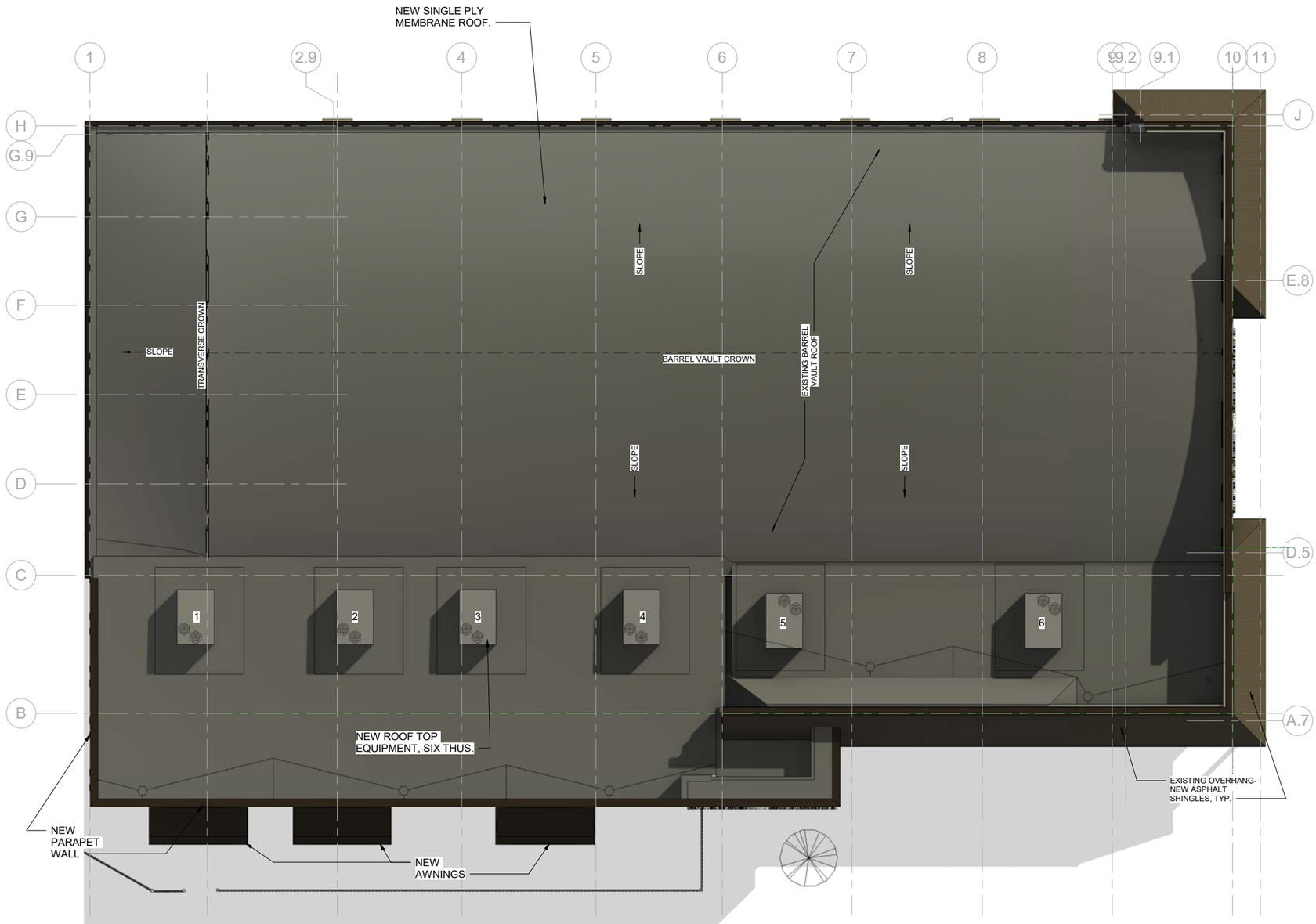
DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

CONCEPTUAL FLOOR PLAN

SHEET

A2



1 ZONING - ROOF PLAN
1/8" = 1'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

CLIENT
LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448

PROJECT
BUILDING RENOVATION
1000 W Northwest Hwy
Arlington Hts, IL
60004

CONSULTANT

	VAH COMMISSION SUBMITTAL	02/16/2022
	DESIGN COMMISSION	02/08/2022
	DESIGN COMMISSION	01/13/2022
	DESIGN COMMISSION	11/01/2021

NO.	ISSUE	DATE

SEAL

SCHEMATIC

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE
ROOF PLAN

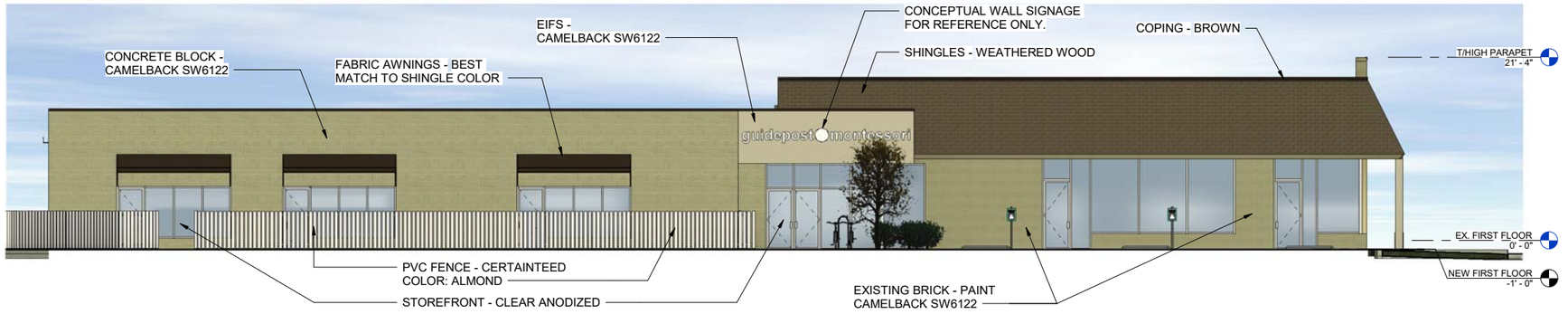
SHEET
A7

1 ZONING - EAST ELEVATION

1/8" = 1'-0"

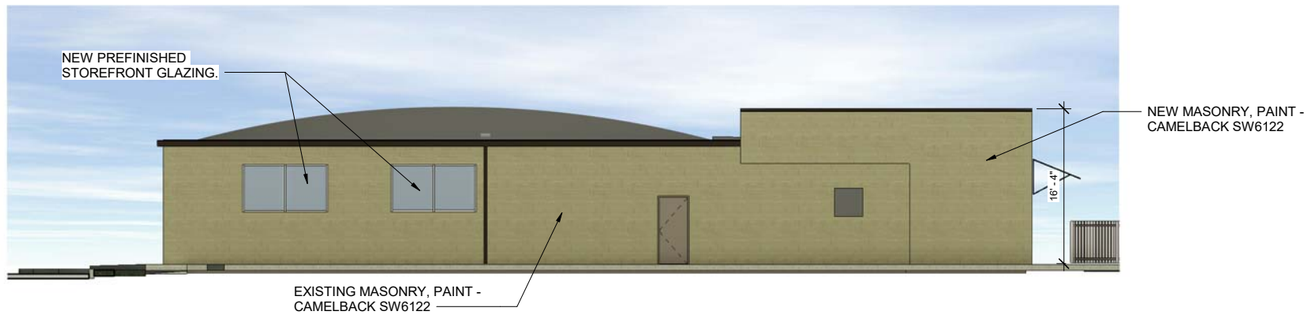
2 ZONING - SOUTH ELEVATION

1/8" = 1'-0"



3 ZONING - WEST ELEVATION

1/8" = 1'-0"



4 ZONING - NORTH ELEVATION

1/8" = 1'-0"

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BUILDING RENOVATION

1000 W Northwest Hwy
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60004
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NO.	ISSUE	DATE
	VAH COMMISSION SUBMITTAL	02/16/2022
3	DESIGN COMMISSION	02/08/2022
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	DESIGN COMMISSION	11/01/2021

NO.	ISSUE	DATE

SEAL

SCHEMATIC

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR ELEVATIONS

SHEET

A3

1 VIEW FROM NW HIGHWAY

2 VIEW FROM KENNICOTT

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BUILDING RENOVATION
1000 W Northwest Hwy
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60004
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CONSULTANT

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2	DESIGN COMMISSION	02/08/2022
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	DESIGN COMMISSION	11/01/2021

NO.	ISSUE	DATE

SEAL

SCHEMATIC

DATE	11/29/2021
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DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

PERSPECTIVES

SHEET

A4

1 VIEW FROM PARKING FIELD

2 DETAIL VIEW FROM NORTHWEST HWY

3 DETAIL VIEW FROM KENNICOTT

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Architecture
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5	DESIGN COMMISSION	02/08/2022
4	DESIGN COMMISSION	01/13/2022
	DESIGN COMMISSION	11/01/2021

NO.	ISSUE	DATE

SEAL

SCHEMATIC

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

PERSPECTIVES

SHEET

A5

1 DETAIL VIEW - ENTRY

2 DETAIL VIEW - SE CORNER

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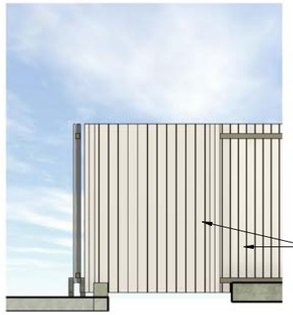
CHECKED	Checker
APPROVED	Approver

TITLE

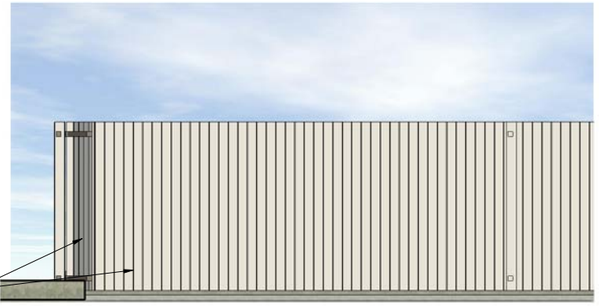
DETAIL VIEWS

SHEET

A6

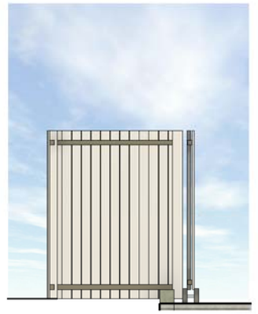


6'-0" TRASH ENCLOSURE & SITE PERIMETER FENCING W/BOARDS PLACED TIGHT TOGETHER

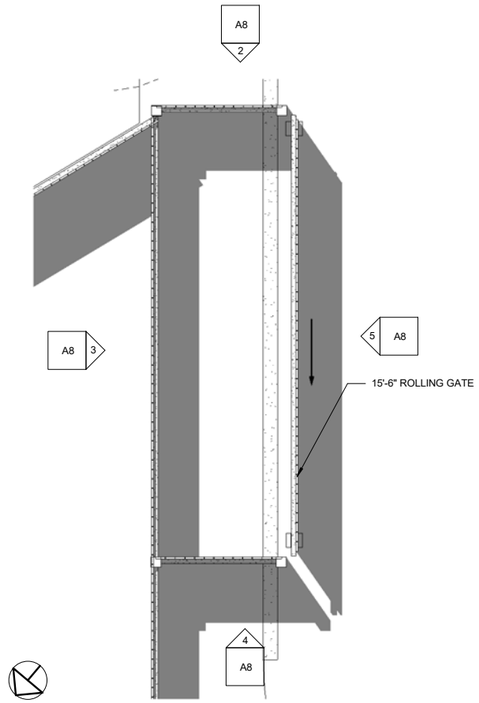


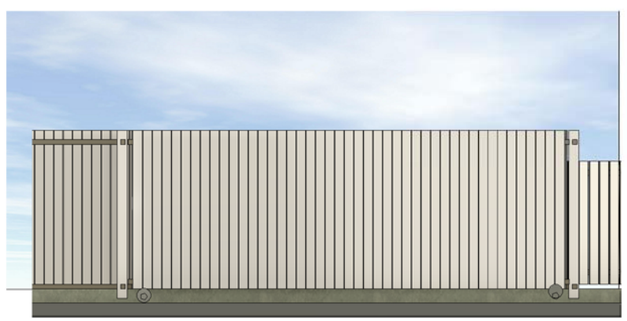
2 ZONING - TRASH ENCLOSURE ELEVATION - EAST (SIDE)
3/8" = 1'-0"

3 ZONING - TRASH ENCLOSURE ELEVATION - NORTH (REAR)
3/8" = 1'-0"



4 ZONING TRASH ENCLOSURE ELEVATION - WEST (SIDE)
3/8" = 1'-0"





5 ZONING - TRASH ENCLOSURE ELEVATION - SOUTH (FRONT)
3/8" = 1'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

LFI
7440 ENTERPRISE DRIVE
MOKENA, IL 60448
CLIENT

BUILDING RENOVATION
1000 W Northwest Hwy
Arlington Hts, IL
60004
PROJECT

CONSULTANT

	VAH COMMISSION SUBMITTAL	02/16/2022
2	DESIGN COMMISSION	02/08/2022
1	DESIGN COMMISSION	01/13/2022
	DESIGN COMMISSION	11/01/2021

NO.	ISSUE	DATE

SEAL

SCHEMATIC

DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

TRASH ENCLOSURE DETAILS

SHEET

A8

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION - FROM SOUTHEAST

EAST ELEVATION - FROM NORTHEAST

WEST ELEVATION

A SOOSOCIATES
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Arlington Hts, IL
60004
PROJECT

CONSULTANT

	DESIGN COMMISSION	01/13/2022

NO.	ISSUE	DATE

SEAL

SCHEMATIC

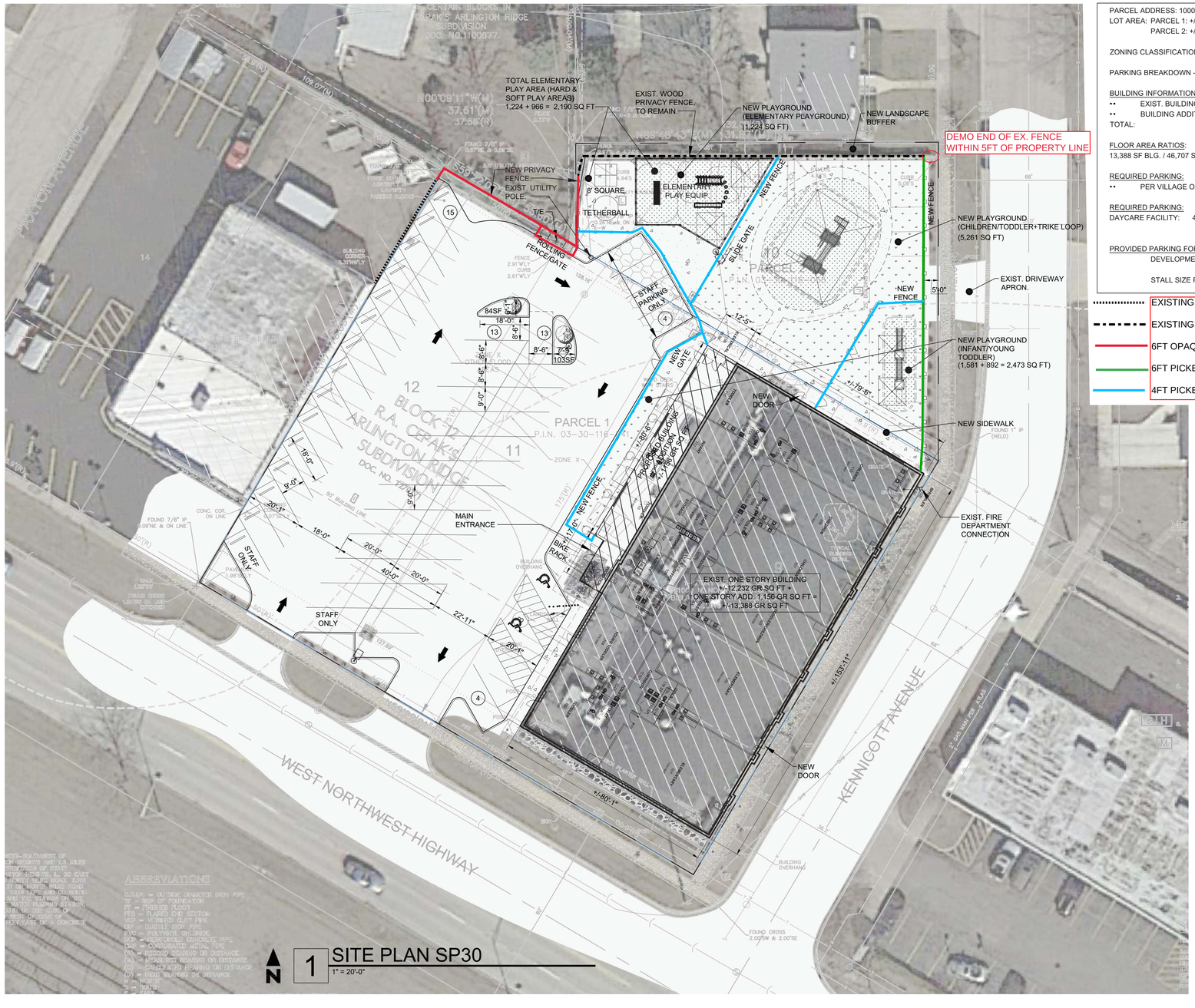
DATE	11/29/2021
PROJECT NO.	21-009 LF
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXISTING BUILDING PHOTOS

SHEET

A9



SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:
- EXIST. BUILDING AREA: +/-12,232 SQ FT
- BUILDING ADDITION: +/- 1,156 SQ FT
TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
- PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:
DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:
DEVELOPMENT PARKING: 49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

- EXISTING CHAIN LINK FENCE (BY ADJACENT OWNER) TO REMAIN
- EXISTING 6FT OPAQUE WOOD FENCE TO REMAIN
- 6FT OPAQUE WOOD FENCE TO MATCH EXISTING ADJACENT
- 6FT PICKET FENCE (ABOUT 50% OPEN)
- 4FT PICKET FENCE (ABOUT 50% OPEN)

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

Client
LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
	VAH COMMISSION SUBMITTAL	2022-02-16
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN

Sheet

A1

FINAL ENGINEERING PLANS

BUILDING REMODEL

1000 W. NORTHWEST HWY.
ARLINGTON HTS, IL 60004

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5250
CONTACT: MIKE PAGONES

SANITARY SEWER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5832
CONTACT: JIM ZAHAROPOULOS, SEWER FOREMAN

STORM SEWER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5832
CONTACT: JIM ZAHAROPOULOS, SEWER FOREMAN

WATER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5832
CONTACT: JIM ZAHAROPOULOS, SEWER FOREMAN

ROADWAY AUTHORITY
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5845
CONTACT: SCOTT BELLANGER

POWER COMPANY
COMMONWEALTH EDISON
ONE LINCOLN CENTER
OAKBROOK TERRACE, IL 60181
TEL: (708) 518-6209
CONTACT: PETER KRATZER

NATURAL GAS COMPANY
NICOR GAS
1011 WILEY RD.
SHAUMBURG, IL 60173
TEL: (847) 227-0805
CONTACT: PATRICK LOFTUS, JR.

TELEPHONE
AT&T
TEL: (847) 888-8399
CONTACT: DAVID KEEHLER

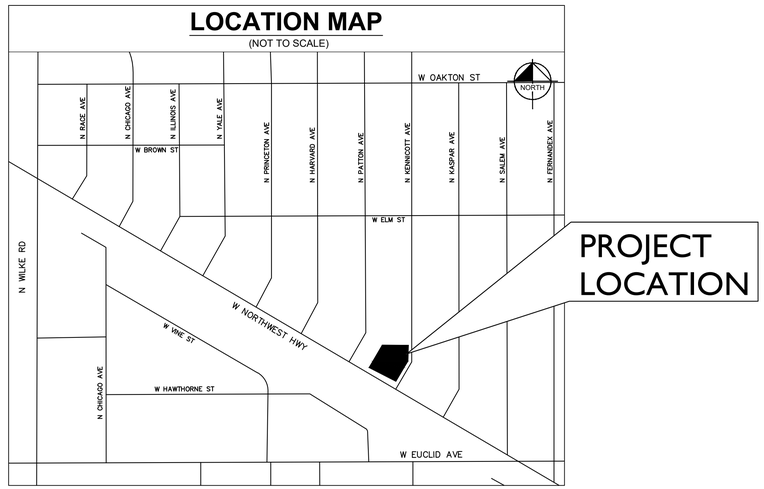
TELEPHONE CONT.
XFINITY BY COMCAST
TEL: (847) 489-7320
CONTACT: GLENN BURNS

TELEPHONE CONT.
WIDE OPEN WEST
TEL: (800) 343-2076

TELEVISION SERVICE.
DIRECTV
(888) 777-2454

TELEVISION SERVICE.
DISH NETWORK
(888) 432-3909

LOCATION MAP
(NOT TO SCALE)



Sheet List Table

Sheet Number	Sheet Title
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V1.0	ALTA SURVEY
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
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C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING & DRAINAGE PLAN
C6.0	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

PROJECT TEAM

DEVELOPER
LFI REAL ESTATE
9440 ENTERPRISE DR.
MOKENA, IL 60448
EMAIL: DMENZA@LFIREALESTATE.COM
CONTACT: DIANE MENZA

GEOTECH
TESTING SERVICE CORPORTATION
457 E GUNDERSEN DR.
CAROL STREAM, IL 60188
TEL: (630) 784-4088
CONTACT: SAM PATRICK

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
EMAIL: JOHN.GROSS@KIMLEY-HORN.COM
CONTACT: JOHN GROSS, P.E, LEED AP BD+C
TEL: (331) 300-3298
EMAIL: ANDY.HEINEN@KIMLEY-HORN.COM
CONTACT: ANDREW HEINEN, P.E.
TEL: (630) 487-5553

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-3415
CONTACT: DANIEL GROVE, PLA

SURVEYOR
COMPASS SURVEYING LTD.
2631 GINGERWOODS PARKWAY, STE 100
AURORA, IL 60502
TEL: (630) 820-9100
CONTACT: SCOTT KREBS, PLS

BENCHMARKS

REFERENCE BENCHMARK:
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: LD020
PID: DM3897

THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD. TURN RIGHT AND GO SOUTH THEN WEST THEN SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE, TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION, 1720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.

DATUM: NAVD88
ELEVATION = 734.95

LEGAL DESCRIPTION

PARCEL 1:

LOTS 9, 10, 11 AND 12 IN BLOCK 12 IN R.A. CEPEK'S ARLINGTON RIDGE, A SUBDIVISION OF PART OF THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 10 IN BLOCK "F" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW N. HEINEN, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF LFI BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 10TH DAY OF NOVEMBER , A.D., 2021.

IL LICENSED PROFESSIONAL ENGINEER 062-056580
MY LICENSE EXPIRES ON NOVEMBER 30, 2021
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

ILLINOIS PROFESSIONAL ENGINEER
ANDREW N. HEINEN
062-056580
STATE OF ILLINOIS
Date of Expiration: 11-30-21

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-3500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

COVER SHEET

BUILDING REMODEL
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER C0.0

Drawing name: K:\CHS_IDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg COVER SHEET Feb 16, 2022 - 3:20pm by Jason.Grubaugh
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GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   COMPASS SURVEYING
   2631 GINGER WOODS PARKWAY, STE. 100
   AURORA, IL 60502
   TEL: (630) 820-9100

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR IMMEDIATELY SHALL REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE VILLAGE OF ARLINGTON HEIGHTS, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS TO BE REMOVED SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE OF ARLINGTON HEIGHTS. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE VILLAGE OF ARLINGTON HEIGHTS FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS IN FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING WITH EXCAVATION.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE VILLAGE OF ARLINGTON HEIGHTS, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

      TESTING SERVICE COMPANY
      457 E GUNDERSEN DR.
      CAROL STREAM, IL 60188
      TEL: (630) 784-4088

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" WITH THE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND ABOVE THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

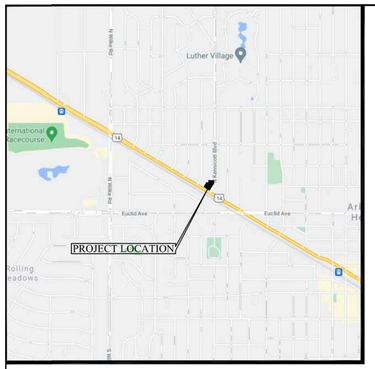
   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRAD

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PARCEL 1:

LOTS 9, 10, 11 AND 12 IN BLOCK 12 IN R.A. CEPEK'S ARLINGTON RIDGE, A SUBDIVISION OF PART OF THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 10 IN BLOCK "F" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

[G] COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO COST, CHARACTER AND LOCATION OF BUILDINGS TO BE ERECTED CONTAINED IN THE DEED RECORDED JANUARY 4, 1928 AS DOCUMENT NO. LR 386703, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 1)

[H] COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO COST, CHARACTER AND LOCATION OF BUILDINGS TO BE ERECTED ON LAND CONTAINED IN THE DEED RECORDED JANUARY 4, 1928 AS DOCUMENT NO. LR 386704, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 1)

[I] 50 FEET BUILDING LINE(S) AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION.

(AFFECTS PARCEL 1)

[J] 25 FEET BUILDING LINE(S) AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION AND AS SHOWN ON THE PLAT OF RESUBDIVISION FILED AS DOCUMENT LR 1100677.

(AFFECTS PARCEL 2)

[K] EASEMENT IN FAVOR OF PUBLIC UTILITIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION, AFFECTING THE REAR 5 FEET OF THE LAND.

(AFFECTS PARCEL 1)

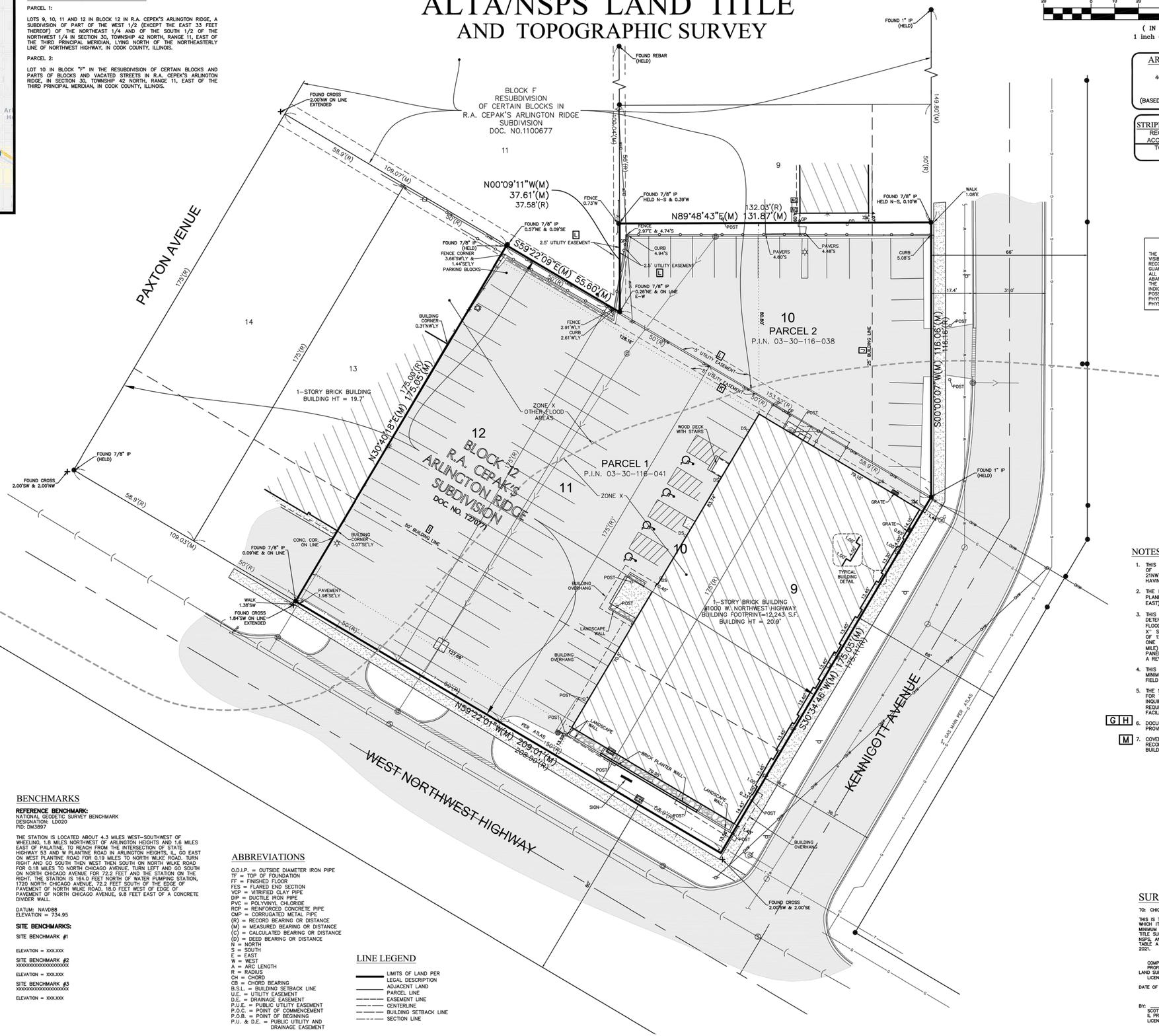
[L] EASEMENT IN FAVOR OF PUBLIC UTILITIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT OF RESUBDIVISION FILED AS DOCUMENT LR 1100677, AFFECTING THE REAR 2 1/2 FEET OF THE LAND.
(AFFECTS PARCEL 2)

[M] COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NO. LR 1100677, RELATING TO COST OF BUILDINGS TO BE ERECTED WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(AFFECTS PARCEL 2)

SCHEDULE B EXCEPTIONS A, B, C, D, E, S, T, U, F, N, O AND V ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN

SCHEDULE B EXCEPTIONS P, Q AND R ARE CIRCULAR IN NATURE IN THAT THEY REFERENCE MATTERS SHOWN ON THIS SURVEY



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRID NORTH

AREA SUMMARY
(TO HEAVY LINES)
46,689 SQUARE FEET
OR
1.072 ACRES
(BASED ON MEASURED VALUES)

STRIPED PARKING DATA

REGULAR SPACES = 50
ACCESSIBLE SPACES = 4
TOTAL SPACES = 54

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

UTILITY CONTACTS

Cable
Comcast – Martha Gleras
224-229-5862
Martha_gleras@comcast.com

Electric
ComEd
630-576-7094

Gas
Nicor Gas
gasmaps@nicor.com

Communications
AT&T
gl1629@att.com

AT&T Transmission – Ken Colwell
630-383-9249
KC1298@att.com

Water / Sanitary / Storm
Village of Arlington Heights – Steve Mullany
847-368-5800
smullany@vah.com

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 21NW7144192WC ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF APRIL 6, 2021.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
3. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "OTHER FLOOD AREAS ZONE X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17031C0056 J & MAP NUMBER 17031C0203 J HAVING A REVISED DATE OF AUGUST 19, 2008.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON MAY 11, 2021.
5. THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF X117 2000. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.

[G] [H] 6. DOCUMENTS NUMBERS LR 386703 AND LR 386704 WERE NOT PROVIDED TO THE SURVEYOR.

[M] 7. COVENANTS AND RESTRICTIONS CONTAINED IN PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NO. LR 1100677 RELATING TO COST OF BUILDINGS TO BE ERECTED ARE NOT PLOTTABLE.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

BENCHMARKS

REFERENCE BENCHMARK:
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: LD020
PID: DM3897

THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD. TURN RIGHT AND GO SOUTH THEN WEST THEN SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE. TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION, 1720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.

DATUM: NAVD88
ELEVATION = 734.95

SITE BENCHMARKS:

SITE BENCHMARK #1

ELEVATION = XXX.XXX

SITE BENCHMARK #2
XXXXXXXXXXXXXXXXXX

ELEVATION = XXX.XXX

SITE BENCHMARK #3
XXXXXXXXXXXXXXXXXX

ELEVATION = XXX.XXX

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9 AND 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 11, 2021.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

DATE OF PLAT OR MAP: MAY 24, 2021

BY: _____
SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/22

J:\PSDATA\2021 PROJECTS\21.0129\21.0129 LTS TOPO.DWG

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

NO.	DATE	BY
DATE: 5-20-21	PC AW	DRAWN BY BT
REVISIONS		CHECKED BY SK
		BOOK 588 PG 65-67

CLIENT: Kimley»Horn
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1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

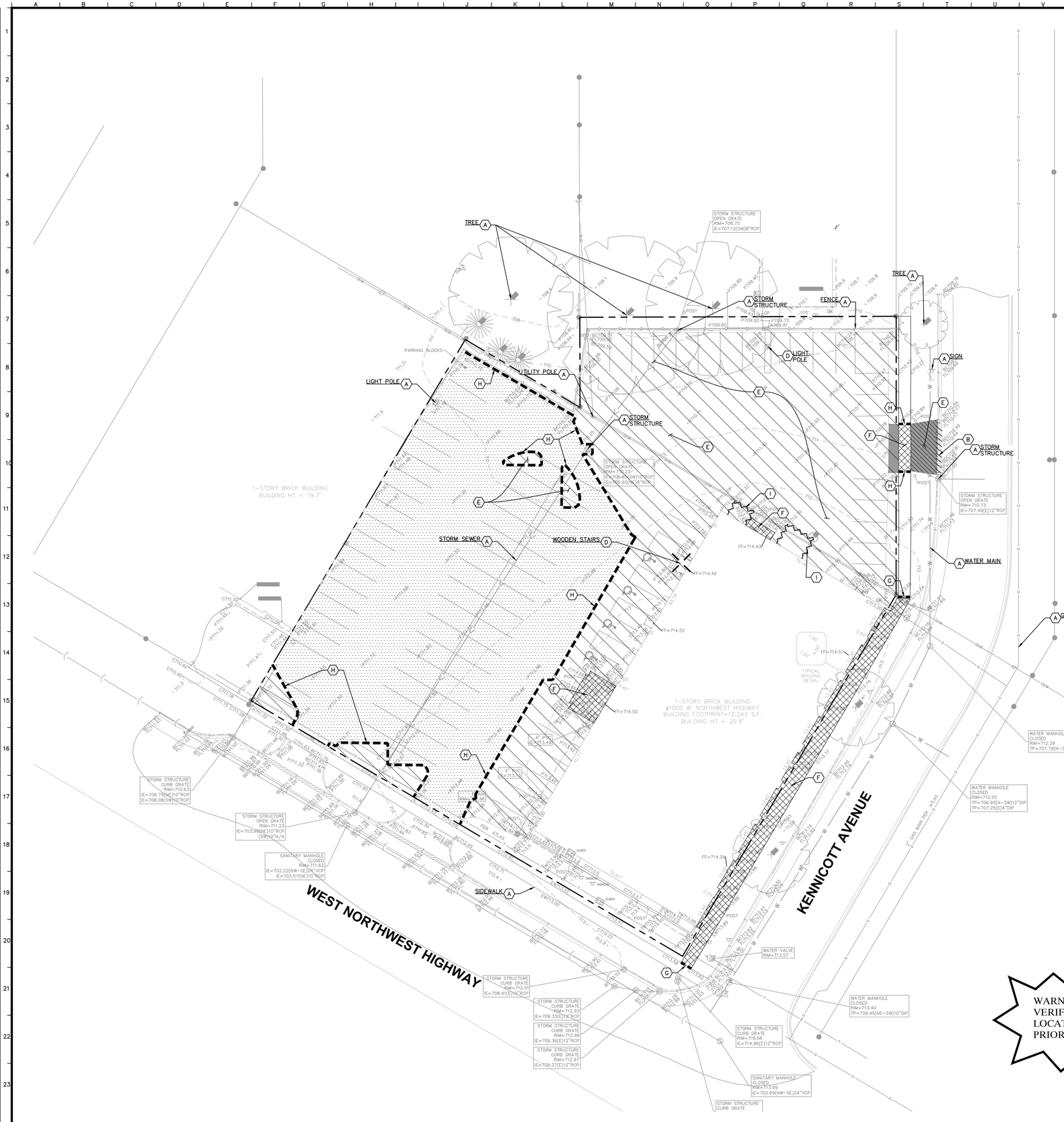
PROJECT
1000 W. NORTHWEST HWY
ARLINGTON HEIGHTS, IL

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60504
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

V1.0

PROJ. NO.: 21.0129



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DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X-X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) MILL & RESURFACE 1.5" ASHPHALT PAVEMENT
- (H) SAWCUT LINE
- (I) FENCE REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-9900
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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

EXISTING CONDITIONS & DEMOLITION PLAN

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 02/16/2022

KHA PROJECT NO. 168423005

SHEET NUMBER

C2.0

Drawing name: K:\CHS_LDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN Feb 16, 2022 - 3:40pm by JasonGrubaugh
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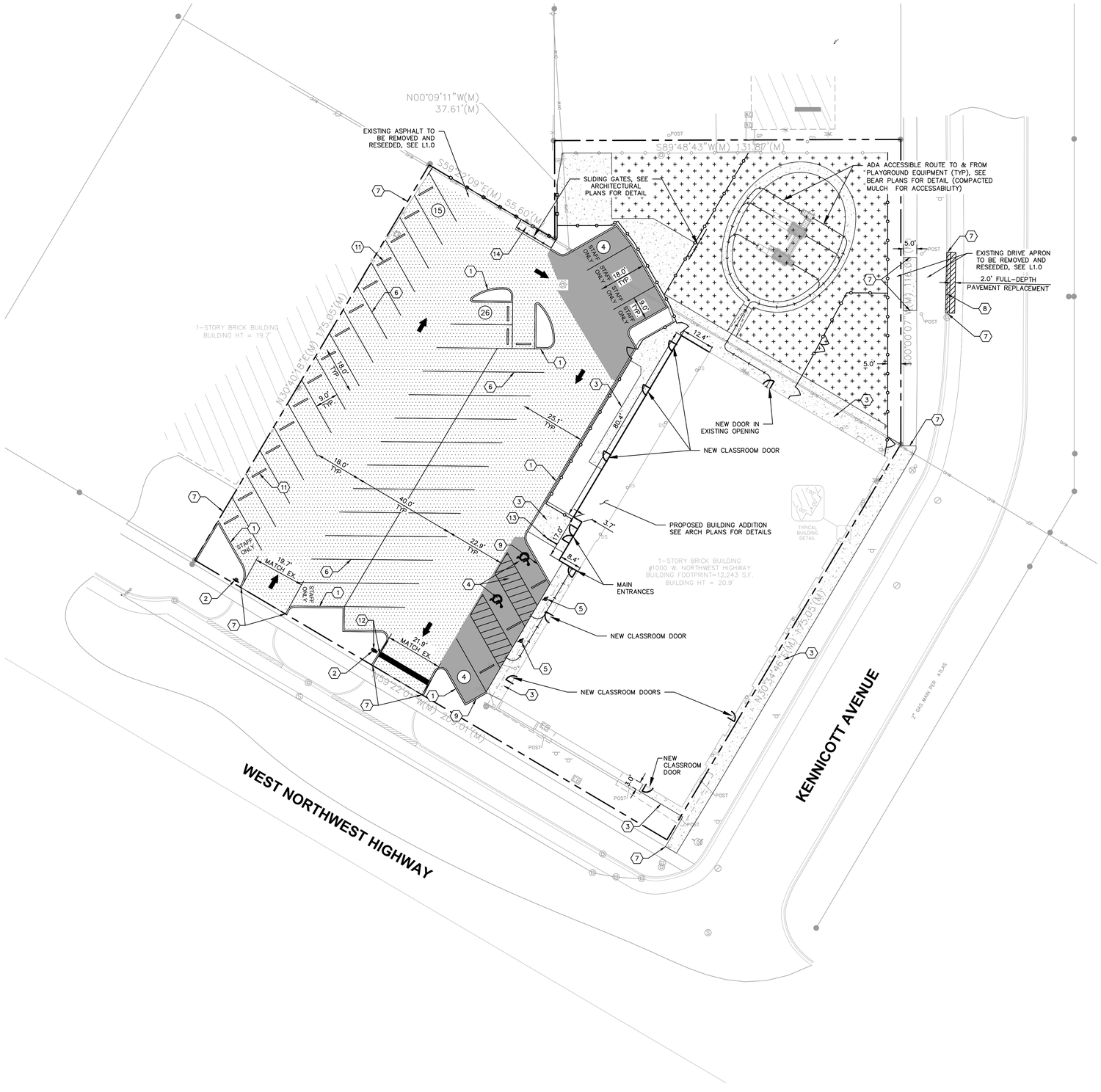

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6 BARRIER CONCRETE CURB, TYP. (SEE DETAILS)
2. ENTER/EXIT ONLY DIRECTIONAL SIGNAGE
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
9. TRANSITION CURB
10. ACCESSIBLE RAMP (SEE DETAILS)
11. CONCRETE WHEEL STOP, TYP. (SEE DETAILS)
12. PROPOSED STOP SIGN AND 24" WIDE STOP BAR
13. PROPOSED BICYCLE RACK
14. PROPOSED TRASH ENCLOSE

PAVING AND CURB LEGEND

- MILL AND RESURFACE 1.5" ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- FULL DEPTH ASPHALT PAVEMENT RESURFACING — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- FULL-DEPTH PAVEMENT RESTORATION — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- PROPOSED PLAY AREA WITH PLAYGROUND EQUIPMENT — SEE ARCHITECTURAL & BEAR PLAYGROUND PLANS FOR DETAILS
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- ADA COMPLIANT ACCESSIBLE ROUTE

PARKING SUMMARY

PARKING SPACES REQUIRED (PER VILLAGE REVIEW/COMMENTS) *INCLUDES 2 ADA ACCESSIBLE STALLS	=	49 SPACES*
PARKING SPACES PROVIDED	=	47 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	49 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C0203J, THE SITE IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

SITE PLAN

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
C3.0

Drawing name: K:\CHS_LDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 - SITE PLAN Feb 16, 2022 3:20pm by: JasonGrubaugh
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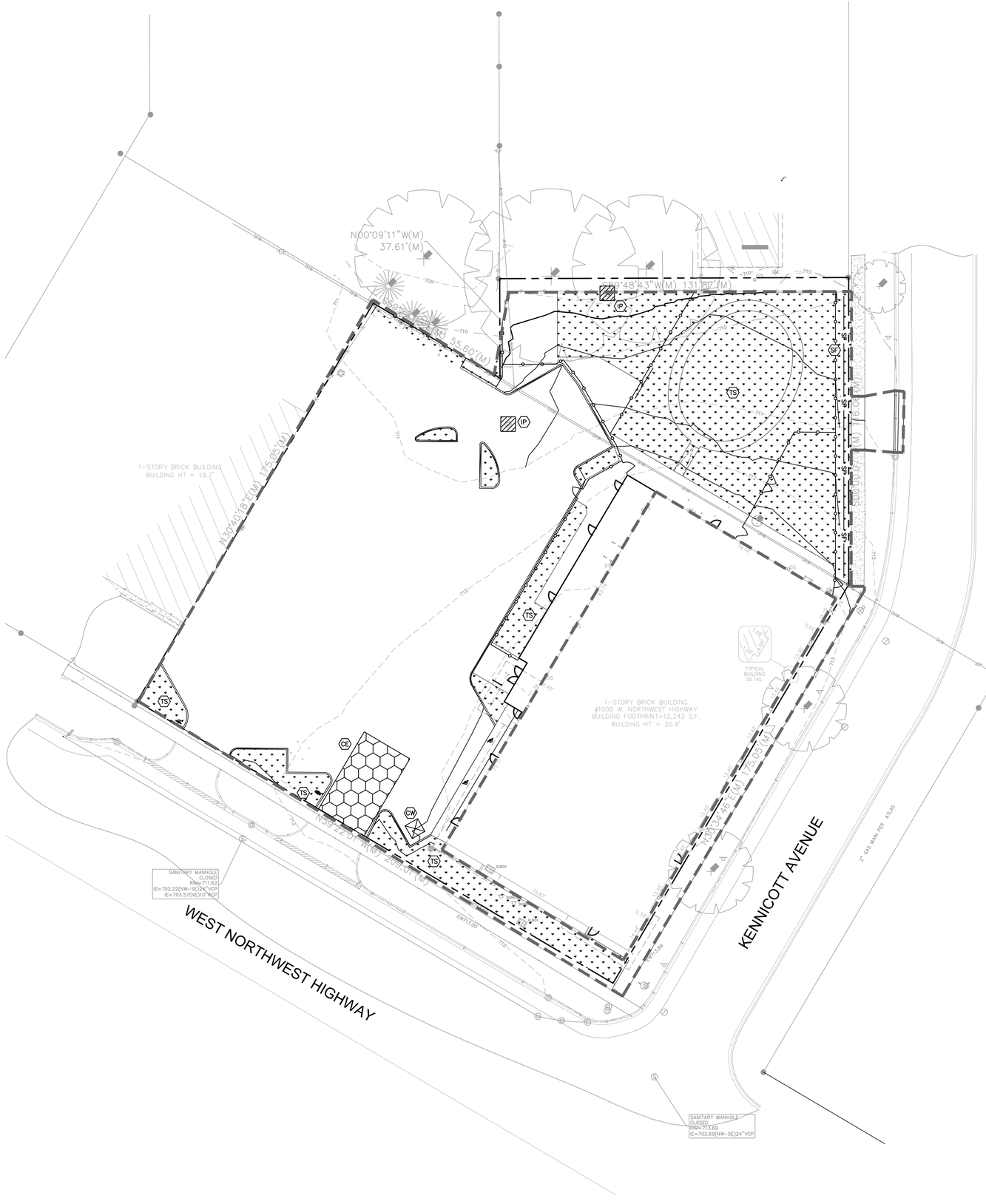

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EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- EB — TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- LD — LIMITS OF DISTURBANCE
- XXX — EXISTING CONTOURS
- XXX — PROPOSED CONTOURS

EROSION CONTROL SCHEDULE AND SEQUENCING:

I.	ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II.	UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III.	PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV.	FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

SITE DATA TABLE

TOTAL LOT AREA	1.07 AC
TOTAL AREA DISTURBED*	0.82 AC
EXISTING IMPERVIOUS AREA	1.04 AC
EXISTING LANDSCAPED AREA	0.03 AC
PROPOSED IMPERVIOUS AREA	0.80 AC
PROPOSED LANDSCAPED AREA	0.27 AC

* *DOES NOT INCLUDE ANY OFF-SITE DISPOSAL OR BORROW AREAS - CONTRACTOR TO UPDATE AS NECESSARY DURING CONSTRUCTION.*

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

EROSION CONTROL PLAN

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
C4.0

Drawing name: K:\CHS_LDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\C4D\PlanSheets\C4.0 - EROSION CONTROL & GRADING PLAN.dwg C4.0 - EROSION CONTROL & GRADING PLAN Feb 15, 2022 - 3:40pm by Jason.Grubaugh
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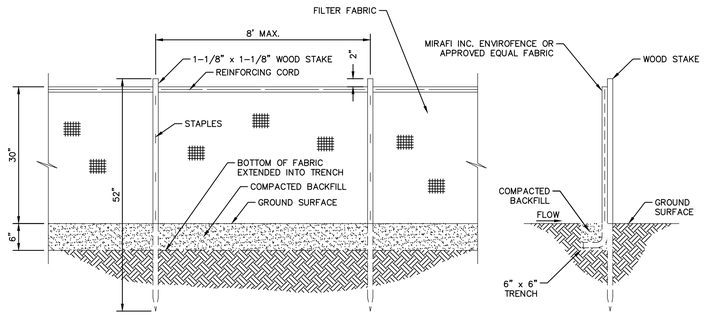
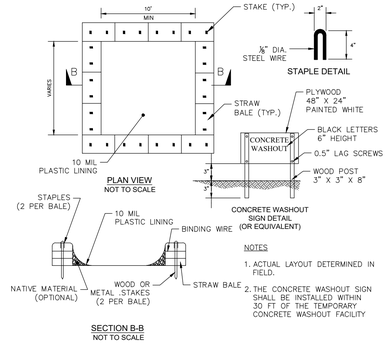


SEDIMENTATION/SILT FENCE (SF)

N.T.S.

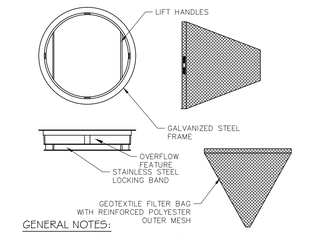


NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CONCRETE WASHOUT (CW)

N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

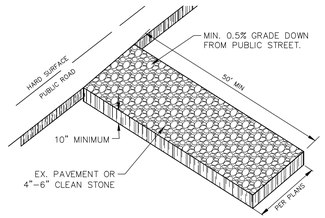
IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

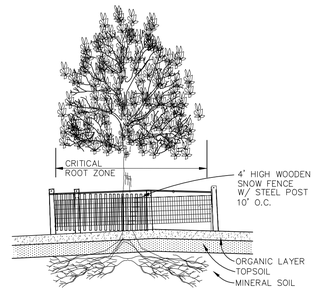
INLET PROTECTION (IP)

N.T.S.



CONSTRUCTION ENTRANCE (CE)

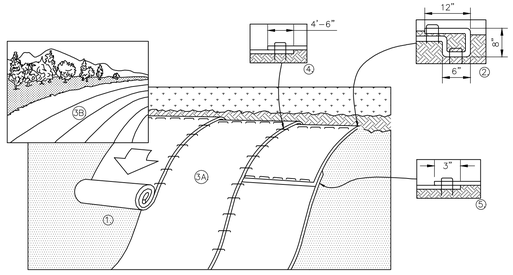
N.T.S.



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION

N.T.S.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)

N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

EROSION CONTROL DETAILS

ORIGINAL ISSUE: 02/16/2022

KHA PROJECT NO. 168423005

SHEET NUMBER

C4.1

Drawing name: K:\CHS_LDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\C4.0\PlanSheets\C4.0 - EROSION CONTROL & GRADING PLAN.dwg C4.0 - EROSION CONTROL & GRADING PLAN (2) Feb 16, 2022 3:20pm by: Jason.Grubaugh
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Drawing name: K:\CHS_LDEV\168423005_LFI_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C5.0 - GRADING & DRAINAGE PLAN.dwg C5.0 - GRADING & DRAINAGE PLAN Feb 16, 2022 3:20pm by Jason.Grubaugh
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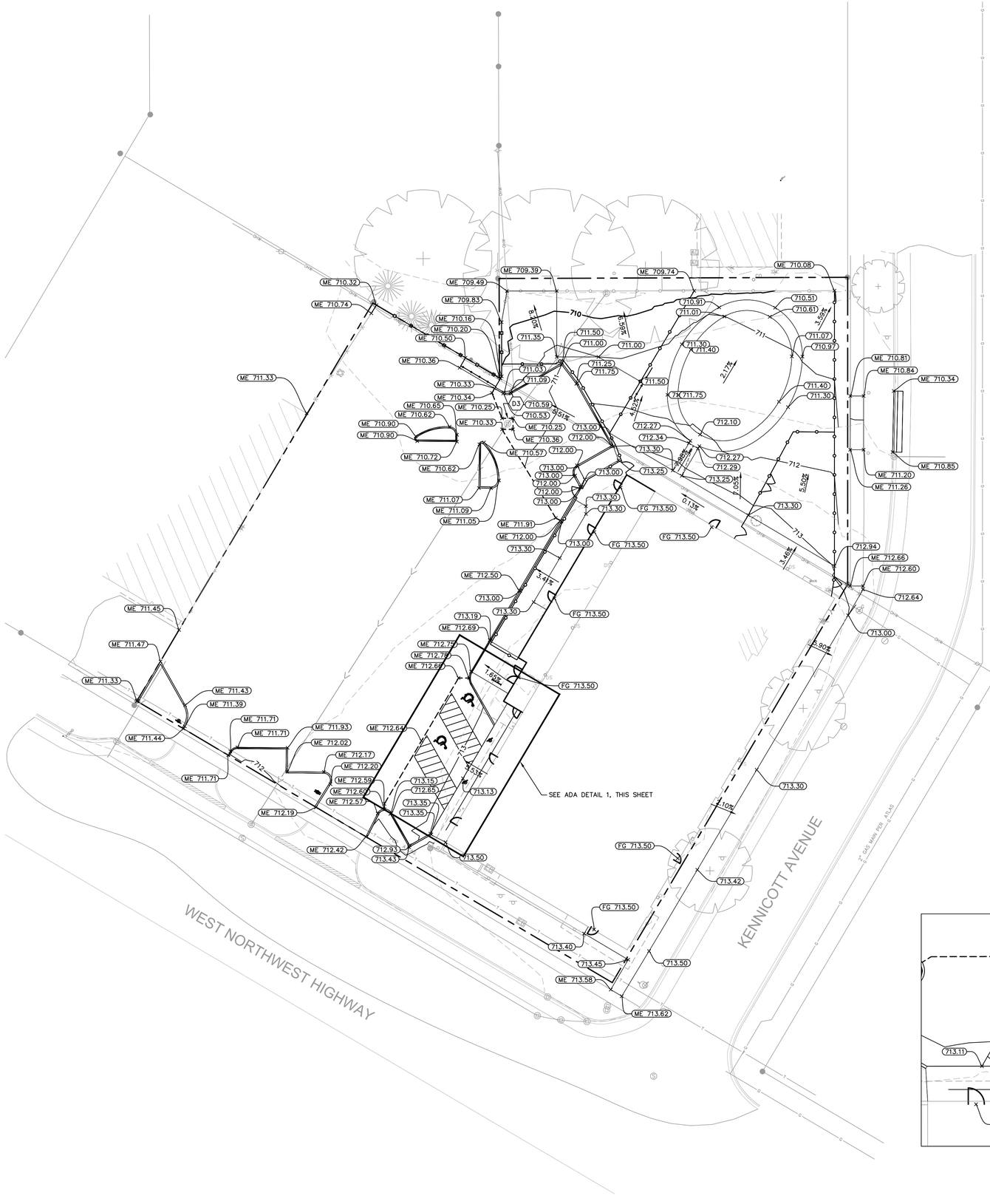

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. SEWER LINES WILL BE SCOPED & VERIFIED CAPABLE OF SERVING THE EXPECTED LOADS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
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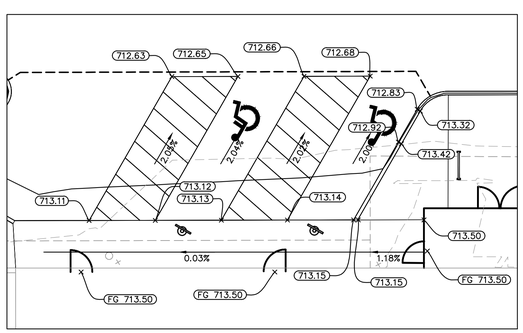
GRADING LEGEND

- TP = TOP OF PAVEMENT
- EP = EDGE OF PAVEMENT
- FL = FLOW LINE
- TC = TOP OF CURB
- ME = MATCH ELEVATION
- TF = TOP OF FOUNDATION
- R = RIM ELEVATION
- TW = TOP OF WALL
- FG = FINISHED GRADE
- TS = TOP OF STAIRS
- BS = BOTTOM OF STAIRS
- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- SAWCUT LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- REVERSED PITCH CURB AND GUTTER
- AR — ACCESSIBLE ROUTE
- RIP RAP (SEE DETAILS)

UTILITY LEGEND

- W W — WATER LINE
- HYDRANT
- WATER VALVE
- WATER MANHOLE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- STORM DRAIN LINE
- STORM STRUCTURE/INLET
- G G — GAS LINE
- T T — UNDERGROUND TELEPHONE LINE
- LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W W — PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)



ADA DETAIL 1

SCALE: 1" = 10'

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D3	CONNECT TO EXISTING MANHOLE CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING MATERIALS RIM: 711.35 INV IN: 709.00 (W, 4") INV IN: 709.00 (S, 4") INV OUT: 706.65 (SW, 12")

NO.	REVISIONS	DATE	BY
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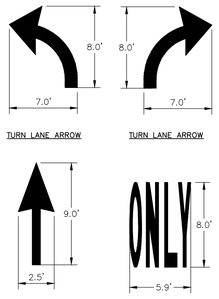
SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

GRADING & DRAINAGE PLAN

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
C5.0

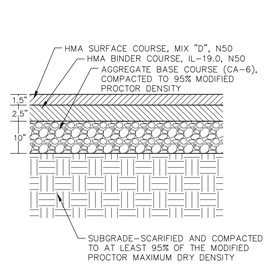


TURN LANE ARROW | TURN LANE ARROW

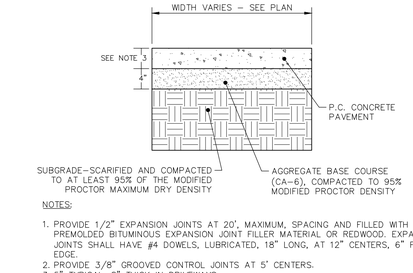
THROUGH LANE ARROW | ONLY SYMBOL

NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW
N.T.S.



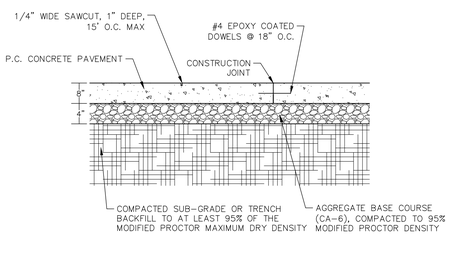
STANDARD DUTY ASPHALT PAVEMENT SECTION
N.T.S. 10/19/20



NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. 5" TYPICAL, 8" THICK IN DRIVEWAYS.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
N.T.S.



HEAVY DUTY CONCRETE PAVEMENT SECTION
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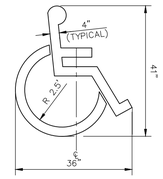
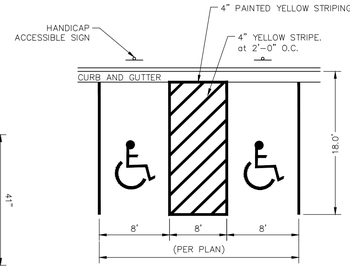
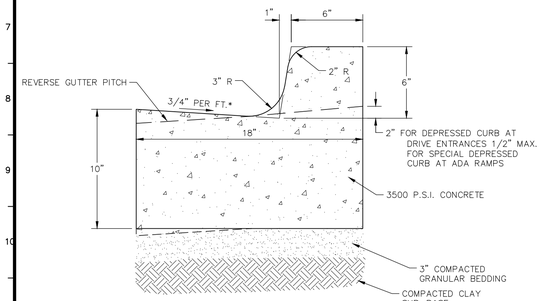


ACCESSIBLE PARKING SYMBOL
N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

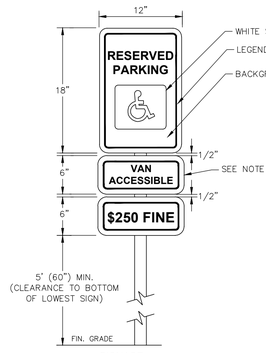
TYPICAL HANDICAP STRIPING
N.T.S.



NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

B6.12 CURB & GUTTER
N.T.S.

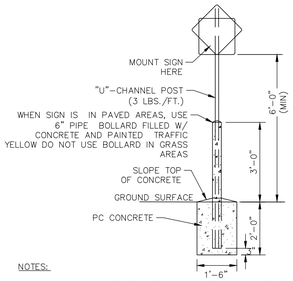


SIGNAGE

NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE
N.T.S.

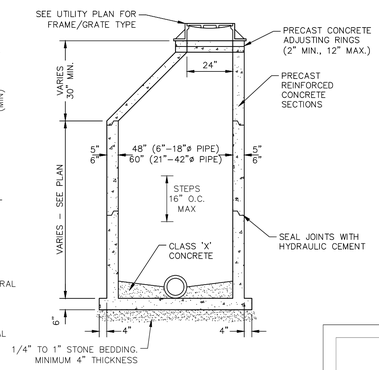


NOTES:

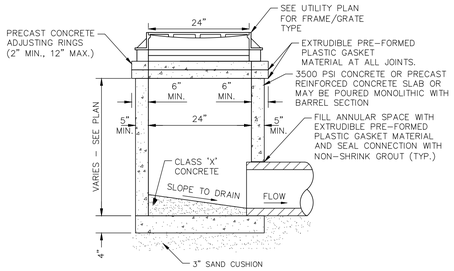
POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

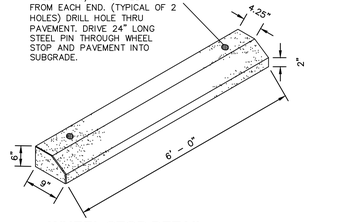
STANDARD SIGN BASE
N.T.S.



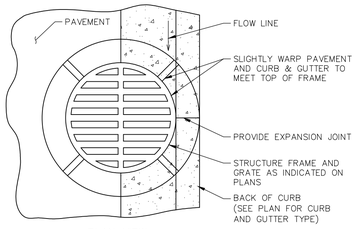
STORM MANHOLE TYPE A
N.T.S.



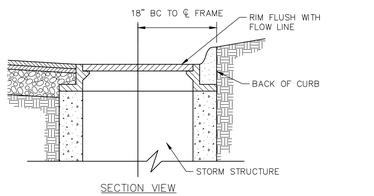
2' DIAMETER STORM INLET
N.T.S.



WHEEL STOP DETAIL
N.T.S.

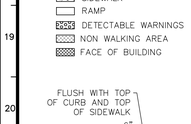


PLAN VIEW

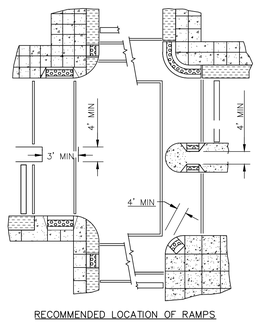


SECTION VIEW

INLET AT CURB FRAME LOCATION
N.T.S.



DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)

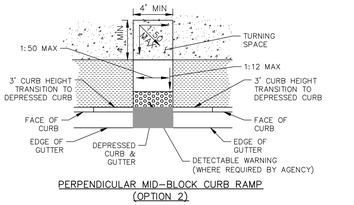


RECOMMENDED LOCATION OF RAMPS

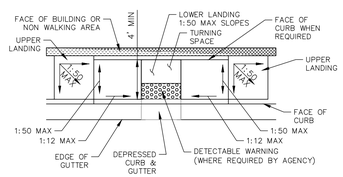
GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS TAN 1.2m (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

LEGEND
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING

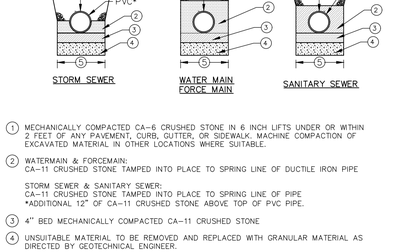


PERPENDICULAR MID-BLOCK CURB RAMP (OPTION 2)



PARALLEL MID-BLOCK CURB RAMP

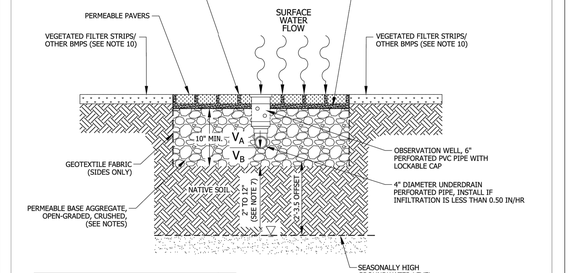
SIDEWALK AND SIDEWALK RAMPS
N.T.S.



1. MECHANICALLY COMPACTED CA-6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
2. WATERMAIN & FORCEMAIN: CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE

   STORM SEWER & SANITARY SEWER: CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE *ADDITIONAL 12" OF CA-11 CRUSHED STONE ABOVE TOP OF PVC PIPE.
3. 4" BED MECHANICALLY COMPACTED CA-11 CRUSHED STONE
4. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.
5. TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

PIPE BEDDING DETAIL
N.T.S.



BOTTOM OF THE FACILITY:	ELEV.	708.00
SEASONALLY HIGH GROUNDWATER SEPARATION:	ELEV.	_____
	FEET	_____

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	1,442 SF	1.33'	0.36	0.50 X 0.36 X V_A	345.2 CU-FT
V_B : COARSE AGGREGATE (BELOW INVERT)	1,442 SF	1.00'	0.36	0.36 X V_B	519.1 CU-FT
				TOTAL	864.3 CU-FT
					0.020 AC-FT

NOTES:

1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 8/24/18
PERMEABLE PAVERS DETAIL — STD. DWG. NO.9 — PAGE NO. 10 – FC

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

CONSTRUCTION DETAILS

BUILDING REMODEL
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
C6.0

Drawing name: K:\CHS_LDEV\168423005_LP_ArlingtonHeights_IL\2 Design\CAD\PlanSheets\C6.0 – CONSTRUCTION DETAILS.dwg C6.0 – CONSTRUCTION DETAILS Feb 16, 2022, 3:20pm by Jason.Grubaugh
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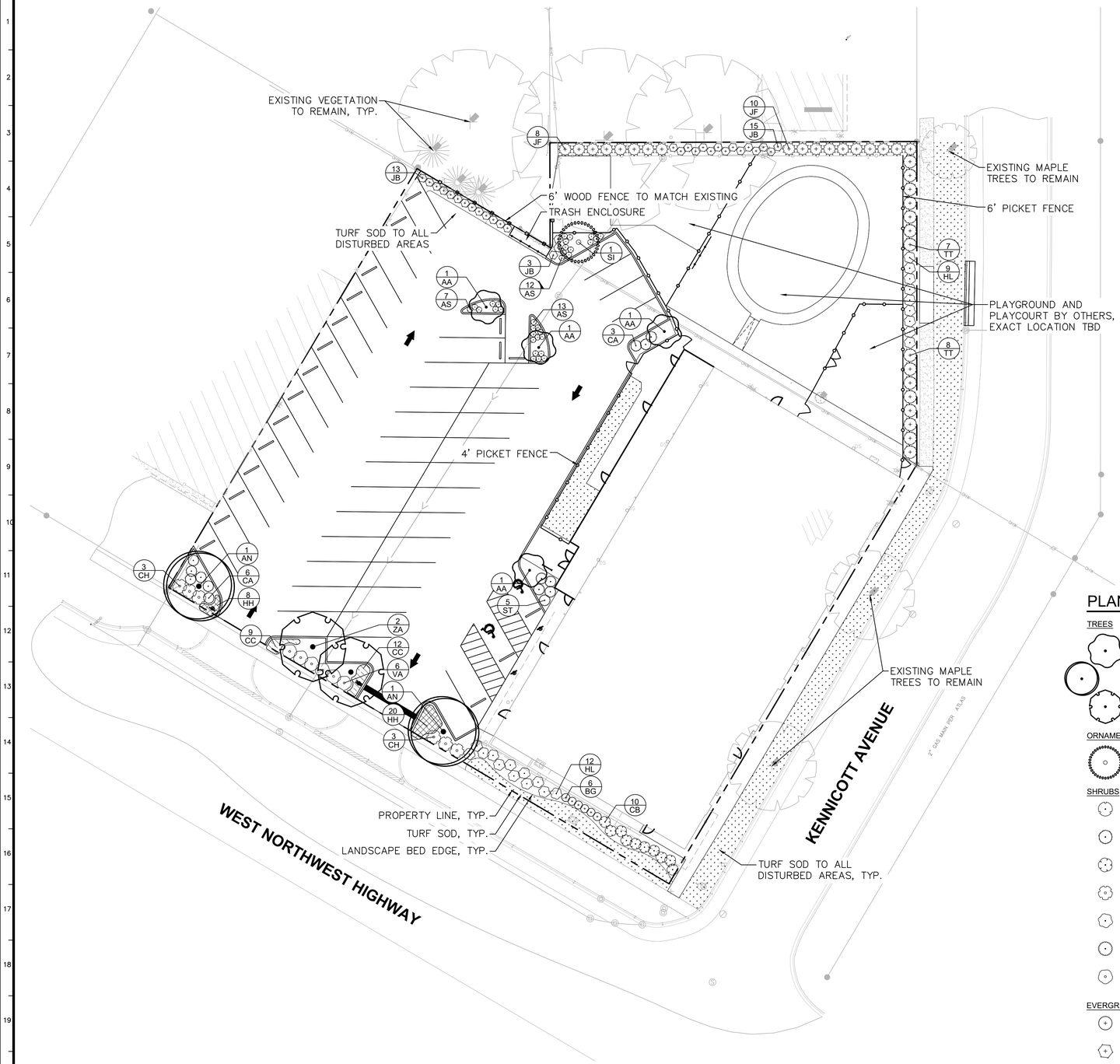

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123

ARLINGTON HEIGHTS, IL ZONING ORDINANCE		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
6.15-1.2 NEW LANDSCAPING REQUIREMENTS		
ALL PAVED SURFACE ABUTTING A RESIDENTIAL DISTRICT OR STREET OR OFF-STREET PARKING AREAS CONTAINING MORE THAN 4 PARKING SPACES, SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING OR FRONTING A RESIDENTIAL DISTRICT OR PUBLIC WAY.	**3' SCREENING REQUIRED ALONG THE SOUTH (ADJACENT TO STREET)**	SCREENING PROVIDED ALONG THE SOUTH
LANDSCAPED ISLANDS SHALL CONTAIN AT LEAST 1 LIVE SHADE TREE LOCATED AT THE END OF EVERY 20 PARKING SPACES OR BENEATH EVERY LIGHT POLE.	TOTAL NUMBER OF PARKING SPACES = 49 49 SPACES / 20 SPACES = 2.45 **3 PARKING LOT TREES REQUIRED**	1 TREE PROVIDED IN EACH PARKING LOT ISLAND (9 TREES TOTAL)
6.15-2.1 - LANDSCAPING REQUIREMENTS BETWEEN ZONING DISTRICTS		
IN ANY O-T, O-R, BUSINESS OR MANUFACTURING DISTRICT WHERE A REAR LOT LINE OR SIDE LINE COINCIDES WITH A SIDE OR REAR LOT LINE OF PROPERTY IN ADJACENT RESIDENTIAL DISTRICTS, SCREENING ALONG SUCH LOT LINE MUST BE PROVIDED.	**SCREENING REQUIRED ALONG NORTH**	6' BOARD ON BOARD FENCE TO REMAIN AND EVERGREEN SCREENING PROVIDED ALONG THE NORTH

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AA	4	ACER RUBRUM 'JFS-KW78' TM / ARMSTRONG GOLD RED MAPLE	B & B	4" CAL. MIN	
	AN	2	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	4" CAL. MIN	
	ZA	2	ZELKOVA SERRATA 'AUTUMN GLOW' / AUTUMN GLOW JAPANESE ZELKOVA	B & B	4" CAL. MIN	
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	SI	1	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	4" CAL. MIN	SINGLE STEM
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	AS	32	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND CHOKEBERRY	-	SEE PLAN	12" HT MIN
	CA	9	CEANOTHUS AMERICANUS / NEW JERSEY TEA	-	SEE PLAN	18" HT MIN
	CB	10	CORNUS SERICEA 'BAILADELINE' TM / FIREDANCE RED TWIG DOGWOOD	-	SEE PLAN	18" HT MIN
	CH	6	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD	-	SEE PLAN	30" HT MIN
	HL	21	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA	-	SEE PLAN	18" HT MIN
	ST	5	SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA	-	SEE PLAN	18" HT MIN
	VA	6	VIBURNUM DENTATUM 'CHRISTOM' TM / BLUE MUFFIN ARROWWOOD VIBURNUM	-	SEE PLAN	30" HT MIN
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	BG	6	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	-	SEE PLAN	18" HT MIN
	JB	31	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	B & B	SEE PLAN	6` HT MIN.
	JF	18	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT MIN.
	TT	15	TAXUS X MEDIA 'TAUNTONII' / TAUNTON YEW	-	SEE PLAN	18" HT MIN
GRASSES AND PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPACING**		
	CC	21	COREOPSIS X 'CREME BRULEE' / CREME BRULEE TICKSEED	24" o.c.		
	HH	28	HEMEROCALLIS X `HAPPY RETURNS` / HAPPY RETURNS DAYLILY	24" o.c.		
GROUND COVERS			**BOTANICAL / COMMON NAME**			
			TURF SOD			

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

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SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

LANDSCAPE PLAN

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 02/16/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
L1.0

Drawing name: \\Kimley-horn.com\UW_CHS\CHS_LDEV\168423005_IL_arlingtonheights_a1\2 Design\CAD\plansheets\L1.0 LANDSCAPE PLAN.dwg L1.0 LANDSCAPE PLAN Feb 16, 2022 - 12:50pm by: ChristineMorelli
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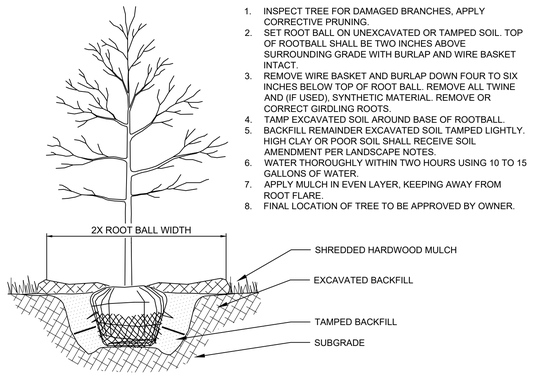
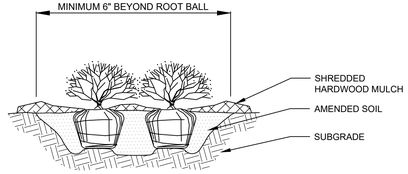


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

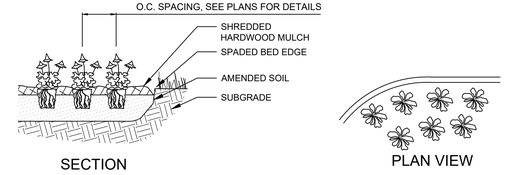
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

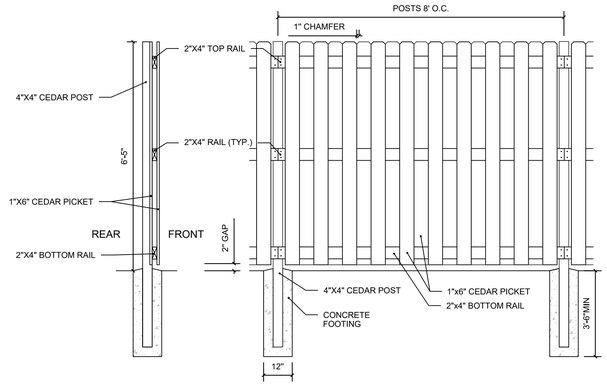
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



3 PERENNIAL PLANTING

NTS



4 6' BOARD-ON-BOARD SCREEN FENCE

1/2" = 1'-0"

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

Call Before You Dig JULIE 1-800-892-0123

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

Kimley»Horn

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WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

LANDSCAPE NOTES AND DETAILS

ORIGINAL ISSUE: 02/16/2022

KHA PROJECT NO. 168423005

SHEET NUMBER

L2.0

Drawing name: \\Vimley-horn.com\WM_CHS\CHS_LDEV\168423005_IL_arlingtonheights_a\2 Design\CAD\planesets\L2.0 LANDSCAPE PLAN.dwg L2.0 LANDSCAPE NOTES AND DETAILS Feb 16, 2022 12:50pm by: Christina.Morelli
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Higher Ground Market Study

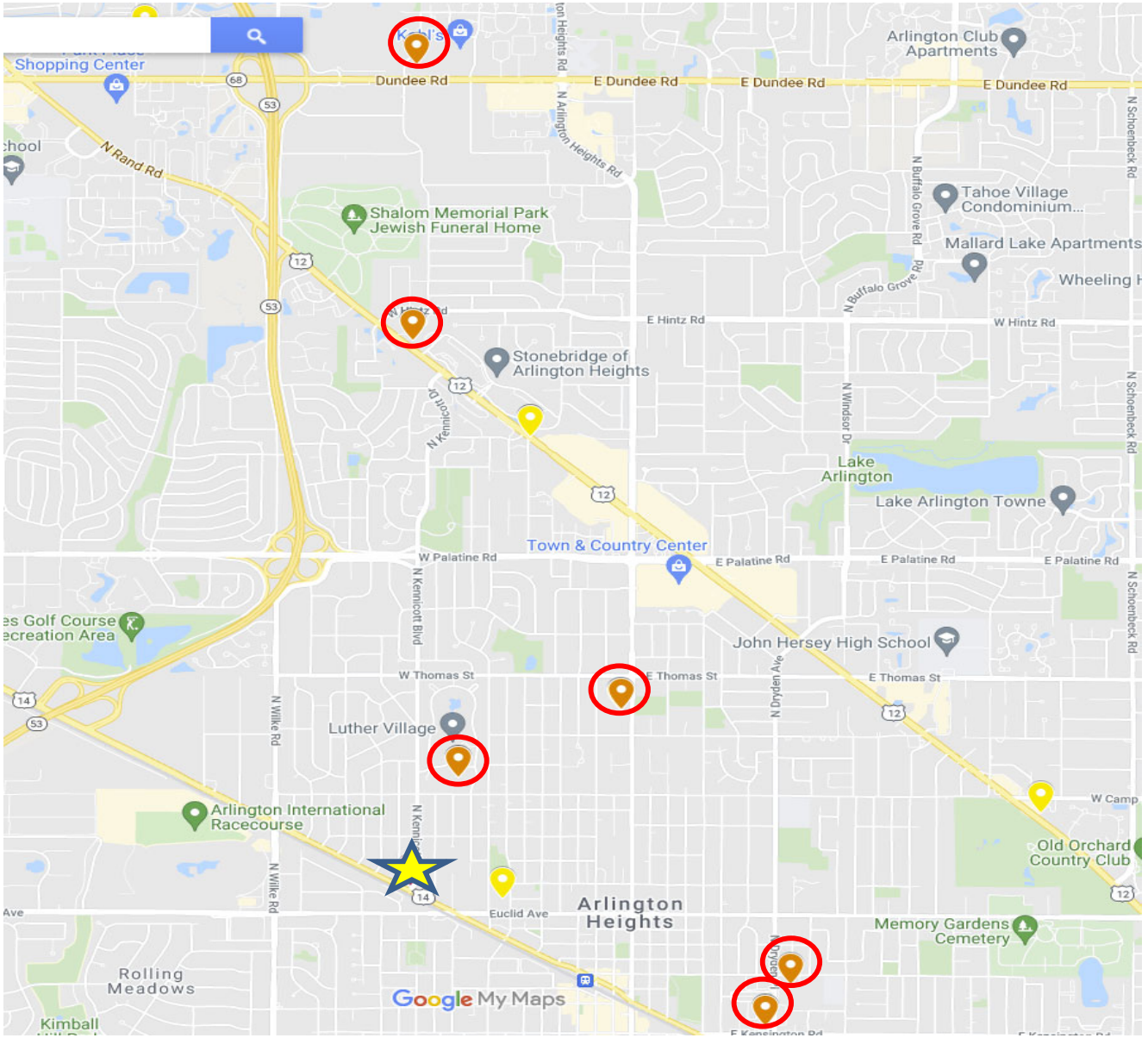
Higher Ground market study is analyzed geographically - based on their current and future locations to prevent overlap of their facilities. A chart of the other daycares analyzed and an area map have been included. Also attached is Higher Ground Education's (Guidepost Montessori) company overview, which details how Higher Ground's services and features differentiate it from the other daycares that were analyzed.

Market Map

Subject site

Preschools

Preschool w/waitlist



Market Study Data

School Name	Little Learners Educational	Buffalo Grove Montessori School	Kensington School of Arlington Heights	The Goddard School	A Mother's Touch	Shepherd's Flock Child Care & Preschool	Kiddie Academy of Arlington Heights	Quentin Road Kindercare
Address (incl. zip code)	1060 W Rand Rd, Arlington Heights, IL 60004	950 Ellen Dr, Buffalo Grove, IL 60089	840 E Kensington Rd, Arlington Heights, IL 60004	1316 N Arlington Heights Rd, Arlington Heights, IL 60004	125 N Dryden Pl, Arlington Heights, IL 60004	800 W Oakton St, Arlington Heights, IL 60004	880 W Dundee Rd, Arlington Heights, IL 60004	838 N Quentin Rd, Palatine, IL 60067
Distance from school of interest (in order)	8 min., 2.5 miles	11 min., 5.2 miles	4 min., 1.4 miles	4 min., 1.7 miles	4 min., 1.6 miles	2 min., 0.6 mile	9 min., 5.2 miles	10 min., 4.9 miles
Waitlist? Yes/No?	No	No	Yes, IN, TO	Yes	Yes	Yes,TO	Yes	No
Location	n/a	n/a	Arlington Heights	Arlington Heights	Creative Learning Center	n/a	Arlington Heights	Quentin Road

School Name	Little Learners Educational	Buffalo Grove Montessori School	Bright Horizons at Deer Park	The Grove Montessori School	Schoenbeck KinderCare	Arlington Montessori School	Palatine KinderCare
Address (incl. zip code)	1060 W Rand Rd, Arlington Heights, IL 60004	950 Ellen Dr, Buffalo Grove, IL 60089	21955 W Field Pkwy, Deer Park, IL 60010	1660 Checker Rd, Long Grove, IL 60047	780 Schoenbeck Rd, Wheeling, IL 60090	2025 S Goebbert Rd, Arlington Heights, IL 60005	929 E Palatine Rd, Palatine, IL 60074
Distance from school of interest (in order)	8 min., 2.5 miles	11 min., 5.2 miles	12 min., 8.4 miles	13 min., 5.9 miles	12 mins., 5.1 miles	10 mins., 3.8 miles	6 mins., 2.6 miles
Waitlist? Yes/No?	No	No			Yes, IN		Yes
Location	n/a	n/a	Deer Park	The Grove	North Shore	n/a	Palatine

Higher Ground

Higher Ground Education

Company Overview

March 2021

CONFIDENTIAL

Investor Overview

Higher Ground is supported by a world-class shareholder base

- Investors include family offices, high net worth and ultra high net worth individuals and top-tier institutions
- Overview of select institutional investors below:

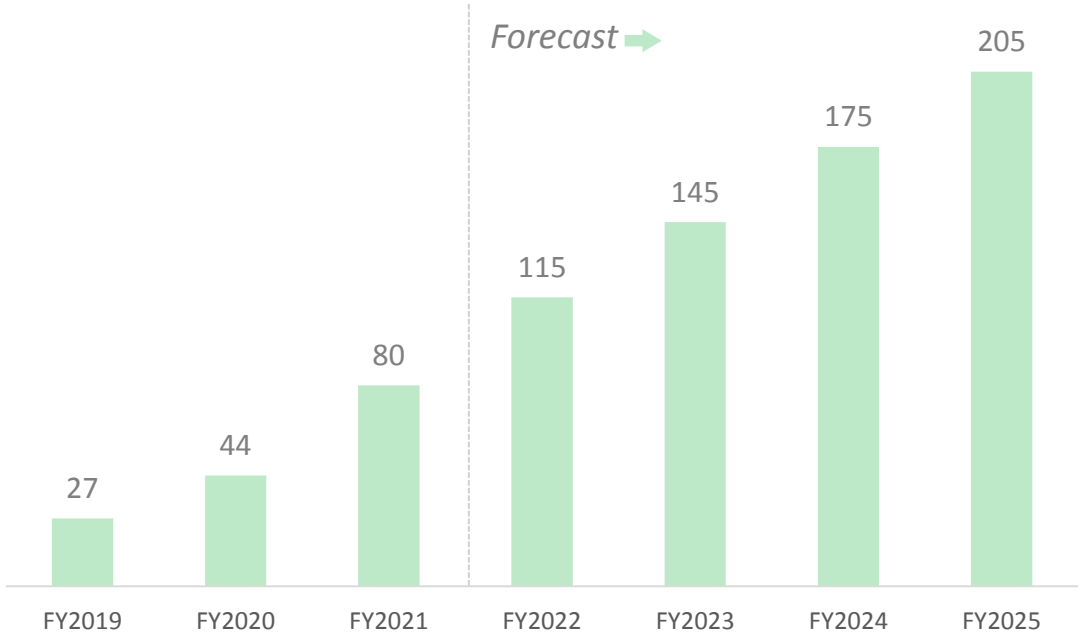
	LearnCapital	venn growth partners	HEAL Partners
Overview	• Learn Capital focuses on investments in scalable companies that operate within the education sector • Currently investing their 4th fund, with $500MM AUM • Founded in 2009 by Rob Hutter and Greg Mauro	• venn growth partners is a growth equity fund investing in consumer, health care and education companies in North America • venn targets investments between $10-$50MM per opportunity • Founding team is comprised of leading investment and industry professionals, with deep experience in multi-unit growth	• HEAL Partners invests in growing healthcare, education and lifestyle companies with potential for global scale and industry disruption • HEAL Partners has created over $3 billion in shareholder value over last 10 years • Team is comprised of founders, investors, portfolio managers and operators with proven track record
Select Investments	coursera, Varsity Tutors, Udemy, BRAINLY	CALIBER COLLISION, FOREFRONT DERMATOLOGY, Accelerated rehabilitation centers Physical Therapy • Sports Medicine	Removery Tattoo Removal & Fading, The Fertility Partners, EDGE EARLY LEARNING

Brick & Mortar Growth

In 2021, HGE will enter three (3) new states and counting

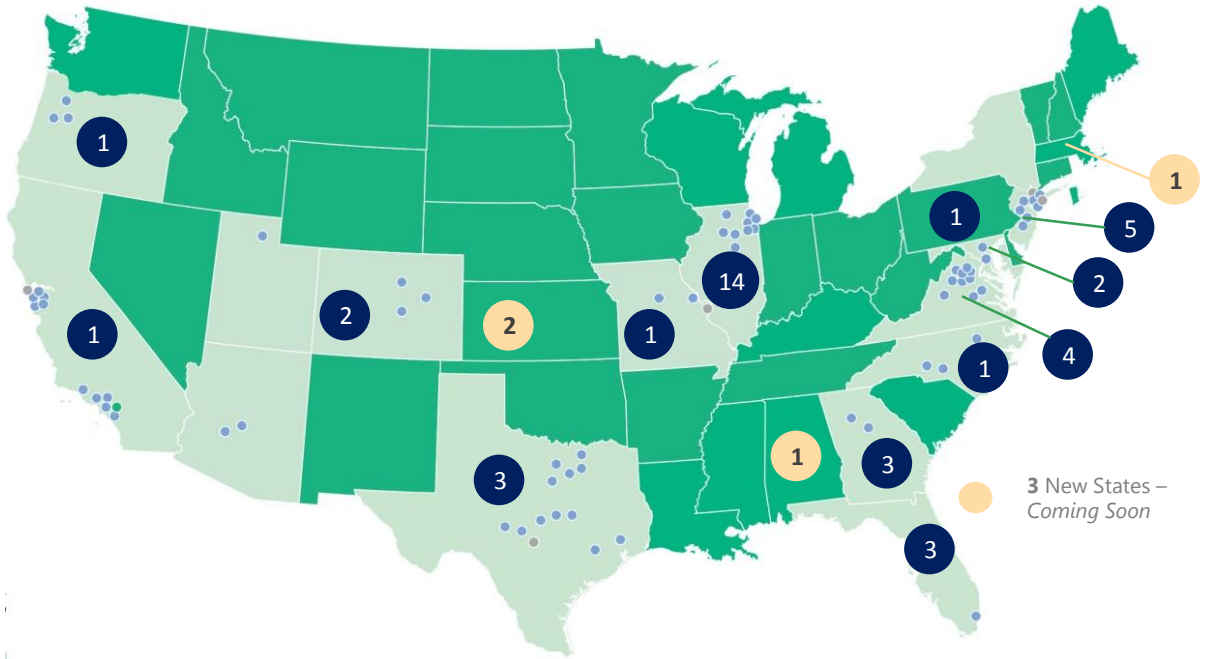
Forecasted Growth in Brick-and-Mortar Locations

Location count, fiscal year *(excludes school acquisitions)*



2021 Growth Pipeline (45+ locations)

14	21	5	6
Under construction	Executed partner term sheet	In escrow/ under contract	Under negotiation/ LOI pending



* In addition to the Pipeline projects, there are four (4) existing school expansion and relocation projects: GM Columbus Square, ATI Austin, GM Hollywood + ATI Hollywood, and GM Foothill Ranch *elementary*

What is Guidepost Montessori?
Guidepost Montessori is a private preschool and elementary school serving children from toddler through elementary. We are currently the largest provider of private Montessori education in the country.

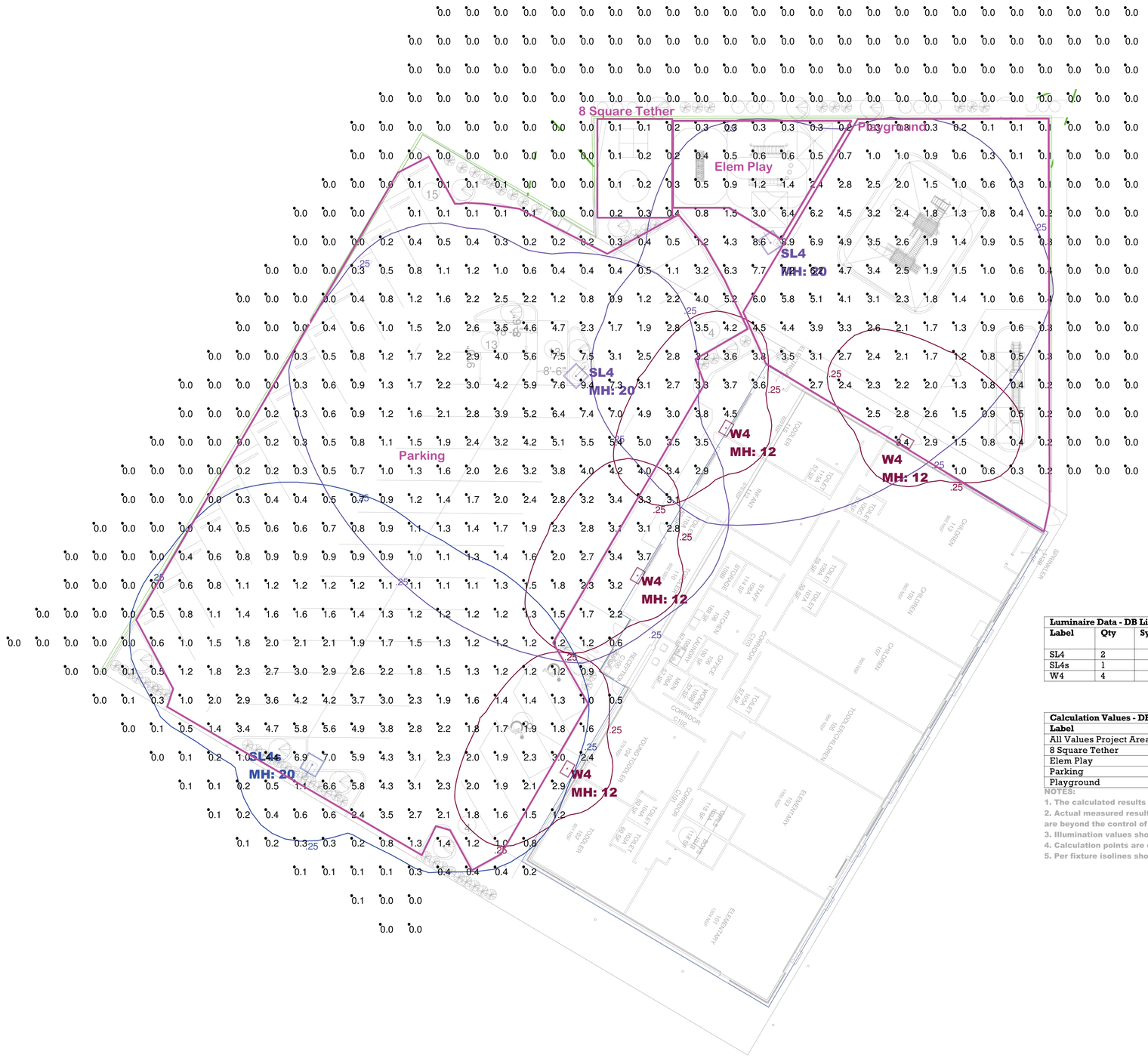
What we've done is really quite interesting!
We've taken a 100-year-old, proven educational approach founded by Dr. Maria Montessori, and we've modernized it and made it much more relatable and accessible to communities like yours. We focus on the whole child….conceptualize it we are like the "Whole Foods" of preschools.

What you'll notice that is different about our schools

- We invest in high-quality furniture and materials for your children – you won't see a lot of plastic – we use natural materials that are natural to the environment so that children can learn to enjoy and respect the natural elements early on.
- We have some of the most beautiful classrooms you'll ever see.
- Big windows, lots of natural light, plants and fresh flowers.
- Our classrooms are often twice as big as traditional rooms – lots of room for your child to explore.
- We blend the best of an academic preschool but with the convenience that you'd find at the best day cares – we offer extended day care at no additional charge. It's part of your tuition.
- Materials are set so they go from easy to difficult and helps your child stay challenged – materials are actually fun (but they are learning).
- We hire the best talent we can find, and we train them to ensure they are carrying forward the high standards – we want caring individuals with your children.
- We have a network of 70 locations and on target to be at around 120 by next year – we are opening in thriving communities in the US Vienna, Spain, UK and China – this means that we now have the best of teachers, vendors, communities, and partners eager to work with us and in turn allows us to do more for our teachers, schools and your children.

What a beautiful school it’s going to be!

A sampling of Guidepost classrooms



Luminaire Data - DB Lighting Consultation								
Label	**Qty**	**Symbol**	**[MANUFAC]**	**Description**	**LLF**	**Arr. Watts**	**Arr. Lum. Lumens**	**Mounting Height**
SL4	2		PHILIPS GARDCO	ECF-S-64L-1A-NW-G2-4	0.850	205.9	25042	20
SL4s	1		Gardco	ECF-S-64L-1A-NW-G2-4-HIS	0.850	205.9	19637	20
W4	4		STONCO / KEENE	LPW16-20-WW-G3-4-UNV	0.850	22.3	2065	12

Calculation Values - DB Lighting Consultation							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
All Values Project Area	Illuminance	Fc	1.29	9.4	0.0	N.A.	N.A.
8 Square Tether	Illuminance	Fc	0.20	0.4	0.1	2.00	4.00
Elem Play	Illuminance	Fc	1.53	8.9	0.2	7.65	44.50
Parking	Illuminance	Fc	2.09	9.4	0.1	20.90	94.00
Playground	Illuminance	Fc	1.83	7.2	0.1	18.30	72.00

NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height Marked "MH"
4. Calculation points are on an 8' x 8' spacing
5. Per fixture isolines shown represent 0.25 fc and is for reference only

Not to Scale

DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations.
Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions.
The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Prepared For:
Brittany Willer

Prepared by:
DB Lighting Consultation
407-924-4113

Chicago Lightworks
505 Warrenville Rd.
Suite 101
Lisle, IL 60532

Revisions			
Rev	Date	Comments
R1	10/19/21	Design Changes
R2	11/23/21	Moved Pole
R3	01/05/22	Plan Changes
R4	02/10/22	Plan Changes Added Privacy Fence
.	.....	.....

Project Name:
LFT Arlington Heights

Project ID Number: **2021-406**

Date: **10/14/2021**

24" x 36"

GARDCO by signify

Site & Area

EcoForm

ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S						
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365 mA **530** 530 mA **700** 700 mA **1A** 1050 mA **1.2A** 1200 mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR**[2] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[3] Slip Fitter Mount (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[2] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[19] LEED Corner Optic Left **RCL**[19] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	48L 48 LEDs (3 modules)	**900** 900 mA **1A** 1050 mA **1.2A**[19] 1200 mA				
	64L 64 LEDs (4 modules)	**900** 900 mA **1A**[19] 1050 mA				

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD[4,18] 0-10V External dimming (for controls by others) **DCC**[4,5,6,18] Dual Circuit Control **FAWS**[4,5,18] Field Adjustable Wattage Selector **LLC**[4,6,7,8,18] Integral wireless module **BL**[1,4,7,18] Bi-level functionality **SRDR**[4,5,6,8,17] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,8] Safety 50% Dimming, 7 hours **CM50**[4,8] Median 50% Dimming, 8 hours **CS30**[4,8] Safety 30% Dimming, 7 hours **CM30**[4,8] Median 30% Dimming, 8 hours	**IMRI3**[15] Integral with #3 lens **IMRI7**[16] Integral with #7 lens	**PCB**[8,9] Photocontrol Button **TLRD5**[10,17] Twist Lock Receptacle 5 Pin **TLRD7**[10,17] Twist Lock Receptacle 7 Pin **TLRPC**[9,10,11,17] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[9] Single (120, 277, 347VAC) **F2**[9] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[9] Single (120, 277, 347VAC) **FP2**[9] Double (208, 240, 480VAC) **FP3**[9] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB**[12] Terminal Block **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

ECF-S EcoForm small

Area luminaire

EcoForm Accessories[21] (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:
HIS-32-H [20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H [20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H [20] Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:
HIS-32-V [20] Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V [20] Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V [20] Internal House Side Shield for 64 LEDs (4 modules)

Luminaire Accessories

ECF-BD-G2 Bird deterrent
ECF-RAM-G2-(F) Retrofit Arm mount kit
ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

EcoForm PTF2
(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4
(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

Footnotes

20. Not available with Type 5 or 5W optics
21. Consult Signify to confirm whether specific accessories are BAA-compliant.

Ready to Go configurations (when ordered with the "RS-" catalog code, the following configurations will ship in 2 weeks):

Catalog Number	12NC
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BZ	912401466002
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-MGY	912401466003
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BK	912401534554
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BZ	912401466004
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-MGY	912401466005
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BK	912401534555
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BZ	912401466006
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-MGY	912401466007
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BK	912401534556
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BZ	912401466008
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-MGY	912401466009
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BK	912401534557
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BZ	912401466010
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-MGY	912401466011
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401534558
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BZ	912401466012
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-MGY	912401466013
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BK	912401534559
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BZ	912401466014
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-MGY	912401466015

Catalog Number	12NC
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401534560
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ	912401466016
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-MGY	912401466017
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BK	912401534561
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BZ	912401466018
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-MGY	912401466019
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BK	912401534562
RS-ECF-RAM-G2-DGY	912401466487
RS-ECF-RAM-G2-MGY	912401466488
RS-ECF-RAM-G2-WH	912401466485
RS-HIS-32-H	912401466489
RS-HIS-48-H	912401466491
RS-HIS-64-H	912401466493

ECF-S EcoForm small

Area luminaire

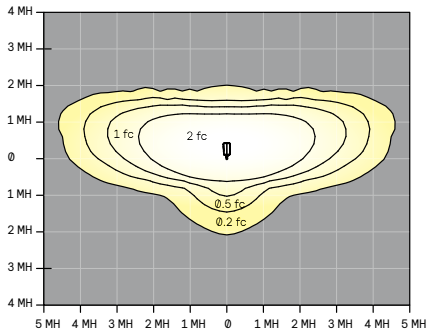
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>120,000 hours	>99%

Optical Distributions

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



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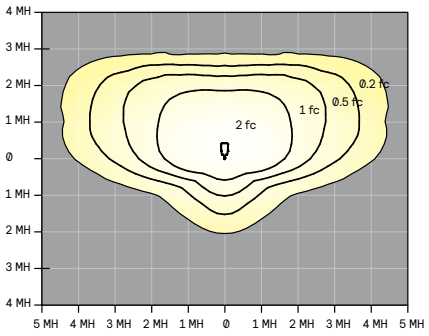

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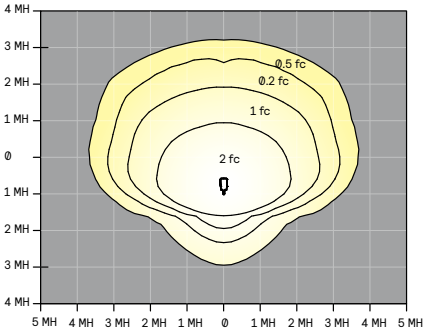

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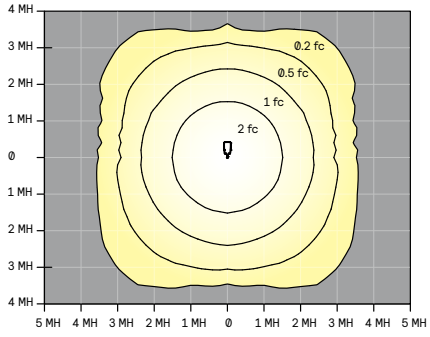

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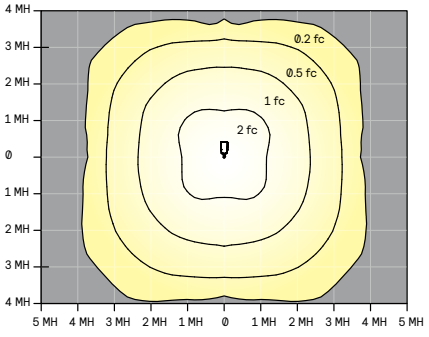
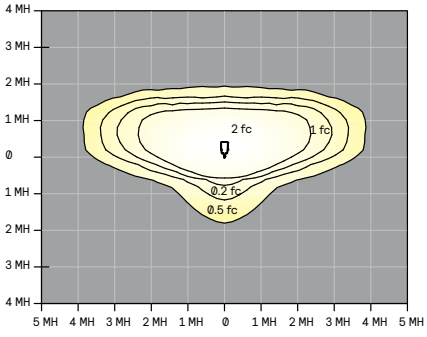
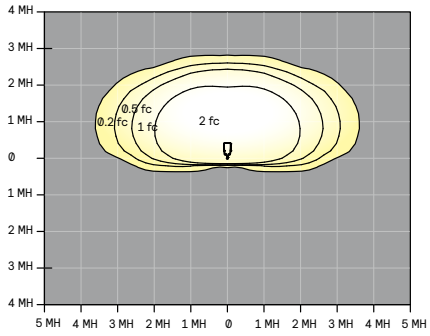


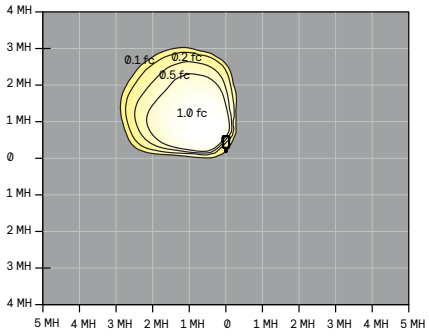
Type 5W



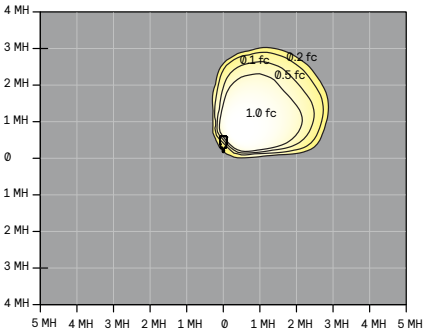
AFR



BLC



LCL



RCL

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,508	B1-U0-G1	138	5,428	B1-U0-G2	136	5,637	B1-U0-G2	141	5,790	B3-U0-G1	145	5,604	B3-U0-G1	140
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,159	B2-U0-G2	129	7,055	B1-U0-G2	127	7,327	B1-U0-G2	132	7,526	B3-U0-G2	135	7,284	B3-U0-G2	131
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,234	B2-U0-G2	127	9,034	B2-U0-G2	124	9,452	B2-U0-G2	130	9,707	B4-U0-G2	133	9,395	B4-U0-G2	129
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,001	B3-U0-G2	123	12,719	B2-U0-G2	120	13,306	B2-U0-G3	126	13,665	B4-U0-G2	129	13,227	B4-U0-G2	125
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,421	B3-U0-G3	119	14,108	B2-U0-G3	116	14,760	B2-U0-G3	121	15,158	B4-U0-G2	125	14,671	B4-U0-G2	121
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,115	B3-U0-G3	127	16,744	B3-U0-G3	124	17,518	B2-U0-G3	130	17,990	B4-U0-G2	133	17,413	B5-U0-G3	129
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	19,381	B3-U0-G3	122	18,960	B3-U0-G3	119	19,836	B3-U0-G4	125	20,372	B5-U0-G3	128	19,717	B5-U0-G3	124
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	21,515	B3-U0-G3	118	21,048	B3-U0-G4	115	22,020	B3-U0-G4	121	22,616	B5-U0-G3	124	21,888	B5-U0-G3	120
ECF-S-64L-900-WW-G2-x	64	900	3000	178	22,652	B3-U0-G3	127	22,161	B3-U0-G4	125	23,185	B3-U0-G4	130	23,810	B5-U0-G3	134	23,045	B5-U0-G3	130
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	25,520	B3-U0-G3	124	24,966	B3-U0-G4	121	26,120	B3-U0-G4	127	26,150	B5-U0-G3	127	25,964	B5-U0-G4	126

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,706	B2-U0-G1	143	3,691	B0-U0-G1	94	2,449	B0-U0-G1	62
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,417	B2-U0-G1	133	5,005	B0-U0-G2	91	3,183	B0-U0-G1	58
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,567	B2-U0-G2	131	6,409	B0-U0-G2	89	4,106	B0-U0-G1	57
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,467	B3-U0-G2	128	9,024	B1-U0-G2	87	5,793	B0-U0-G2	56
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,939	B3-U0-G2	123	10,010	B1-U0-G2	84	6,426	B0-U0-G2	54
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,731	B3-U0-G2	131	11,880	B1-U0-G2	89	7,626	B0-U0-G2	57
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	20,076	B3-U0-G2	127	13,453	B1-U0-G2	86	8,636	B0-U0-G2	55
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	22,288	B3-U0-G2	122	14,934	B1-U0-G3	83			
ECF-S-64L-900-WW-G2-x	64	900	3000	178	23,465	B3-U0-G2	132	15,723	B1-U0-G3	90	10,093	B0-U0-G2	58
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	26,437	B4-U0-G3	128	17,714	B1-U0-G3	87			

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25,063	B5-U0-G3	141	24,258	B5-U0-G4	136
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27,526	B5-U0-G3	134	27,330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-NW-G2-x	32	700	4000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18664,	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-NW-G2-x	64	900	4000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-CW-G2-x	32	700	5000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-CW-G2-x	64	900	5000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25063	B5-U0-G3	141	24258	B5-U0-G4	136
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27526	B5-U0-G3	134	27330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-CW-G2-x	32	700	5000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,664	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-CW-G2-x	64	900	5000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

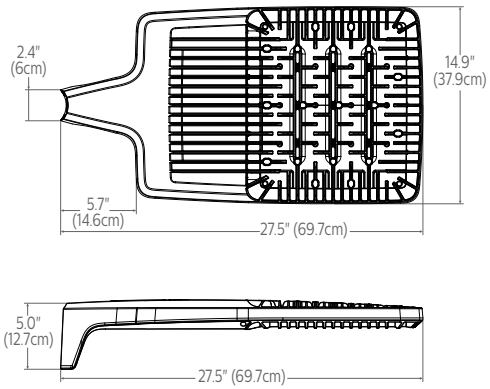
ECF-S EcoForm small

Area luminaire

Dimensions

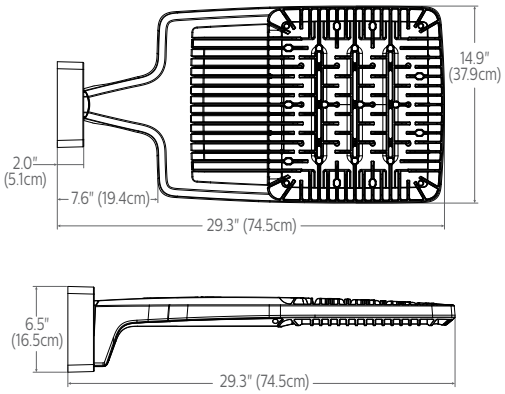
Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



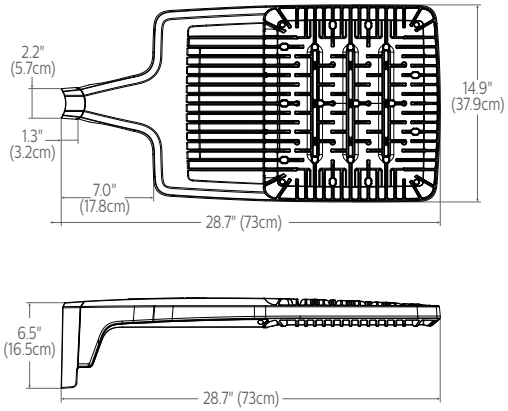
Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



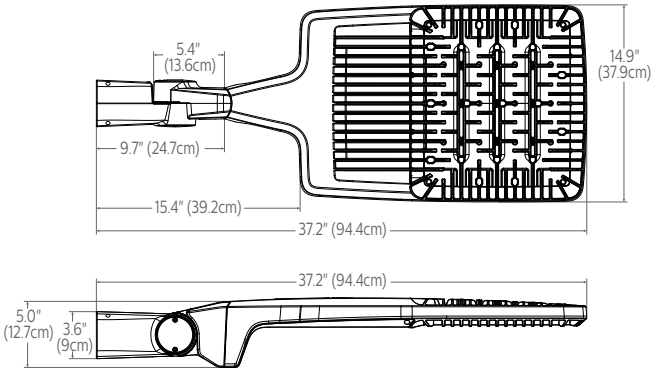
Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

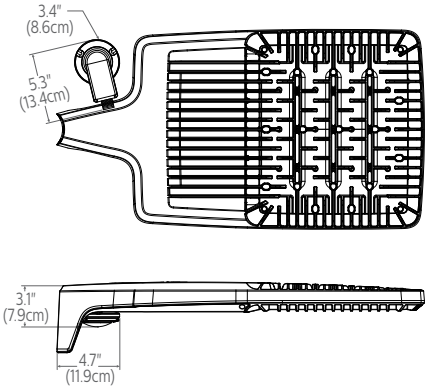


Slip fitter (**SF**)

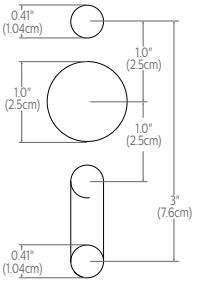
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



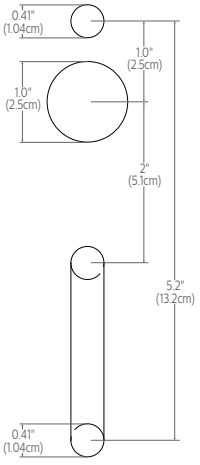
Outboard **IMR-HVU** sensor



Standard Arm (**AR**) drill pattern



Retrofit Arm (**RAM**) drill pattern



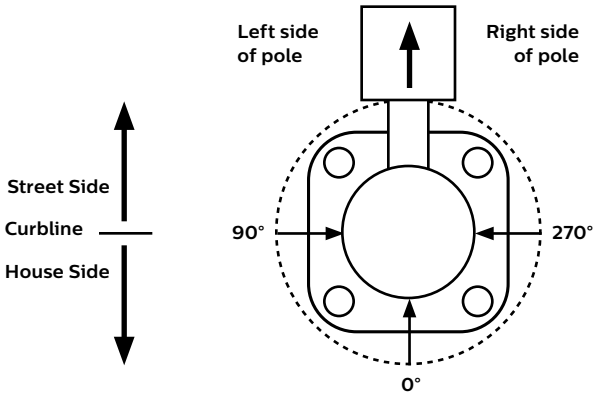
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

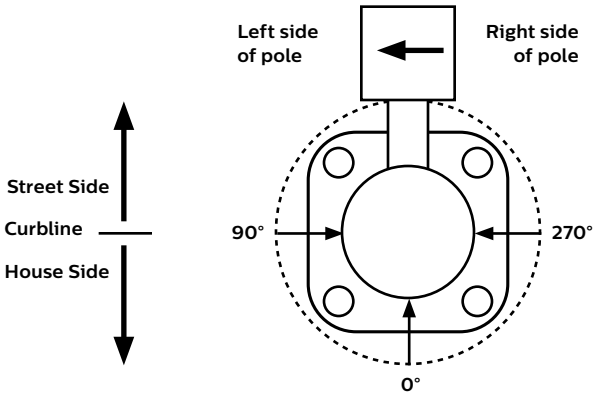
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

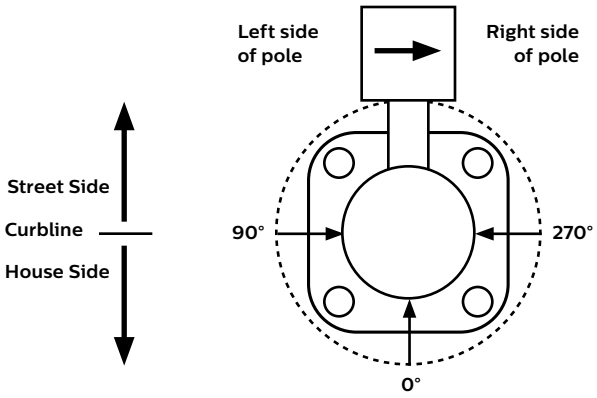
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

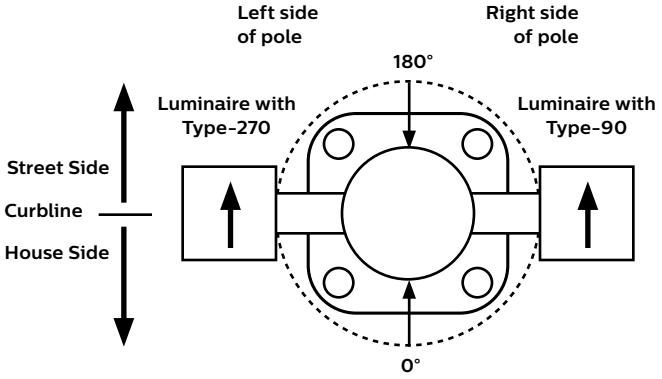
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2018. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 152 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions, including a dedicated BLC, LCL, and RCL optics to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Sensor Ready Zhaga Socket Connector (SRDR): Product equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

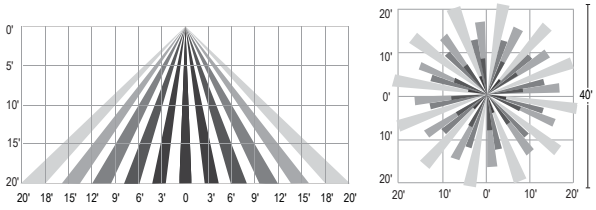
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

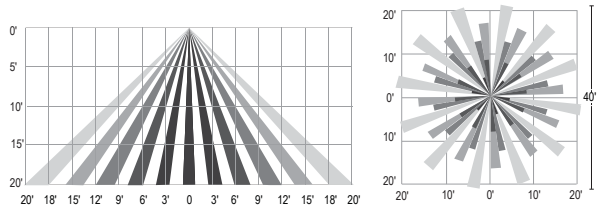
ECF-S EcoForm small

Area luminaire

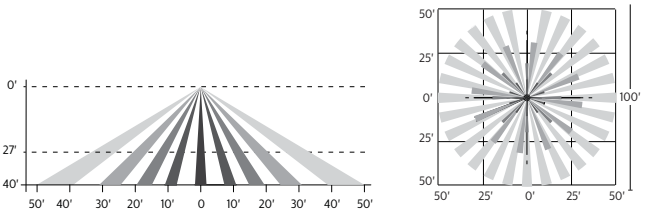
Specifications

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TLRD7), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLRPC), the receptacle used is a 5-pin receptacle, so pins 6 and 7 are not available (no SR driver). 0-10V dimming leads (pins 4 and 5) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

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QUOTE	10152021-RP-1
DATE	10/15/2021
JOB NAME	LFI
LOCATION	ARLINGTON HEIGHTS
BID DATE	
CUSTOMER	ARCH DEVEL CORP
CONTACT	ROBERT SOOS

SALES PERSON	CONTRACT	SHIPPING	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Rob Power		TBD	TBD	30 Days	

robert@pdcompanies.org

MANUFACTURER/BRAND	TYPE	QTY	CATALOG/DESCRIPTION	UNIT PRICE	EXTENDED
GARDCO	SL3S	1	ECF-S-64L-1A-NW-G2-AR-3-UNV-HIS-BZ (FIXTURE)	$ 630.88	$ 630.88
GARDCO	SL3S	1	SSS-CB-4-11-20-D1-DT5-BZ (POLE)	$ 669.82	$ 669.82
GARDCO	SL3S	1	AB 3/4 X 24 X 3-G DEC W/8.5 BC ABT (BOLTS)	$ 60.18	$ 60.18
GARDCO	SL4-90	1	ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ (FIXTURE)	$ 613.53	$ 613.53
GARDCO	SL4-90	1	ECF-S-64L-1A-NW-G2-AR-4-90-UNV-BZ (FIXTURE) ONE FIXTURE MOUNTED AT 90 DEGREE	$ 613.53	$ 613.53
GARDCO	SL4-90	1	SSS-CB-4-11-20-D2@90-DT5-BZ (POLE)	$ 669.82	$ 669.82
GARDCO	SL4-90	1	AB 3/4 X 24 X 3 -G DEC W/8.5 BC ABT (BOLTS)	$ 60.18	$ 60.18
GARDCO	SL4S	1	ECF-S-64L-1A-NW-G2-AR-4-UNV-HIS-BZ (FIXTURE)	$ 630.88	$ 630.88

GARDCO	SL4S	1 SSS-CB-4-11-20-D1-DT5-BZ (POLE)	$	669.82	$	669.82
GARDCO	SL4S	1 AB 3/4 X 24 X 3-G DEC W/8.5 BC ABT (BOLTS)	$	60.18	$	60.18
STONCO	W4	3 LPW16-20-NW-G3-4-UNV-BZ (WALL PACK)	$	260.71	$	782.13
					$	5,460.95

Stonco

by signify

Wall mount

LytePro

LPW16 medium wall sconce

Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

					Options		
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Location**	**Finish**
LPW16							
LPW16 LytePro 16 LED medium wall sconce	**20** 20W **30** 30W **50** 50W	**NW-G3** Neutral White 4000K 70 CRI Generation 3 **WW-G3** Warm White 3000K 70 CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**---** None **PCB** Photocontrol Button[1]	**BAC**[3] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)[4]

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

[1] Must specify voltage. Not available in 347V or 480V.

[2] Other colors available upon request as made-to-order

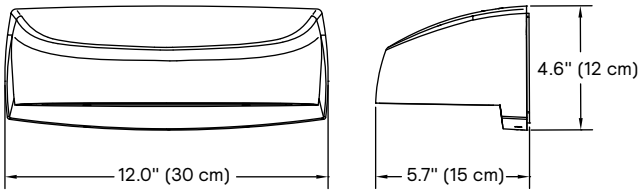
[3] Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

[4] Consult Signify to confirm whether specific accessories are BAA-compliant.

LPW16 LytePro

LED medium wall sconce

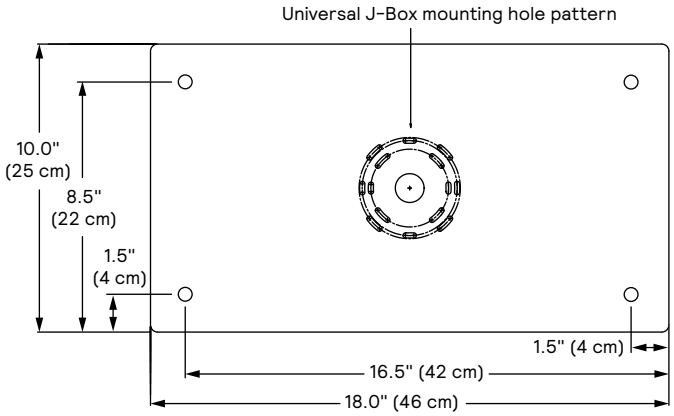
Dimensions



Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
LPW-16-20-NW-G3	16	400	4000	22	2,725	B1-U0-G1	122	2,668	B1-U0-G1	120	2,632	B1-U0-G1	118
LPW-16-30-NW-G3	16	650	4000	34	4,089	B1-U0-G1	119	4,003	B1-U0-G1	117	3,950	B1-U0-G1	115
LPW-16-50-NW-G3	16	900	4000	48	5,448	B1-U0-G1	114	5,334	B1-U0-G1	111	5,263	B1-U0-G1	110
LPW-16-20-WW-G3	16	400	3000	22	2,510	B1-U0-G0	113	2,457	B1-U0-G1	110	2,425	B1-U0-G1	109
LPW-16-30-WW-G3	16	650	3000	34	3,766	B1-U0-G1	110	3,687	B1-U0-G1	107	3,638	B1-U0-G1	106
LPW-16-50-WW-G3	16	900	3000	48	5,017	B1-U0-G1	106	4,912	B1-U0-G1	103	4,846	B1-U0-G1	102

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

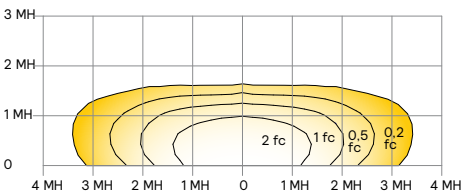
Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

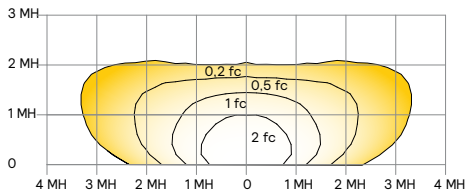
Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height



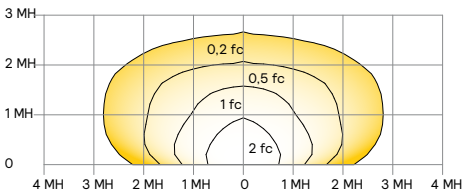
Type 2

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.29	1.14	1.00



Type 3

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.57	1.34	1.00



Type 4

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.46	1.27	0.87

LPW16 LytePro

LED medium wall sconce

General Description

LytePro LED medium wall sconce LPW16 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW16 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Two SKU's are available as in-stock configurations only (2-day quick ship).

Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

Mounting

Easy interlocking hook and mount housing/ backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

IP Rating

Optical compartment is IP65 rated sealed with tempered glass, gasket and frame.

LED Board and Array

Provides up to 104 lm/W at the system level. Standard color temp is 4000K or 3000K +/- 250K, minimum 70 CRI.

Electrical

Driver efficiency (>90% standard). 120-277V and 347-480V available. All drivers are dimmable. Temp range: -40°C (-40°F) to 40°C (104°F). Open/short circuit protection. Inherent surge protection up to (6KVA). RoHS compliant.

Surge protection (SP1): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -40°C to 40°C (-40°F to 104°F). DesignLights Consortium® qualified.

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

Warranty

LPW16 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See www.signify.com/warranties for details.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.

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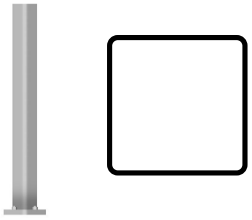
Poles & Brackets

Site and Area Poles

Straight Square Steel



Project:

Location:

Cat.No:

Type:

Notes:

The **Gardco SSS Straight Square Steel** pole consists of a one-piece high tensile carbon steel tube welded and secured to the carbon steel base plate providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured polyester powdercoat. All poles include base cover, hand hole, ground lug and top cap. Anchor bolts and templates are ordered as a separate accessory.

Ordering Guide

example: SSS-CB-4-11-12-D1-DT1-BK-FES

Family	Base	Pole Shaft Size (in.)	Pole Gauge/ Wall Thickness	Height (ft.)[5]	Drilling/Tenon Configuration[1]	Drilling Template[2]	Finish	Options[3]
SSS	CB Carbon Steel Base w/ Base Cover	4	11 11 ga. / 0.120"	10, 12, 14, 15, 16, 18, 20, 25	**Drilling**		BK Black	FES[8] Festoon Outlet
			7 7 ga. / 0.180"	20, 25, 30	D1 1 Way	DT1 Drill Template 1	BZ Bronze	VDA Vibration Dampener
		5	11 11 ga. / 0.120"	20, 25, 30	D1@180 1 Way @ 180	DT2 Drill Template 2	WH White	AHH[8] Additional Hand Hole
			7 7 ga. / 0.180"	20, 25, 30, 35	D2 2 Way @ 180	DT3 Drill Template 3	DG Dark Grey	DR[8] Duplex Receptacle
		6	7 7 ga. / 0.180"	30, 35, 40	D2@90 2 Way @ 90	DT4 Drill Template 4	MG Medium Grey	VPA Vandalproof Screws
					D3 3 Way @ 90	DT5 Drill Template 5	GY3 Light Grey, Smooth	GFI[8] DR with GFI (120V only)
					D4 4 Way @ 90	DT6 Drill Template 6	SSDGY SolarForm Dark Grey (RAL 7011)	BAC[6] Buy American Compliant
						[DTX-xxx][8] Custom Template	GV Galvanized (No Paint)	CL1/2[8] Coupling 1/2"
						See drill template chart for details.	FP/GV Finished Textured Paint over Galvanized (Specify, ex: MG/GV)	CL3/4[8] Coupling 3/4"
					Tenons		OC Optional Color Paint (ex: RAL7024)	CL1[8] Coupling 1"
					T2D4L 2-3/8" OD x 4" length	N No Drilling Template (for Tenon and Plain Top Options)	SC[8] Special/ Custom Color (Specify, must supply color chip)	CL1-1/4[8] Coupling 1-1/4"
					T2D6L 2-3/8" OD x 6" length			CL1-1/2[8] Coupling 1-1/2"
					T3D4L 3" OD x 4" length			NL1/2[8] Nipple 1/2"
					T4D6L 4" OD x 6" length			NL3/4[8] Nipple 3/4"
					No Drilling/No Tenon			NL1[8] Nipple 1"
					P Plain Top			NL1-1/4[8] Nipple 1-1/4"
								NL1-1/2[8] Nipple 1-1/2"

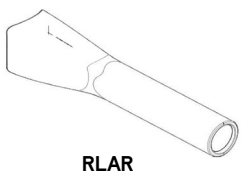
For FES, AHH, DR, GFI, CL*, and NL* options, indicate height in inches above base and orientation to hand hole (ex. GFI-36@180). See page 2 and 3 for details.

1. See Drilling Configurations on Page 3.
2. See Luminaire Drilling Templates on Page 3
3. Not all options available with all configurations. Consult factory for more details
4. Options listed with white text will be shipped with the Legacy SSS design.
5. Pole heights can be cut to length. Specify as a whole number in ft. (ex. 11, 13) or to the inch as a decimal (ex. 15.33 = 15' 4") or as "15FT 4IN" for Legacy designs.
6. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
7. Consult Signify to confirm whether specific accessories are BAA-compliant.
8. Option must be specified by the customer before order release. Custom drill templates (DTX) require factory quote.

Accessories[7]

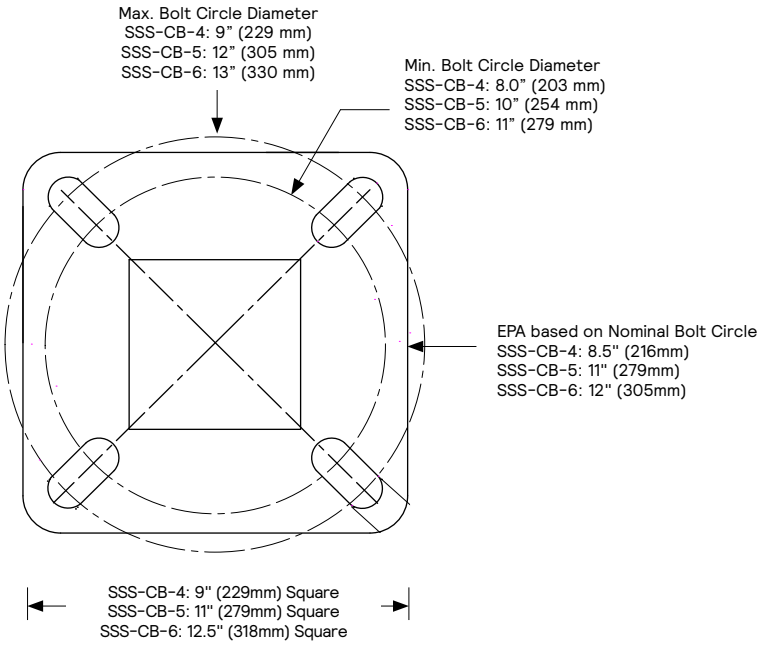
Service	Pole Size	12NC	Description (Diameter x Length x Hook)
Anchor Bolts + Templates			
For shipment with the pole (order 1 per pole)	4" Poles	912401597397	AB 3/4x24x3-G DEC w/ 8.5 BC ABT
	5" Poles	912401613107	AB 1x33x3-G DEC w/ 11 BC ABT
	6" Poles	912401597401	AB 1x33x3-G DEC w/ 12 BC ABT
For Pre-Ship service (order 1 per pole)	4" Poles	912401597405	AB 3/4x24x3-G DEC w/ 8.5 BC ABT-RS
	5" Poles	912401613106	AB 1x33x3-G DEC w/ 11 BC ABT-RS
	6" Poles	912401597408	AB 1x33x3-G DEC w/ 12 BC ABT-RS

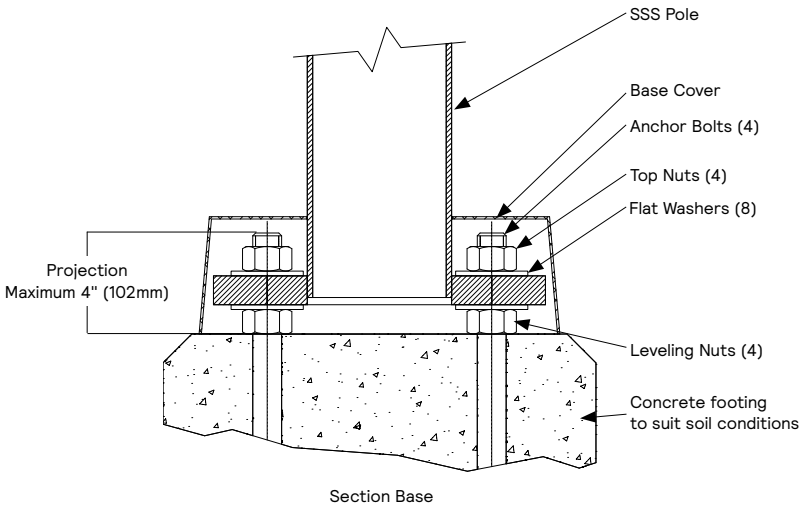
Part No.	Description
RLAR-1A-SQ4+ -(finish)	Cast Aluminum mounting arm, 15" long with DT6 drill pattern. (order 1 per luminaire). For use with Lumec Roadway luminaires. Specify finish to match pole.



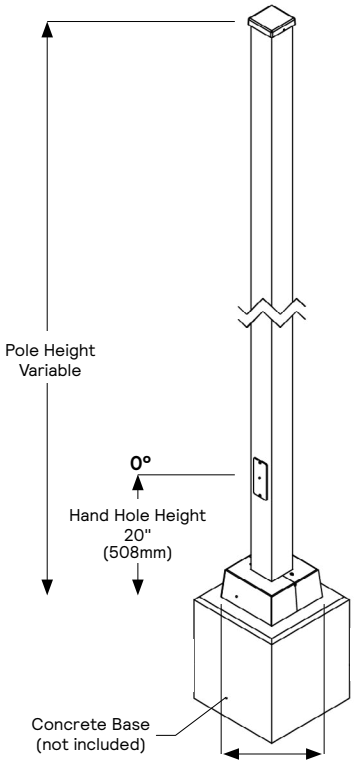
RLAR

Dimensions





Section Base



Base Cover Dimensions (L x W x H)
SSS-CB-4: 9.80" x 9.80" x 4.58" (245mm x 245mm x 116mm)
SSS-CB-5: 11.80" x 11.80" x 4.58" (300mm x 300mm x 116mm)
SSS-CB-6: 13.30" x 13.30" x 4.58" (338mm x 338mm x 116mm)

SSS Legacy Design not shown.
Base Cover: Square
Hand Hole: 12" Above Base

* Anchor Bolt Lock Washers are not normally required and are not included in standard anchor bolt sets. They are available upon request at additional cost.

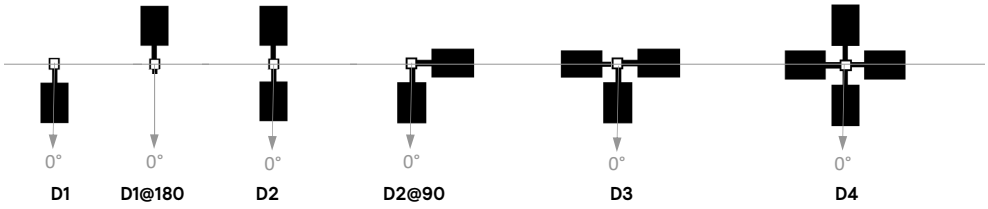
** Grouting should include a drainage slot or tube (by others) to permit water to drain from the base of the pole. Failure to provide drainage may weaken the pole base structure over time and may result in pole base failure, for which Gardco is not responsible.

NOTE: Factory supplied template must be used when setting anchor bolts. Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

Poles Straight Square Steel

Drilling Configuration

Code	Description
D1	Single Luminaire
D1@180	Single Luminaire @ 180
D2	Two Luminaires @ 180
D2@90	Two Luminaires @ 90
D3	Three Luminaires @ 90
D4	Four Luminaires @ 90

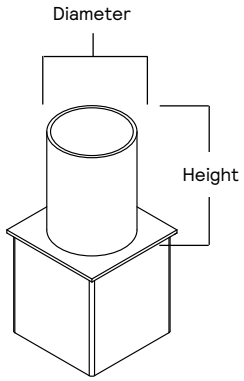


Ref. access door at 0° for all

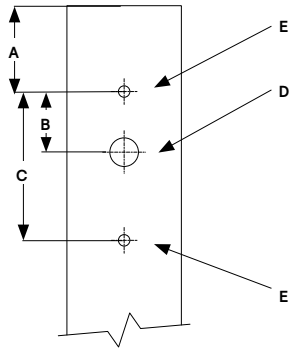
Legacy design places access door at 180°

Tenon Dimensions

Tenon	Diameter	Height
T2D4L	2.375" (60mm)	4" (102mm)
T2D6L	2.375" (60mm)	6" (152mm)
T3D4L	3" (76mm)	4" (102mm)
T4D6L	4" (102mm)	6" (152mm)



Pole Top Drilling



Luminaire Drill Pattern

Code	Description	Luminaires	Pole Drilling				
			A To Pole Top	B	C Full Extent	D Wireway Hole	E Bolt Hole
DT1	Drill Template 1	Gardco SlenderForm Round SFRA	2.25" (57mm)	1.5" (38.1mm)	3" (76mm)	0.875" (22.2mm)	0.40" (10.2mm)
DT2	Drill Template 2	Gardco SlenderForm Square - SFA Gardco Gullwing - GL13, GL18 Gardco Form Ten - EH14L, EH19L, CAL17, CAL22, MAL17, MAL22	2.25" (57mm)	2.17" (55mm)	3.84" (98mm)	0.875" (22.2mm)	0.39" (9.9mm)
DT3	Drill Template 3	Gardco PowerForm PFAS	2.25" (57mm)	1.75" (44mm)	3.84" (98mm)	0.875" (22.2mm)	0.41" (10.4mm)
DT4	Drill Template 4	**Gen1** Stonco/Keene AL150-G1, AL200-G1	2.5" (64mm)	1.7" (43mm)	3.5" (89mm)	0.875" (22.2mm)	0.41" (10.4mm)
DT5	Drill Template 5	Gardco EcoForm Gen2 - ECF-S, ECF-L Gardco PureForm Gen2 - P15, P20, P26, P34	3" (76mm)	1" (25mm)	3" (76mm)	1" (25mm)	0.41" (10.4mm)
DT6	Drill Template 6	Hole pattern drilled for the following: **Gen2** Stonco/Keene AL70-G2 and AL150-G2, or to attach RLAR bracket accessory, suitable for use with: Lumec Capella CPLM, CPLS Lumec RoadStar GPLM, GPLS Lumec RoadFocus RFS, RFM, RFL Lumec RoadView RVM, RVS Lumec MiniView SVS Lumec StreetView SVM	2.5" (64mm)	1" (25mm)	2" (50mm)	0.875" (22mm)	0.5" (12.7mm)

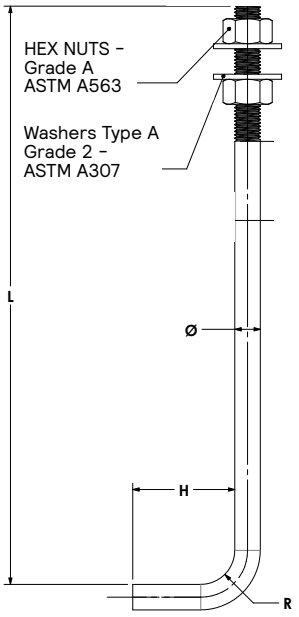
Poles Straight Square Steel

Pole Data

Product Catalog Number	Pole Specs				Anchor Bolt Data		
	Height (ft.)	Pole Diameter (in.)	Wall Thickness (in.)	Pole Weight (lbs)	Bolt Circle (in.)	Anchor Bolt Spec (in.)	Anchor Bolt Max Proj. (in.)
SSS-CB-4-11-10	10	4	0.12	63	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-12	12	4	0.12	76	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-14	14	4	0.12	88	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-15	15	4	0.12	94	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-16	16	4	0.12	101	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-18	18	4	0.12	113	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-20	20	4	0.12	126	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-11-25	25	4	0.12	157	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-7-20	20	4	0.18	185	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-7-25	25	4	0.18	232	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-4-7-30	30	4	0.18	278	8.5 (+/- 0.5)	3/4 x 24 x 3	4
SSS-CB-5-11-20	20	5	0.12	158	11 (+/- 1)	1 x 33 x 3	4
SSS-CB-5-11-25	25	5	0.12	197	11 (+/- 1)	1 x 33 x 3	4
SSS-CB-5-11-30	30	5	0.12	237	11 (+/- 1)	3/4 x 24 x 3	4
SSS-CB-5-7-20	20	5	0.18	234	11 (+/- 1)	1 x 33 x 3	4
SSS-CB-5-7-25	25	5	0.18	292	11 (+/- 1)	1 x 33 x 3	4
SSS-CB-5-7-30	30	5	0.18	350	11 (+/- 1)	3/4 x 24 x 3	4
SSS-CB-5-7-35	35	5	0.18	409	11 (+/- 1)	3/4 x 24 x 3	4
SSS-CB-6-7-30	30	6	0.18	423	12 (+/- 1)	1 x 33 x 3	4
SSS-CB-6-7-35	35	6	0.18	493	12 (+/- 1)	1 x 33 x 3	4
SSS-CB-6-7-40	40	6	0.18	564	12 (+/- 1)	1 x 33 x 3	4

SSS Legacy Design

Standard Anchor Bolt



Pole Data (cont.)

Product Catalog Number	AASHTO 2001 – EPA ft²							
	80 MPH	90 MPH	100 MPH	110 MPH	120 MPH	130 MPH	140 MPH	150 MPH
SSS-CB-4-11-10	30.00	26.82	21.25	17.13	13.99	11.55	9.62	8.07
SSS-CB-4-11-12	28.31	21.72	17.04	13.55	10.88	8.83	7.19	5.88
SSS-CB-4-11-14	23.54	17.83	13.77	10.77	8.48	6.69	5.26	4.15
SSS-CB-4-11-15	21.53	16.22	12.41	9.57	7.43	5.76	4.44	3.36
SSS-CB-4-11-16	19.70	14.69	11.12	8.48	6.47	4.91	3.65	2.66
SSS-CB-4-11-18	16.19	11.82	8.72	6.43	4.67	3.30	2.21	1.33
SSS-CB-4-11-20	13.29	9.46	6.72	4.67	3.13	1.92	N/A	N/A
SSS-CB-4-11-25	7.78	4.86	2.78	1.22	N/A	N/A	N/A	N/A
SSS-CB-4-7-20	22.23	16.63	12.62	9.65	7.40	5.65	4.26	3.15
SSS-CB-4-7-25	14.87	10.59	7.54	5.28	3.56	2.23	1.16	N/A
SSS-CB-4-7-30	6.70	4.40	2.60	1.20	N/A	N/A	N/A	N/A
SSS-CB-5-11-20	22.64	16.51	12.13	8.89	6.43	4.51	2.99	1.76
SSS-CB-5-11-25	14.32	9.62	6.25	3.79	1.90	N/A	N/A	N/A
SSS-CB-5-11-30	4.70	2.00	N/A	N/A	N/A	N/A	N/A	N/A
SSS-CB-5-7-20	30.00	27.78	21.37	16.63	13.01	10.21	7.97	6.17
SSS-CB-5-7-25	25.42	18.54	13.62	9.97	7.19	5.05	3.34	1.98
SSS-CB-5-7-30	10.70	6.70	3.90	2.00	N/A	N/A	N/A	N/A
SSS-CB-5-7-35	5.90	2.50	N/A	N/A	N/A	N/A	N/A	N/A
SSS-CB-6-7-30	19.00	13.20	9.00	5.60	3.30	N/A	N/A	N/A
SSS-CB-6-7-35	12.40	7.60	4.20	N/A	N/A	N/A	N/A	N/A
SSS-CB-6-7-40	7.20	3.00	N/A	N/A	N/A	N/A	N/A	N/A

1. **Warning:** Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability. Specifying BAA or BAC compliant poles may result in different EPA ratings.
2. Factory supplied template must be used when setting anchor bolts. Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates. Exact length of anchor bolts may vary.
3. EPA ratings are based on the listed, optimal midpoint of the bolt circle. The bolt circle has limited variability but the EPA rating will change.

NOTE: Above EPA (Effective Projected Area) rating is in accordance with AASHTO 2001, with a 50 pound load (22.7 kg) placed at 1 foot (305mm) above its center.

Specifications

Pole shaft

The pole shaft is fabricated from a single piece of 11 ga (0.1196") or 7 ga (0.180") high tensile carbon steel. The formed steel plate is longitudinally welded providing minimum yield strength of 50 ksi. Shaft includes factory installed copper ground lug, 10-7 copper wire, and ground lug screw.

Anchor Base

The pole anchor base is fabricated from 44W structural quality carbon steel with a minimum yield strength of 44 ksi. The base plate is circumferentially welded on both top and bottom.

Anchor Bolts

Anchor bolts are fabricated from a commercial quality hot rolled carbon steel bar that meets or exceeds a minimum guaranteed yield strength of 55 ksi. Bolts have an “L” bend on one end and threaded on the opposite end. Anchor bolts are galvanized in accordance with ASTM A-153.6 C1.C. Four (4) properly sized bolts, each furnished with two (2) regular hex nuts and two (2) flat washers, are provided per pole (priced and ordered separately), unless otherwise specified. Conforms to AASHTO M 314 90 and ASTM F1554.

Customer Specified Options

The options, DTX, FES, DR, GFI, AHH, CL*, and NL* require factory quotation. Poles with custom drilling templates (DTX) are provided as a service, however Signify holds no liability for improper installation and safety when using non-Signify luminaires or attachments on Gardco poles via drilling, tenon mounting, or coupling and nipple mounting. It is the responsibility of the customer to ensure the pole is loaded and installed in a safe manner to the limitations of the pole structure. See "Warning" paragraph for more details.

Base Cover

A two-piece painted square aluminum base cover that completely conceals the entire base plate and anchorage. Base cover is provided standard. Legacy design is provided with a composite base cover.

Hand hole

The hand hole has a nominal rectangular 2”x4.5" inside opening in the pole shaft. Included is an aluminum cover plate, EPDM gasket, and captive attachment screws. The hand hole is located 20” above the base and 0° clockwise with respect to the luminaire arm when viewed from the top of the pole for one arm. For two arms the hand hole is located directly under one arm. Legacy design includes an easy to install, self-contained Swing Latch hand hole cover assembly. U.S. Patent Swing Latch cover is fabricated from durable polycarbonate/ABS blend plastic. All pole assemblies are provided with a 2.50" x 5.00" rectangular hand hole.

Pole Top Cap

Each pole assembly is provided with a removable aluminum pole top cap painted to match the specified pole and attached with two pressure screws. Legacy design is provided with a removable plastic top push cap. Finish is Black.

Finish

Poles are available with Gardco's standard textured color finishes - Black, White, Bronze, Dark Grey, Medium Grey, and Lumec GY3 for a match with roadway luminaire finishes. Optional Galvanized finish and custom colors also available. Legacy design is provided with gloss paint on standard finishes.

General Pole Information

Design

EPA specs conform to AASHTO 2001 standard. The poles as charted are designed to withstand dead loads and predicted dynamic loads developed by variable wind pressure with an additional 2.5 gust factor under the following conditions: The charted weights include luminaire(s) and/or mounting bracket(s). Poles installed in areas of known abnormal conditions may require special consideration. For example: coastal areas, airports and areas of special winds. Poles are designed for ground mounted applications. Poles mounted on structures (such as buildings and bridges) may also necessitate special consideration requiring Gardco’s recommendation. Height correction factors and drag coefficients are applied to the entire structure. An appropriate safety factor is maintained based on the minimum yield strength of the material incorporated in the pole.

Warning

This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessory and foundation under the given site conditions and intended usage. The addition of any items to the pole, in addition to the luminaire, will dramatically impact the EPA load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user’s specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Gardco assumes no responsibility for such proper analysis or product selections. Failure to ensure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.

Warranty

Gardco Steel poles are covered by a 3-year structural and finish warranty. Legacy designs are covered by a 1-year warranty. For more information visit **signify.com/warranties**

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Guidepost Montessori at Arlington Heights
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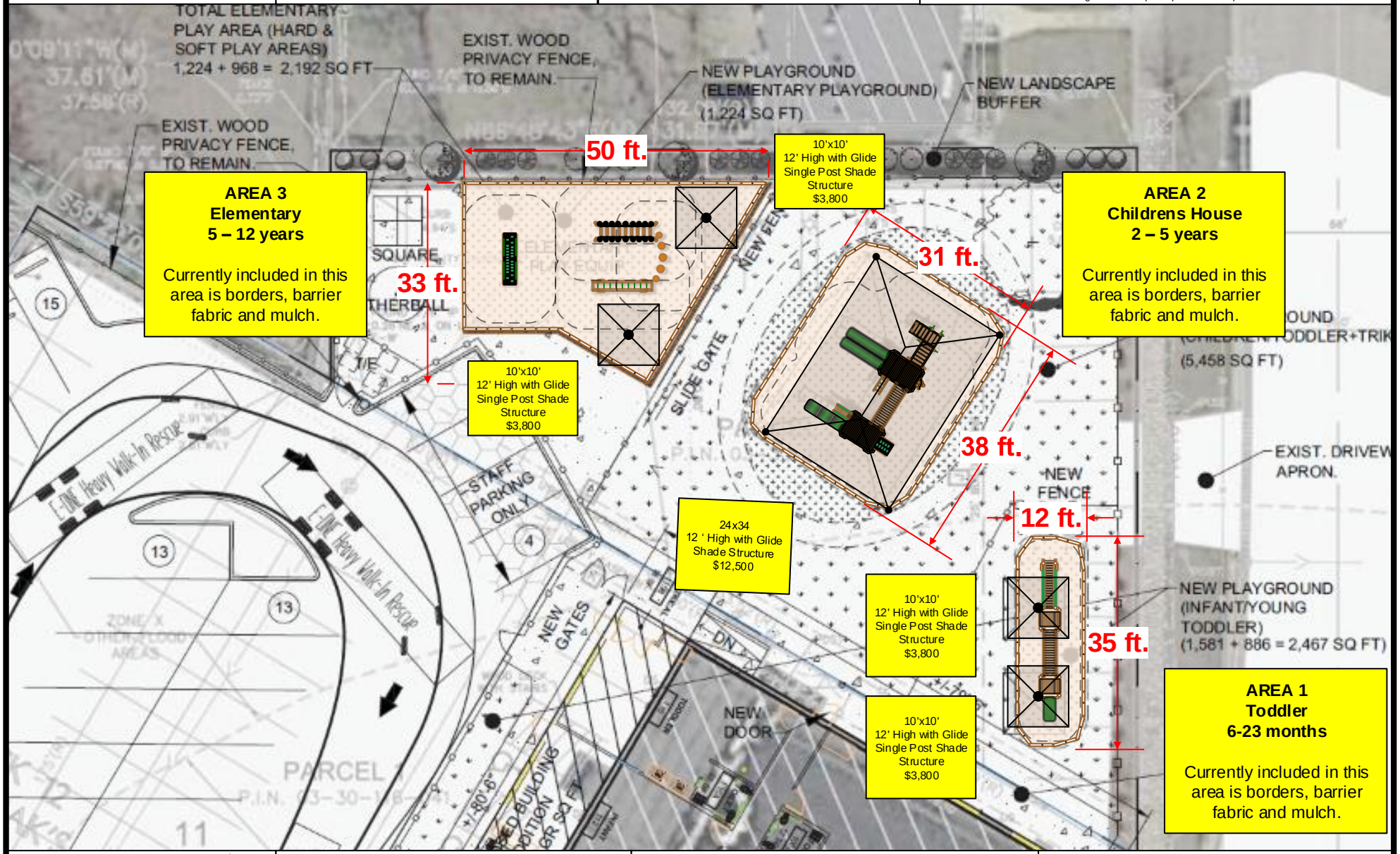

Designed by: Trey Socash
Certified Playground Safety Inspector

1-7-2022 Drawing 6

Independent Play
Proudest Monkey Village
Little Lumberjack Village

BEST AGES 5-12 years
BEST AGES 2-5 years
BEST AGES 6-23 months

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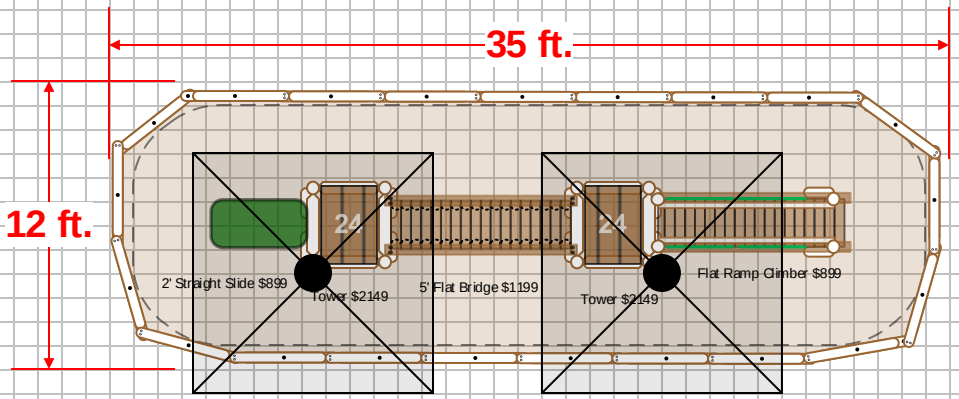
AREA 1
Toddler
6-23 months

Currently included in this area is borders, barrier fabric and mulch.

WE REQUIRE A 6' WIDE OPENING INTO BOTH AREAS THAT ALLOW US TO DRIVE A BOBCAT INTO THE AREAS. IF WE ARE NOT PROVIDED WITH A 6' WIDE OPENING, THERE WILL BE ADDITIONAL CHARGES.

NO ACCESSIBLE ROUTES OR GROUND LEVEL PLAYGROUND EQUIPMENT IN THIS AREA



10'x10'
12' High with Glide
Single Post Shade
Structure
$3,800

10'x10'
12' High with Glide
Single Post Shade
Structure
$3,800

DESIGN NOT EXACTLY AS PICTURED

Designed by: Trey Socash
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1-7-2022 Drawing 6

Little Lumberjack Village

BEST AGES 6-23 months

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AREA 2
Childrens House
2 – 5 years

Currently included in this area is borders, barrier fabric and mulch.

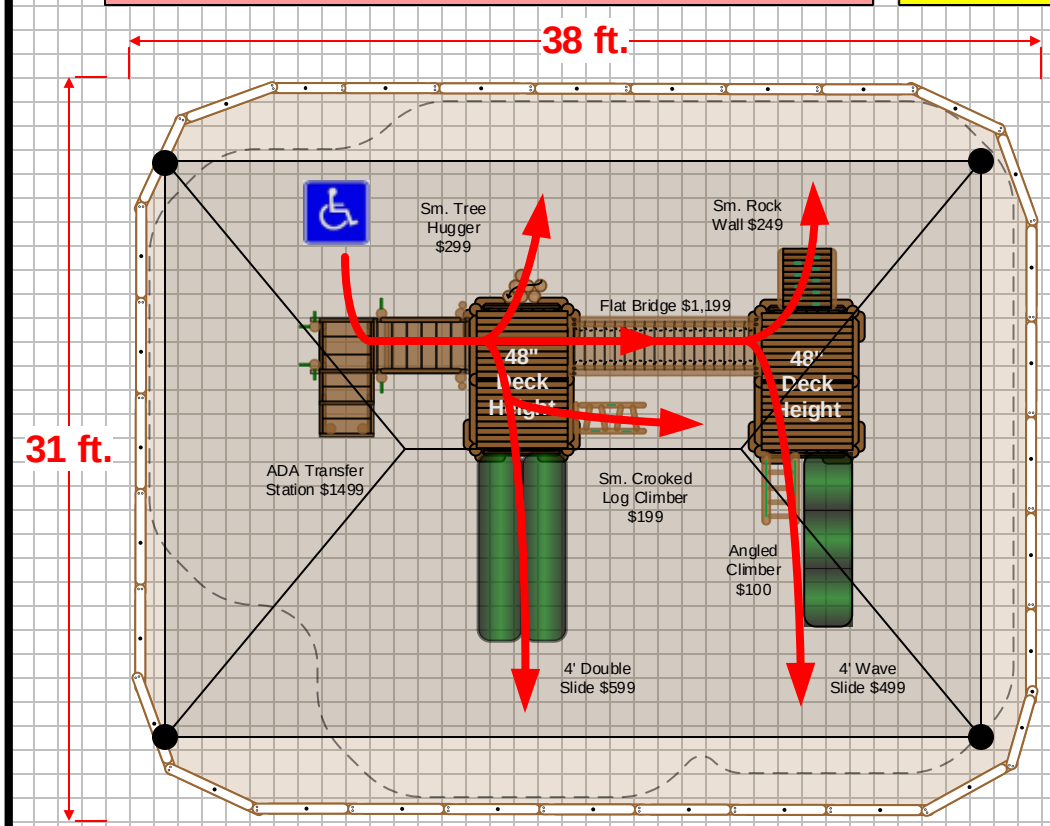
WE REQUIRE A 6' WIDE OPENING INTO BOTH AREAS THAT ALLOW US TO DRIVE A BOBCAT INTO THE AREAS. IF WE ARE NOT PROVIDED WITH A 6' WIDE OPENING, THERE WILL BE ADDITIONAL CHARGES.

ACCESSIBLE ROUTES SHOWN IN RED ARROWS BELOW

NO GROUND LEVEL PLAYGROUND EQUIPMENT IN THIS AREA

24x34
12 ' High with Glide
Shade Structure
$12,500

DESIGN NOT EXACTLY AS PICTURED



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1-7-2022 Drawing 6

Proudest Monkey Village

BEST AGES 2-5 years

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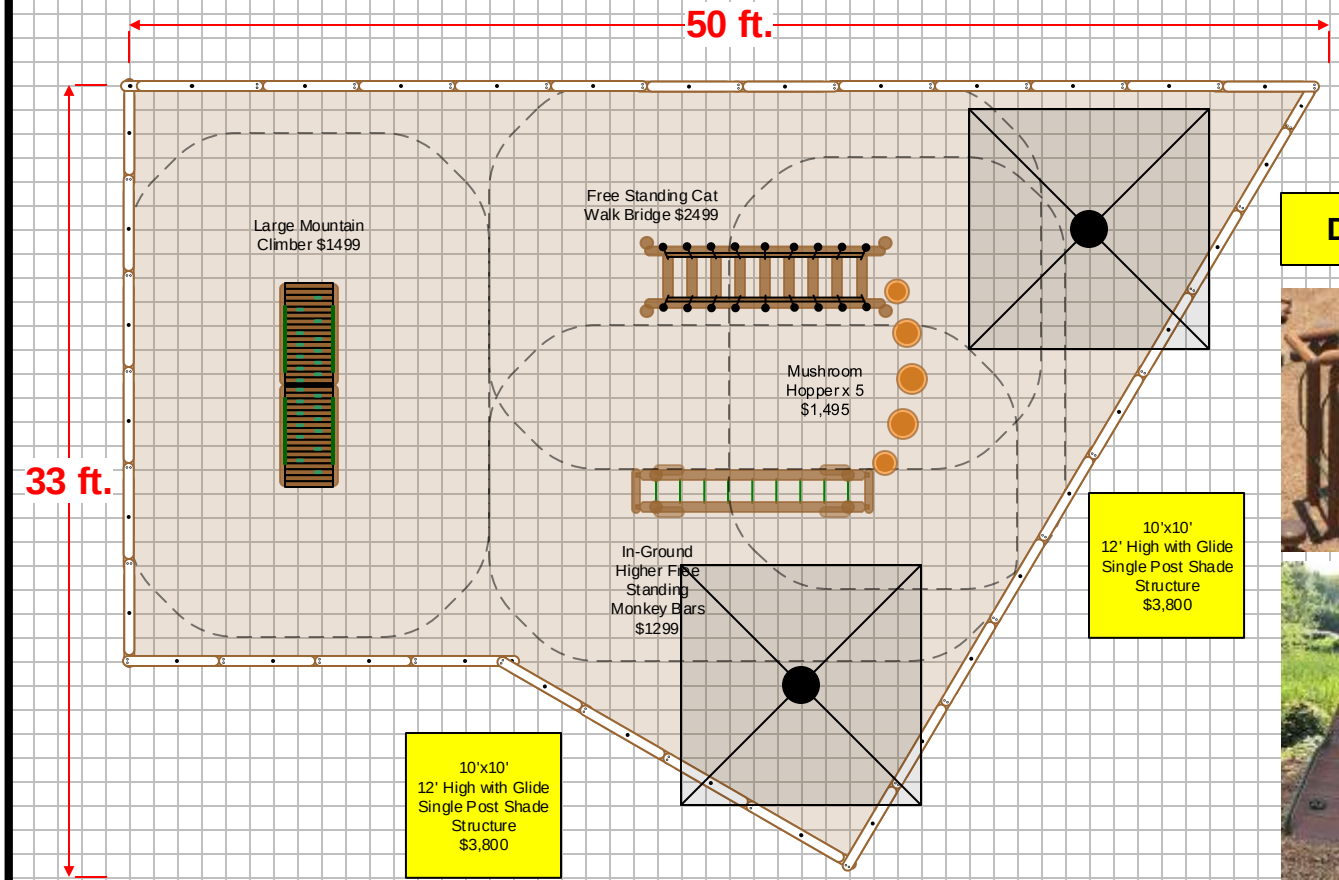
AREA 3
Elementary
5 – 12 years

Currently included in this area is borders, barrier fabric and mulch.

WE REQUIRE A 6' WIDE OPENING INTO BOTH AREAS THAT ALLOW US TO DRIVE A BOBCAT INTO THE AREAS. IF WE ARE NOT PROVIDED WITH A 6' WIDE OPENING, THERE WILL BE ADDITIONAL CHARGES.

ALL ELEMENTS ARE GROUND LEVEL AND ON ACCESSIBLE ROUTES IN THIS AREA



DESIGN NOT EXACTLY AS PICTURED

Designed by: Trey Socash
Certified Playground Safety Inspector

1-7-2022 Drawing 6

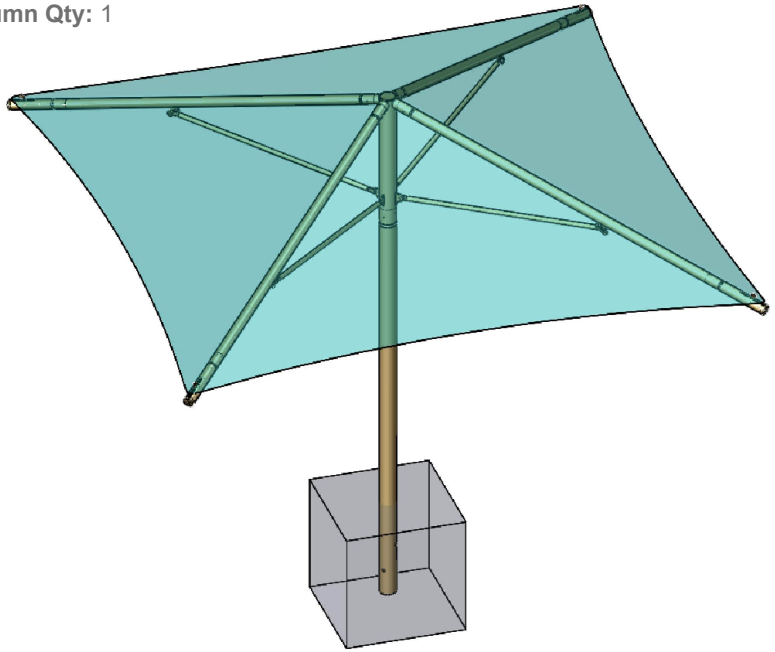
Independent Play

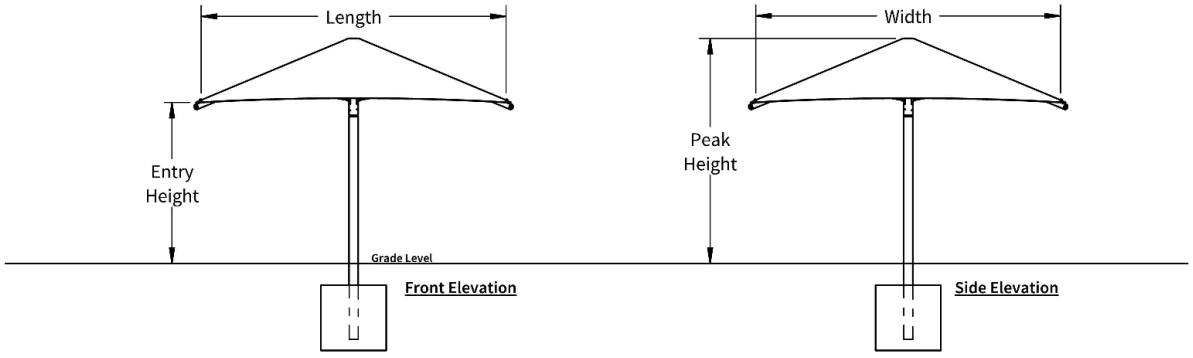
BEST AGES 5-12 years

Square Umbrella Shade

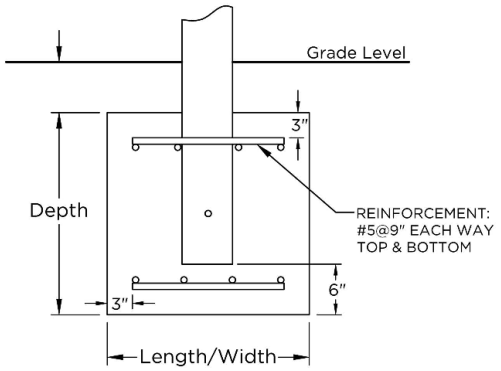
Length	10	**Width**	10	**Entry Height**	12
Peak Height	14.02	**Elbow**	Glide	**Column Mount**	Embedded
Column Size	5011	**Rafter Size**	2.5011	**Ridge Size**	2.5011
Column Length	17.08	**Rafter Length**	7.36569564	**Ridge Length**	0

Dome Qty: 1 **Column Qty:** 1

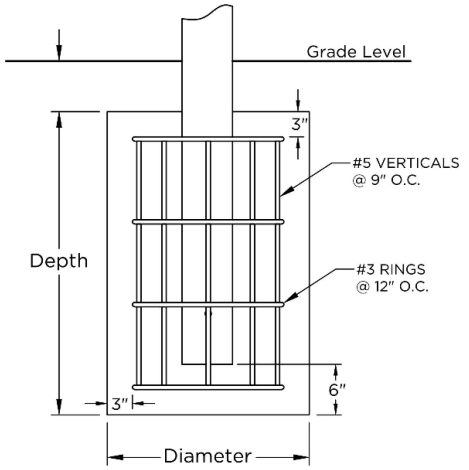




Square Footing		
Column	Length & Width	Depth
Single Cap	2.71	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	3.58	N/A
3'-0"	Out of range	N/A



SHADE
BY SUPERIOR RECREATIONAL PRODUCTS

QUOTE

SHADE SIZE
10 X 10

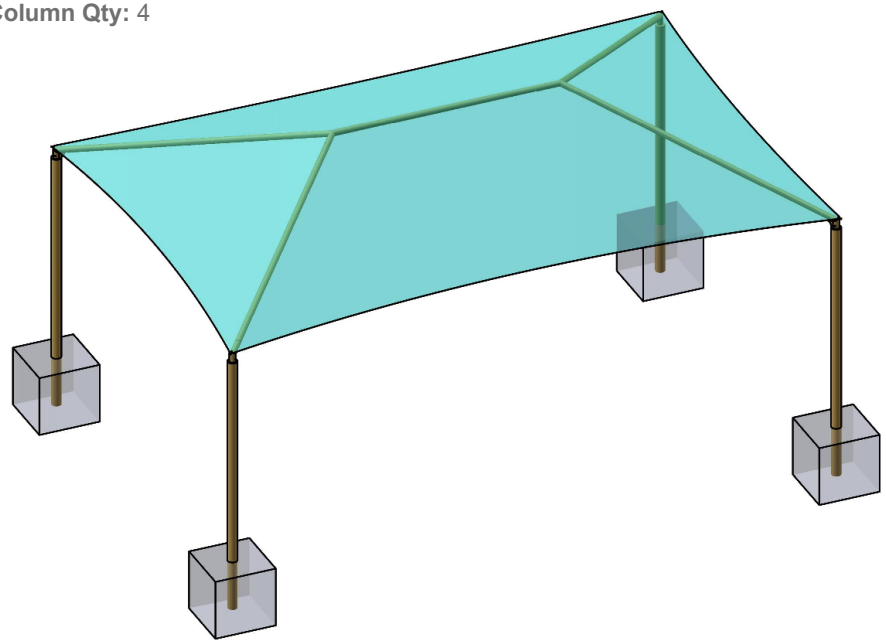
SHADE STYLE
Square Umbrella Shade

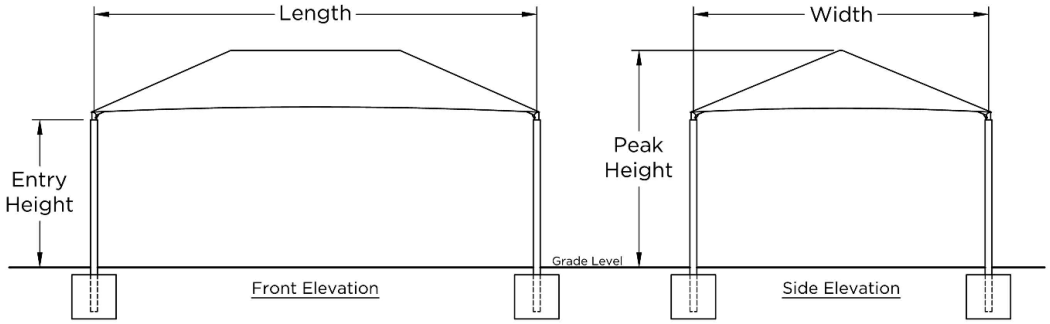
These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

Hip Shade

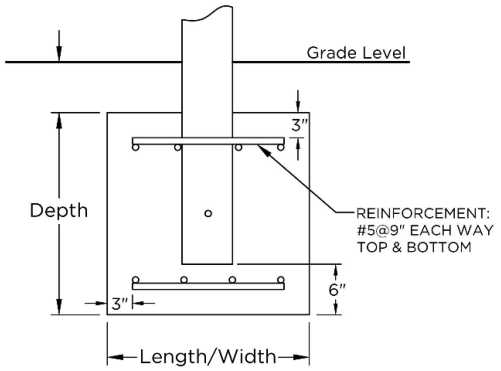
Length	34	**Width**	24	**Entry Height**	12
Peak Height	16.85	**Elbow**	Glide	**Column Mount**	Embedded
Column Size	6040	**Rafter Size**	3.511	**Ridge Size**	3.511
Column Length	15	**Rafter Length**	17.062031	**Ridge Length**	11.7621619

Dome Qty: 1 **Column Qty:** 4

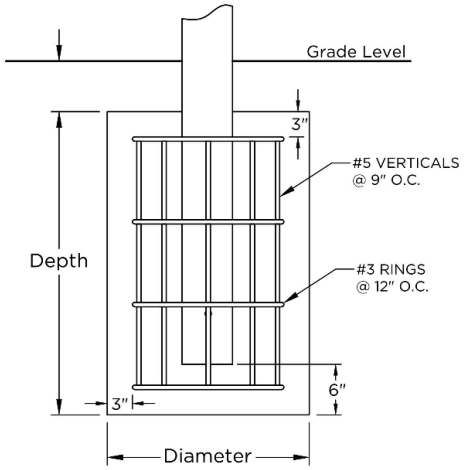




Square Footing		
Column	Length & Width	Depth
Single Cap	3.87	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	5.08	N/A



SHADE
BY SUPERIOR RECREATIONAL PRODUCTS

QUOTE

SHADE SIZE
34 X 24

SHADE STYLE
Hip Shade

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custom. nature inspired. cedar log playgrounds.

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Bears Playgrounds' nature-inspired products and natural materials help stimulate a child's imagination and enthusiasm for outdoor play. Their products facilitate learning, help build social skills, create opportunities for exercise, and by virtue of unique designs and materials, provide children with a connection to nature.

Bears Playgrounds' products are strong and durable, however, **there are natural aesthetics of real log products of which you should be aware**. Cedar logs have a fat end and a skinny end like a tree (instead of a manufactured dowel), **they have gorgeous wood grain, checking, knots, crooks, grooves, curves, even the occasional stubborn piece of bark, etc**. Those who are familiar with log construction know that it is subject to the natural process of "checking".

Checking, or cracks, occur across or through the growth rings as they release moisture. This is a natural process and is common to all wood species. Checking is not a defect in the wood; it does not diminish the quality, durability, safety, or the structural integrity. Instead, it is considered a part of the log's rustic natural look and adds to the uniqueness of each piece.

Your products will have checking!

We want to ensure your satisfaction with these nature-inspired products. Please call us with any questions, suggestions, or concerns.

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AREA 3
Elementary
5 – 12 years

ADA	ELEVATED (NOT ACCESSIBLE)	ELEVATED (ACCESSIBLE ROUTE)	GROUND LEVEL
			LG MOUNTAIN CLIMBER
			CAT WALK CLIMBER
			MUSHROOMS
			MONKEY BARS
TOTALS	-	-	4
TOTAL ELEVATED	-		
TOTAL GL REQUIRED	-	WE HAVE 4	GOOD
MIN GL TYPES RQRD	-	WE HAVE 4	GOOD
RQRD ON AN ACC ROUTE	50.00%	WE HAVE 100%	GOOD

ELEVATED = Tot. # Ground Level Required vs # Dif. Types

1 = NA:NA	2-4 = 1:1	5-7 = 2:2	8-10 = 3:3
11-13 = 4:3	14-16 = 5: 3	17-19 = 6: 3	20-22 = 7:4
23-25 = 8:4	>25, 8 + 1 FOR EACH		

At least 50% of elevated components must be on an accessible route. Play areas with 20 or more elevated components must use ramps to connect 25%.

Ground level accessible route >60" clear width, 1:16 slope, route may narrow to 36" for up to 60". Smaller areas < 1000sf can be 44" clear, turning space when route >

ramps = 36", 12" rise per run so 1:12, handrail 20" - 28"

Play Tables > 24" min high, 30" min wide, 17" min deep, 731" max h, wheel chair reach range 3-4 = 20-36", 5-8 = 18-40", 9-12 = 16-44".

AREA 2
Childrens House
2 – 5 years

ADA	ELEVATED (NOT ACCESSIBLE)	ELEVATED (ACCESSIBLE ROUTE)	GROUND LEVEL
		DOUBLE SLIDE	
		TREE HUGGER	
		CROOKED LOG CLIMBER	
		BRIDGE ANGLED CLIMBER	
		SINGLE SLIDE	
		ROCK WALL	
TOTALS	-	7	-
TOTAL ELEVATED	7		
TOTAL GL REQUIRED	2	WE HAVE 0	BAD
MIN GL TYPES RQRD	2	WE HAVE 0	BAD
RQRD ON AN ACC ROUTE	50.00%	WE HAVE 100%	GOOD

ELEVATED = Tot. # Ground Level Required vs # Dif. Types

1 = NA:NA	2-4 = 1:1	5-7 = 2:2	8-10 = 3:3
11-13 = 4:3	14-16 = 5: 3	17-19 = 6: 3	20-22 = 7:4
23-25 = 8:4	>25, 8 + 1 FOR EACH		

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Play Tables > 24" min high, 30" min wide, 17" min deep, 731" max h, wheel chair reach range 3-4 = 20-36", 5-8 = 18-40", 9-12 = 16-44".

AREA 1
Toddler
6-23 months

ADA	ELEVATED (NOT ACCESSIBLE)	ELEVATED (ACCESSIBLE ROUTE)	GROUND LEVEL
	RAMP		
	BRIDGE		
	SLIDE		
TOTALS	3	-	-
TOTAL ELEVATED	3		
TOTAL GL REQUIRED	1	WE HAVE 0	BAD
MIN GL TYPES RQRD	1	WE HAVE 0	BAD
RQRD ON AN ACC ROUTE	50.00%	WE HAVE 00.00%	BAD

ELEVATED = Tot. # Ground Level Required vs # Dif. Types

1 = NA:NA	2-4 = 1:1	5-7 = 2:2	8-10 = 3:3
11-13 = 4:3	14-16 = 5: 3	17-19 = 6: 3	20-22 = 7:4
23-25 = 8:4	>25, 8 + 1 FOR EACH		

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1-7-2022 Drawing 6

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Little Lumberjack Village

BEST AGES 5-12 years
BEST AGES 2-5 years
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PROJECT BOOKING SHEET

IMPORTANT TERMS AND CONDITIONS: Bears is not a contractor per se. By definition Bears is a "specialty vender" providing equipment and sometimes services. Our services sometimes include installation. If Bears is installing, a clear path accessible by installation equipment into your desired location is essential. Bears Playgrounds cannot be held responsible for damage to the grounds while trying to access the installation area. The installation price quoted includes one trip (mobilization) to the job site. Because of the distances involved, it is extremely important all work be completed prior to the crew departing the job site at the completion of the job. An opportunity for a final inspection of the project will be provided and all work must be performed prior to the crew departing the site. All punch list items, job deficiencies, adjustments or other requests for service must be done or corrected at this time. All requests for service after this time are subject to an additional mobilization charge of $4.00 per mile each way (job site to Lima, NY 14485). Other charges may also apply.

Regardless of who installs the product, the owner agrees to be responsible for determining placement and for providing adequate, safe, "use zones" around the structure and safety surfacing. If in-ground footers are required for this project the owner is responsible to check with the utilities to ensure the playground will not interfere. Owner agrees to and is responsible for Suggested General Maintenance Checklist and Operating Instructions found in the Product Brochure. Inspect this unit before each use, tighten hardware and correct any safety issues. The Owner / Contracting Agency are responsible for any and all permits required. Owner agrees to defend and hold harmless Bears Playgrounds against any claim or liability with respect to the use of these products or services. In the event of any loss or injury to any person or property, you agree to look exclusively to your insurer to recover damages. You agree that we and our agents, owners, employees, subsidiaries, affiliates, officers and directors are exempt from liability for loss, damage, injury or other consequence arising directly or indirectly from the services we perform or equipment we provide under this contract. If it is determined that we are directly responsible for loss, damage, injury or other consequence, you agree that damages shall be limited to the lessor of $1,000 or the price you paid us under this contract. These agreed upon damages are not a penalty. They are your sole remedy no matter how the loss is caused or fault. In the event any lawsuit or other claim is filed by any party against us or our agents, owners, employees, subsidiaries, affiliates, officers and directors arising out of the services we perform or equipment we provide under this contract, you agree to be solely responsible for, and indemnify and hold us completely harmless from such lawsuit or other claim including your payment of all damages, expenses, costs and attorney's fees. These obligations survive the expiration or termination of this contract. The Limited Warranty is included in the Product Catalog and on our web site www.bearsplaygrounds.com. We make no other guarantee or warranty of any kind, including implied warranty of merchantability or fitness for a particular purpose, with respect to the services we perform or the equipment we provide under this contract. We are not liable to you or any other person or party for direct, indirect, special, incidental or consequential damages. This transaction may be cancelled without penalty within 3 days of agreement. After 3 days but before a product is shipped the transaction may be cancelled subject to a 25% restocking fee. Once delivered and or installed this product may not be returned. If payment is not made when due, interest will accrue at a rate of 1.7% per month from the due date. In the advent of legal action in the process of collections, you agree to pay all costs and expenses of collection, including reasonable attorney's fees, whether or not litigation is commenced. The undersigned agrees to pay applicable sales tax for this purchase, as well as any other purchases moving forward. Otherwise, provide Bears Playgrounds with your tax emempt certificate. If sales tax is not paid to Bears Playgrounds, purchaser will pay directly to their state. This contract constitutes our entire agreement.

FULL CONTRACT AMOUNT	DEPOSIT AMOUNT (TO BOOK PROJECT)	FINAL BALANCE (DUE PRIOR TO SHIPPING FROM BEARS FACILITY or DURING FINAL INSPECTION IF INSTALLED BY BEARS CREW)
$ 99,000.00	$ -	$ 99,000.00

CHECK #	CASH	CARD NUMBER - VISA | MASTERCARD | AM-X (This can also be called into our office at 585-624-5694)	
NAME ON THE CARD	BILLING STREET ADDRESS AND ZIP	CVC CODE	EXP DATE

PROJECT ACCEPTANCE, ALL CUSTOMERS SIGN:	PRINT:	TITLE:	DATE
POST INSTALL INSPECTION, ALL CUSTOMERS SIGN (If installed by Bears Crew):	PRINT:	TITLE:	DATE

Designed by: Trey Socash
Certified Playground Safety Inspector

1-7-2022 Drawing 6

Independent Play
Proudest Monkey Village
Little Lumberjack Village

BEST AGES 5-12 years
BEST AGES 2-5 years
BEST AGES 6-23 months

BEARS
bearsplaygrounds.com

7577 E. Main St, Lima NY 14485
877-807-7529 (p) 585-624-7590 (f)
info@bearsplaygrounds.com

Guidepost Montessori
at Arlington Heights
1000 W Northwest Hwy
Arlington Heights, IL 60004

Attn: John Steller | 214-704-1146 - Cell
jsteller@tohighergrround.com
Attn: Elan Walshe | 949-413-3326
ewalshe@tohighergrround.com
Attn: Natasa Andrejic | 818-445-3974
nandrejic@tohighergrround.com
Attn: Scott Heguy | 312-880-8189
sheguy@tohighergrround.com
Attn: Andrew Everett | 806-418-3857
aeverett@tohighergrround.com

Designed by: Trey Socash
Certified Playground Safety Inspector

1-7-2022 Drawing 6

Independent Play
Proudest Monkey Village
Little Lumberjack Village

BEST AGES 5-12 years
BEST AGES 2-5 years
BEST AGES 6-23 months

WE REQUIRE A 6' WIDE OPENING INTO BOTH AREAS THAT ALLOW US TO DRIVE A BOBCAT INTO THE AREAS. IF WE ARE NOT PROVIDED WITH A 6' WIDE OPENING, THERE WILL BE ADDITIONAL CHARGES.

AREA 1			SUBTOTAL
LITTLE LUMBERJACK VILLAGE			
TOWER		2149	
TOWER		2149	
FLAT BRIDGE		999	
2' STRAIGHT SLIDE		599	
GENTLE FLAT CLIMBER		899	$ 6,795.00
SHADE STRUCTURE			SUB TOTAL
10X10 SHADE STRUCTURE		3800	
10X10 SHADE STRUCTURE		3800	
INBOUND SHIPPING		399	
LIFT FOR INSTALL		1999	$ 9,998.00
SAFETY SURFACING PACKAGE			
CERT. WOODEN MULCH- 20 YDS^3	$	2,630.00	
BARRIER FABRIC- 500 FT^2	$	100.00	
DOUBLE HIGH LOG BORDERS X 22	$	1,100.00	
SURFACING PACKAGE INSTALL	$	2,999.00	$ 6,829.00
AREA 2			SUBTOTAL
PROUDEST MONKEY VILLAGE			
PROUDEST MONKEY STRUCTURE 1		2999	
PROUDEST MONKEY STRUCTURE 2		2999	
6' FLAT BRIDGE w / RAILS		999	
WOODEN RAIL OPTION X 4		200	
WOODEN ROOF OPTION X 2		798	
SAFETY SIGN X 1			
ON STRUCTURE 1			
SM CROOKED LOG CLIMBER		199	
4' DOUBLE SLIDE		599	
ADA TRANSFER STATION		1499	
SM TREE HUGGER		299	
ON STRUCTURE 2			
SM ROCK WALL		249	
ANGLED CLIMBER		100	
4' WAVE SLIDE		499	$ 11,439.00
SHADE STRUCTURE			SUB TOTAL
24X34 SHADE STRUCTURE		12500	
INBOUND SHIPPING		399	
LIFT FOR INSTALL		1999	$ 14,898.00
SAFETY SURFACING PACKAGE			
CERT. WOODEN MULCH- 50 YDS^3	$	3,485.00	
BARRIER FABRIC- 1178 FT^2	$	235.00	
DOUBLE HIGH LOG BORDERS X 32	$	1,600.00	
SURFACING PACKAGE INSTALL	$	2,999.00	$ 8,319.00
AREA 3			SUBTOTAL
INDEPENDENT PLAY			
FS CAT WALK BRIDGE		2499	
LG MOUNTAIN CLIMBER		1499	
MUSHROOM HOPPERS X 5		1495	
IG HIGHER MONKEY BARS		1299	$ 6,792.00
SHADE STRUCTURE			SUB TOTAL
10X10 SHADE STRUCTURE		3800	
10X10 SHADE STRUCTURE		3800	
INBOUND SHIPPING		399	
LIFT FOR INSTALL		1999	$ 9,998.00
SAFETY SURFACING PACKAGE			
CERT. WOODEN MULCH- 50 YDS^3	$	3,512.00	
BARRIER FABRIC- 1200 FT^2	$	240.00	
DOUBLE HIGH LOG BORDERS X 36	$	1,800.00	
SURFACING PACKAGE INSTALL	$	2,999.00	$ 8,551.00
SUB TOTAL	$	83,619.00	
SHIPPING ESTIMATE / MOBILIZATION		NONE	
INSTALL BY BEARS	$	15,381.00	
NEW TOTAL	$	99,000.00	
SALES TAX			

Installation for Engineered Wood Fiber (EWF) to meet ADA Requirements

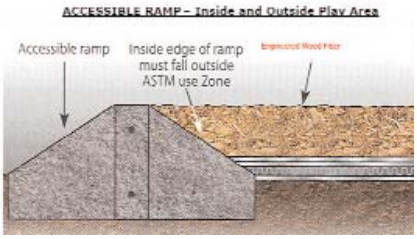
IPEMA believes that following the installation and maintenance recommendations below will result in greater accessibility and compliance with ADA requirements for EWF accessible surfacing under and around playground equipment. EWF accessible surfacing should meet the ASTM F1951 surface accessibility standard. Request a copy of the manufacturer's ASTM F1951 surface testing report to confirm that the product meets the maneuverability performance requirements of the accessibility standard.

Installation:

1. Please visit the IPEMA website (www.ipema.org) to print a certificate showing the engineered wood fiber is IPEMA certified for ASTM F1292-impact attenuation within the use zone of the playground equipment, F2075- sieve analysis, tramp metals and hazardous metals.

2. Prepare the site in accordance with the project engineer's directions and project specifications.

3. Install drainage as recommended by the manufacturer of the engineered wood fiber (EWF). Drainage installation is recommended to increase the life of EWF, reduce mold and fungus issues and help retain resiliency during cold temperatures. Different drainage systems are available. Pictured to the right is a typical gravel drainage model.



4. Installing one or more compliant ADA ramps into the play area is recommended to allow an accessible entrance to and from the play area.

5. Once drainage is installed, proceed to install the EWF at the recommended thickness per the equipment manufacturer's recommendations. Be sure the surface is level & compacted. Optional: To speed up the natural compaction process, once drainage is installed, install the EWF in layers, 6-8" at a time. Rake, level and wet the surface before compacting with a mechanical compactor after each layer is installed. Change direction 90 degrees between each layer. Repeat these steps until the desired surface thickness is achieved.

6. In kick-out areas, such as swings and slides, install wear mats on top of the EWF to prevent holes and to maintain a level surface. Be sure these mats are installed in such a way as they do not have an edge above the surface that will create an accessibility issue. Tapered edges are recommended.

Typical wear mats installed in kick-out areas.

Note: This is a technical document and in no way is an endorsement for any particular surfacing. It is intended to assist the playground owner in making their playground a well-maintained and accessible area. It does not imply that an injury cannot occur. For more information about the IPEMA certification program, go to www.ipema.org.

Maintenance for Engineered Wood Fiber (EWF) to meet ADA Requirements

Maintenance:

Maintaining your EWF surface is critical to keeping your surfacing ADA compliant. The frequency of the maintenance information below should be conducted in accordance with the manufacturers' recommendations.

1. Visually inspect the entire playground area. Remove all foreign material (i.e. trash, tree branches, etc.).

2. Rake the EWF to keep the surface level and the thickness to the original recommended depth. A level surface is necessary for wheelchair access and compliance with ADA requirements. Wear mats can reduce or eliminate the need to rake the EWF in high traffic areas such as swings and slide exits. Be sure the transition between the wear mats and the EWF is level.

3. At accessible entrances onto the playground surface, ensure that the surface material, accessible route or the top of the access ramp is within ¼" of the top of the play area border. An ADA compliant access ramp into the play area will help reduce maintenance in this area.

4. In the highest use areas and around equipment footers, dig down to the subsurface or drain system and measure the depth of the EWF. Ensure that the depth is sufficient for the fall height of the structure or at the manufacturer's original recommended depth, whichever one is greater. Add EWF as necessary, level, wet and compact. The use of markings on the play structure supports or on the containment barriers is also recommended as a means to ensure depth of surface is kept to original thickness.

5. Visually inspect all wear mats for tears, cracks and general wear. Add EWF around the wear mat to ensure a smooth transition from wear mat to surface. Turn wear mats over periodically and add EWF beneath them to bring wear mats up to original grade.

6. Check the performance of the drain system by ensuring that water is flowing from a drain system outflow pipe immediately after rain. Also, make sure there is no standing water on the playground surface. It is important to have a functioning drainage system to improve EWF life expectancy and the resilience of the surfacing.

Note: This is a technical document and in no way is an endorsement for any particular surfacing. It is intended to assist the playground owner in making their playground a well-maintained and accessible area. It does not imply that an injury cannot occur. For more information about the IPEMA certification program, go to www.ipema.org.

Traffic Impact Study
Proposed Day Care Center

Arlington Heights, Illinois

Prepared For:

LFI
REAL ESTATE

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

February 16, 2022

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed day care center to be located at 1000 W. Northwest Highway in Arlington Heights, Illinois. The site is located in the northwest corner of the intersection of Northwest Highway with Kennicott Avenue and currently contains a vacant building and its surface parking lot. As proposed, the building will be redeveloped into a day care center serving children ranging in age from 0-6+ years of age. As part of the proposed day care, the northerly portion of the parking lot (including the elimination of the existing access drive on Kennicott Avenue) will be converted into a playground, with the remainder of the surface parking lot providing approximately 49 parking spaces.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed day care will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

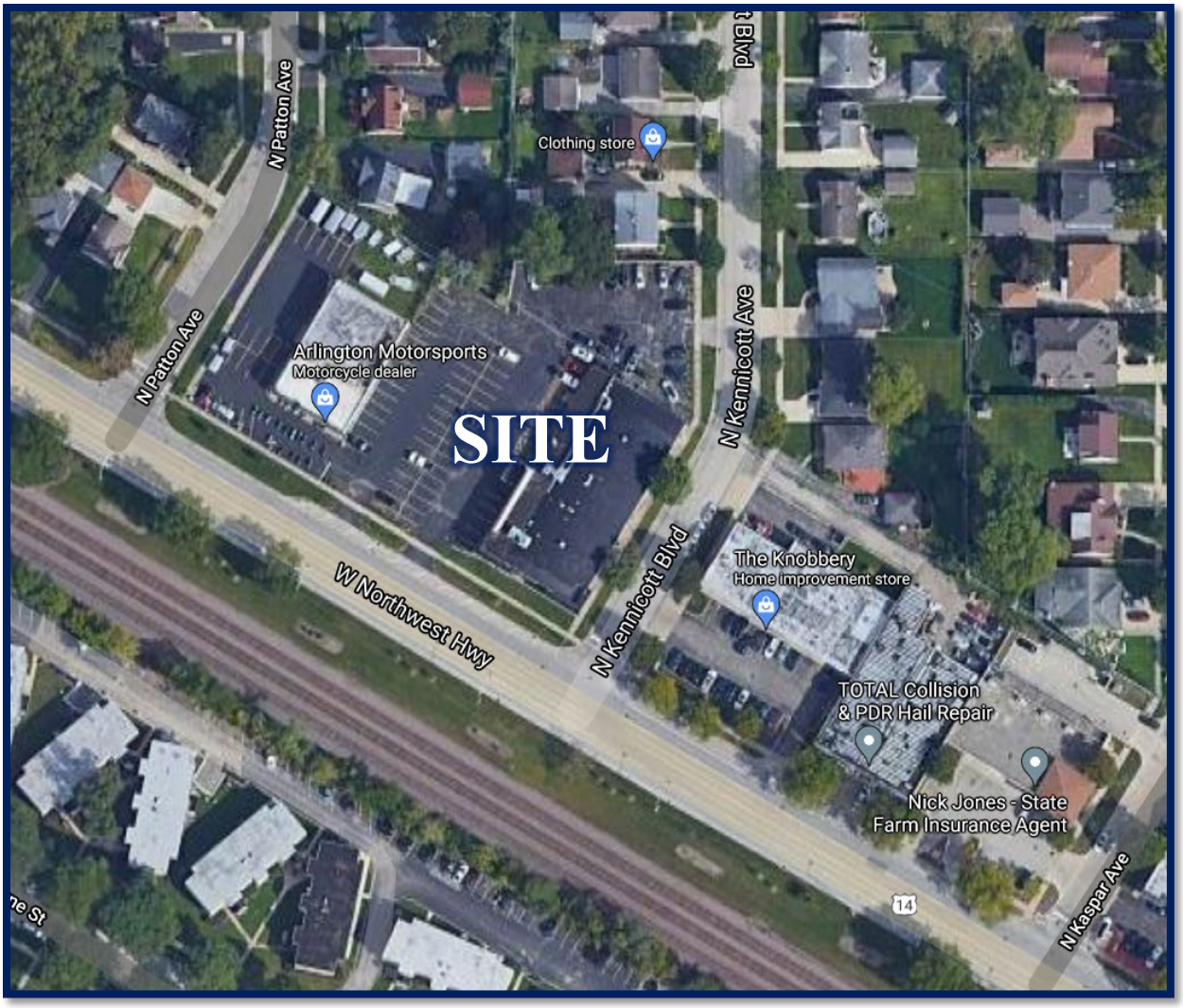
- Existing roadway conditions
- A description of the proposed day care
- Directional distribution of the day care traffic
- Vehicle trip generation for the day care
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the adequacy of the parking supply

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Projected Conditions – Analyzes the capacity of the future roadway system using the traffic volumes that include the background traffic volumes and the traffic estimated to be generated by the proposed development.

Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site is located at 1000 W. Northwest Highway in Arlington Heights, Illinois in the northwest corner of the intersection of Northwest Highway with Kennicott Avenue. Running parallel to and across Northwest Highway from the site are Union Pacific railroad tracks. The site contains a currently vacant building totaling approximately 12,232 square feet. Access to the site is currently provided via two access drives on Arlington Heights Road and one access drive on Kennicott Avenue. The site provides 67 standard parking spaces and four accessible parking spaces, totaling 71 parking spaces. Land uses in the vicinity of the site are primarily commercial to the northwest and southeast and primarily residential to the north.

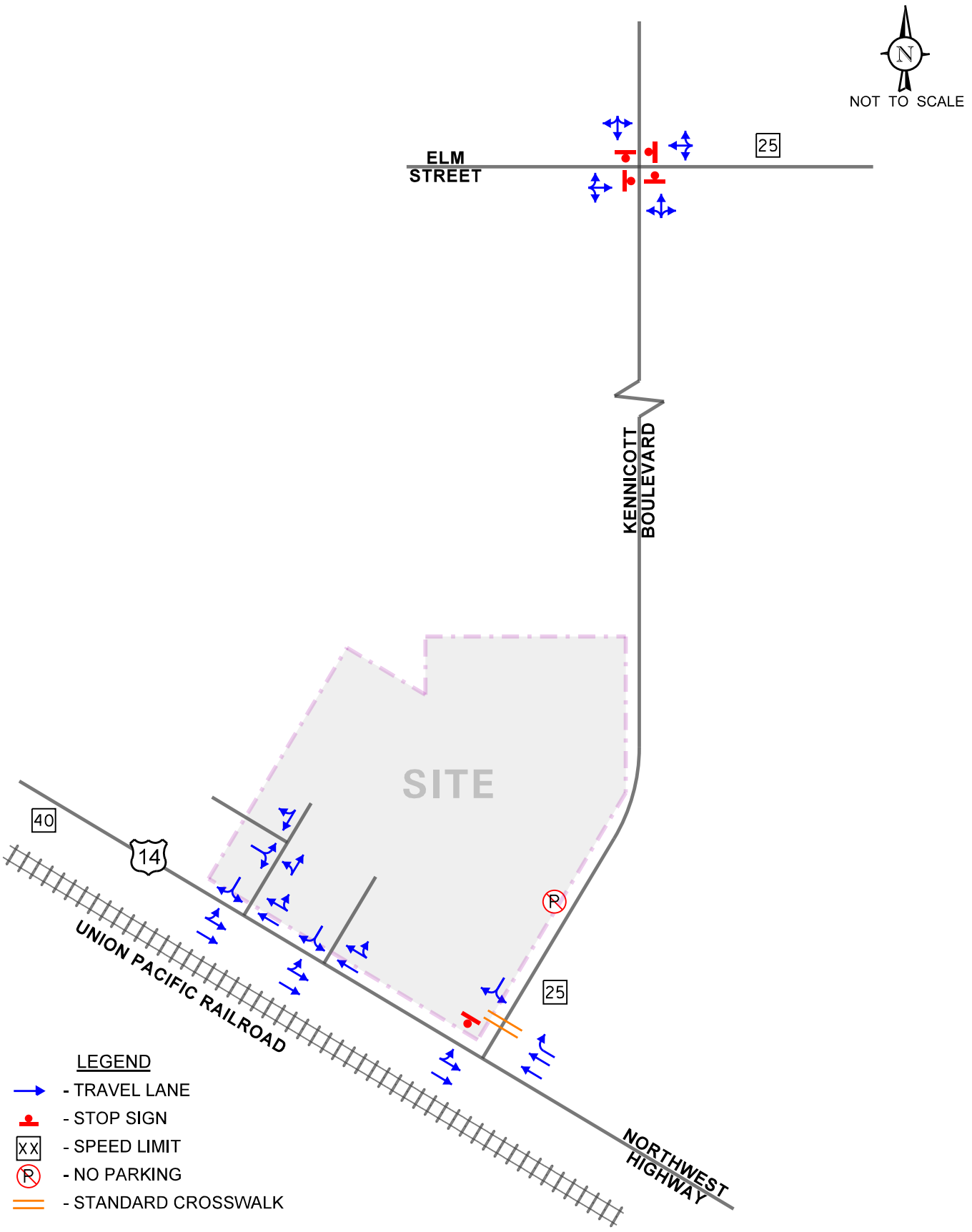
Existing Roadway System Characteristics

The characteristics of the existing roadways that surround the proposed location of the day care are illustrated in **Figure 3** and described below.

Northwest Highway is an east-west roadway, classified as a minor arterial, that provides two lanes in each direction. At its unsignalized intersection with Kennicott Avenue, Northwest Highway provides a shared left-turn/though-lane and a through lane on the eastbound approach. The westbound approach provides two through lanes and an exclusive right-turn lane. At its unsignalized intersections with the site's two access drives fronting the highway, Northwest Highway provides two lanes in each direction with no exclusive turn lanes. Northwest Highway is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an annual average daily traffic (AADT) volume of 15,800 vehicles (IDOT AADT 2017), and has a posted speed limit of 40 miles per hour. It should be noted that Northwest Highway is not classified as a Strategic Regional Arterial (SRA).

Kennicott Avenue is a north-south roadway, classified as a minor collector, that provides one lane in each direction. At its unsignalized intersection with Northwest Highway, Kennicott Avenue provides a shared left-turn/right-turn lane and a standard crosswalk on the southbound approach. At its unsignalized intersection with Elm Street, Kennicott Avenue provides a shared left-turn/through/right-turn lane on both the northbound and southbound approaches. Kennicott Avenue is under the jurisdiction of the Village of Arlington Heights, carries an AADT volume of 1,400 vehicles (IDOT AADT 2018), and has a posted speed limit of 25 miles per hour.

Elm Street is an east-west roadway, classified as a local road, that provides one lane in each direction. At its unsignalized intersection with Kennicott Avenue, Elm Street provides a shared left-turn/through/right-turn lane on both the eastbound and westbound approaches. Elm Street is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.



Day Care
Arlington Heights,
Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-168 Figure: 3

Existing Traffic Volumes

Turning movement traffic counts using Miovision Scout Collection Units were conducted on Thursday, June 13, 2021, during the morning (7:00 to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods at the intersections of Northwest Highway with Kennicott Avenue and Kennicott Avenue with Elm Street. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 8:00 A.M. to 9:00 A.M. and the evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M.

Due to the COVID-19 pandemic, it is anticipated that traffic volumes in the study area do not reflect normal or typical conditions. As such, the 2021 traffic counts were compared to count data available on the IDOT Traffic Count Data System website. The results of the comparison showed that the Year 2021 traffic volumes along Northwest Highway were approximately 50 percent less than the Year 2019 IDOT counts and, as such, the traffic counts along Northwest Highway and the turning movements to/from Kennicott Avenue were increased by 50 percent during the peak hours.

The Year 2021 base traffic volumes are illustrated in **Figure 4**. Copies of the traffic count summary sheets are included in the Appendix.

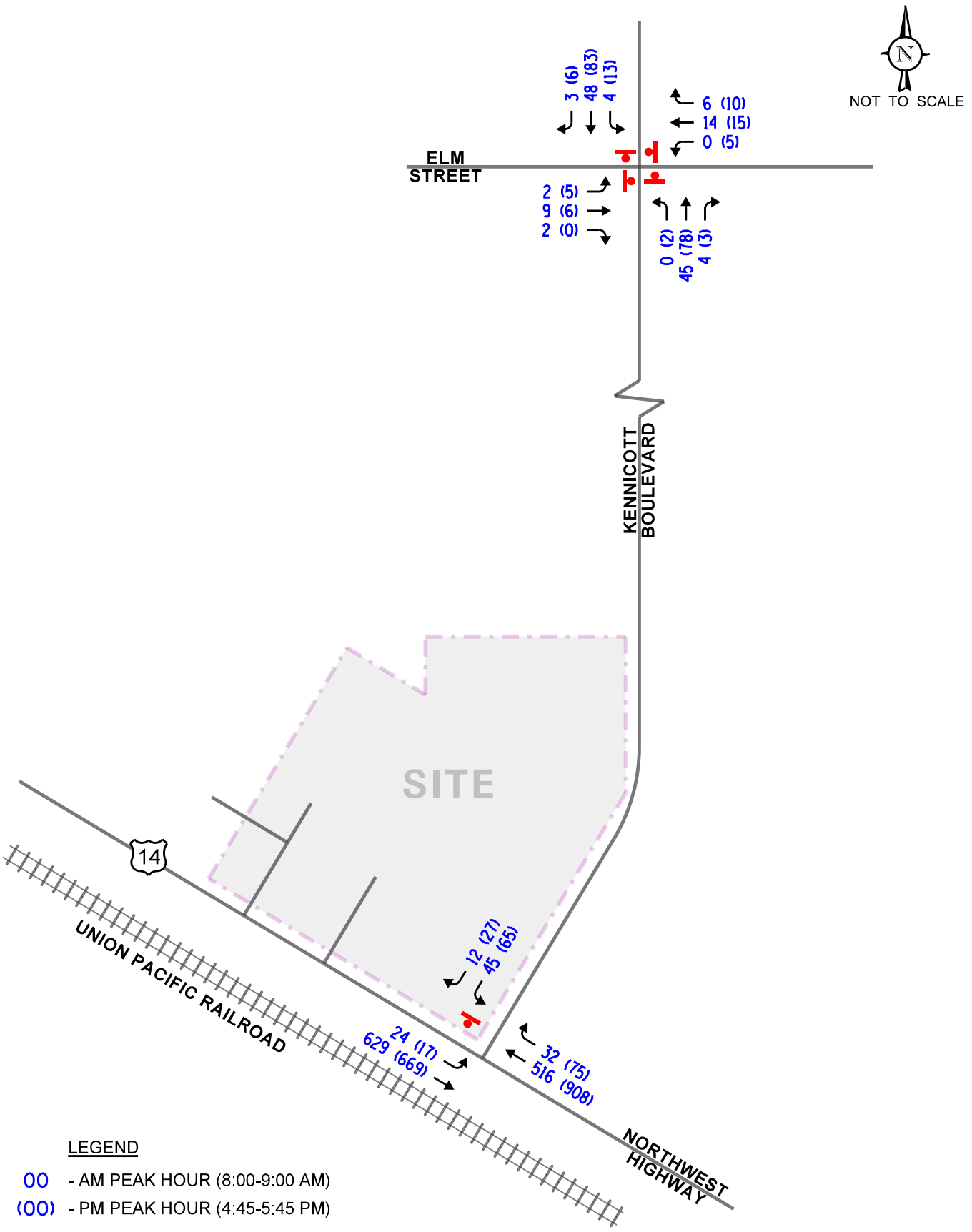
Crash Analysis

KLOA, Inc. obtained accident data[1] for the most recent available past five years (2016 to 2020) for the intersection of Northwest Highway with Kennicott Avenue. A summary of the crash data for the intersection of Northwest Highway with Kennicott Avenue is shown in **Table 1**. A review of the crash data revealed no fatalities were reported at any of the studied intersections during the review period.

Table 1
NORTHWEST HIGHWAY WITH KENNICOTT AVENUE - CRASH SUMMARY

	Type of Accident Frequency						
Year	**Angle**	**Object**	**Rear End**	**Sideswipe**	**Turning**	**Other**	**Total**
2016	0	0	0	1	0	0	1
2017	0	0	0	0	2	0	2
2018	0	0	0	0	1	0	1
2019	0	0	0	0	3	0	3
2020	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**1**	**6**	**0**	**7**
Average/Year	**0**	**0**	**0**	**0.2**	**1.2**	**0**	**1.4**

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.



Day Care
Arlington Heights, Illinois

Year 2021 Base Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-168 Figure: 4

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Operations of Day Care Center

As proposed, the day care center will be occupying the existing building on site and is projected to maintain hours of operation of 7:00 A.M. to 6:00 P.M. The current building is 12,232 square feet and a 1,156 square foot addition is planned to be constructed, for a total building size of 13,388 square feet. The day care will have a maximum student capacity of approximately 203 children and will have up to 34 total staff members. The day care center will provide care and education for students aged 0 to 6+ in five different age categories. These categories include infant, young toddler, older toddler, children's house, and elementary.

Access to the day care center will continue to be provided via the two existing access driveways on Northwest Highway. The west access drive will provide inbound access and the east access drive will provide outbound access. Outbound movements on to Northwest Highway will be under stop sign control.

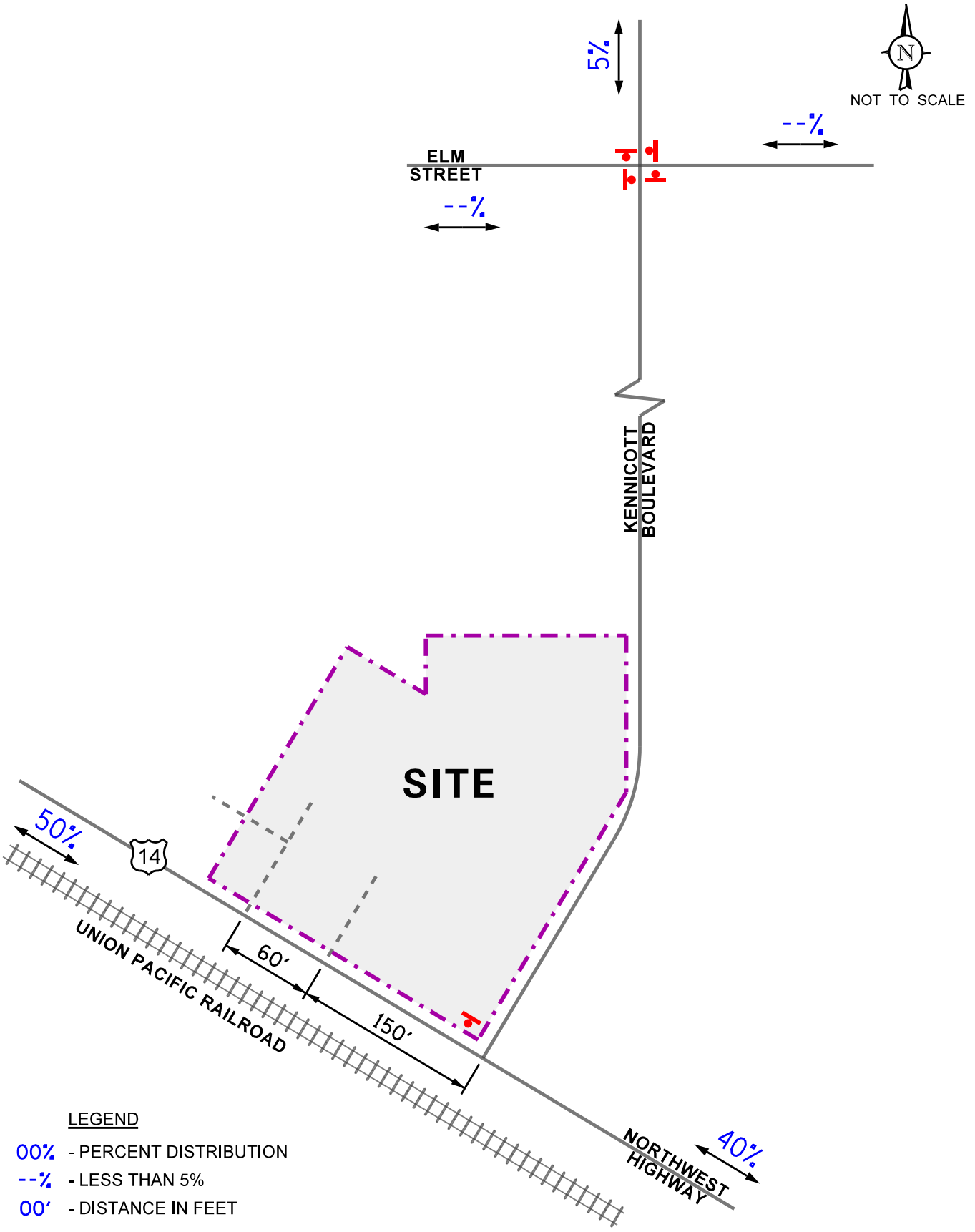
As part of the proposed development, the north portion of the site will be made into an outdoor playground with various equipment for the children attending the day care center. This will result in the closure and removal of the access drive on Kennicott Avenue as well as the removal of the parking lot and parking spaces to the north of the existing building.

Pick-Up/Drop-Off Operations

The proposed day care center children will be transported to the facility by their parents or other guardians, and most will arrive via personal vehicle. Per the operator, most children are dropped off between the hours of 7:00 A.M. and 9:30 A.M., with some children arriving as late as 10:00 A.M. In the operator's experience, they expect approximately 13 percent of the children ride in the same car to and from the facility. For those children in day care, a half-day pickup option occurs between 1:00 P.M. and 2:00 P.M.; however, most children are picked up between the hours of 4:00 P.M. and 6:00 P.M. Those children in the elementary category can be dropped off as early as 7:00 A.M. and picked up as late as 6:00 P.M.

Directional Distribution of Site Traffic

The directional distribution of how traffic will approach and depart the proposed day care center was based on the existing travel patterns, the existing roadway characteristics, and the traffic controls surrounding the site. **Figure 5** illustrates the estimated directional distribution for the proposed day care center traffic.



Day Care
Arlington Heights,
Illinois

Estimated Directional Distribution

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-168 Figure: 5

Site Traffic Generation

The estimate of traffic to be generated by the proposed day care center was based on trip generation information published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual,* 10th Edition. As previously indicated, the approximately 13,388 square-foot day care center will serve a maximum of 203 children. **Table 2** summarizes the estimated peak hour trip generation based on both variables using the 10th Edition. As can be seen from Table 2, the trips estimated to be generated based on both methodologies were consistent, with the trip generation based on students being the higher. As such, the trip generation based on the number of students from the 10th Edition was utilized for the purpose of this evaluation to be conservative in analysis.

It should be noted that since the original submittal of the traffic study, ITE released the 11th Edition of the *Trip Generation Manual.* As such, the volume of traffic estimated to be generated by the proposed day care center was estimated based on the 11th Edition of the manual to compare to the trips generated by the 10th Edition. **Table 3** summarizes the estimated peak hour trip generation based on both variables using the 11th Edition. As can be seen from Table 3, the trips generated using the 11th Edition were consistent or lower when compared to the 10th Edition.

Additionally, the ITE trip generations were compared to trip generations derived from information provided by the operator. Information included a breakdown of estimated arrival and departure times for students and staff. The slide including the student breakdown and the table including the staff breakdown are included in the Appendix. **Table 4** summarized the estimated peak hour trip generation based on this provided information. As can be seen from Table 4, the trips generated using the operator provided information are significantly lower when compared to the ITE generated trips. As such, the 10th Edition volumes were utilized for the purpose of this evaluation.

Table 2
ESTIMATED TRIP GENERATION – ITE TRIP GENERATION MANUAL, 10TH EDITION

ITE Land Use	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
565	Day Care (13,388 s.f.)	78	70	148	70	79	149	319	319	638
565	Day Care (203 Students)	84	75	159	76	85	161	416	416	832

Table 3
ESTIMATED TRIP GENERATION – ITE TRIP GENERATION MANUAL, 11TH EDITION

ITE Land Use	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
565	Day Care (13,388 s.f.)	78	69	147	70	79	149	319	319	638
565	Day Care (203 Students)	75	67	142	64	72	136	385	385	770

Table 4
ESTIMATED TRIP GENERATION – ITE TRIP GENERATION MANUAL, 11TH EDITION

	Weekday Morning Peak Hour				Weekday Evening Peak Hour			
	Time	In	Out	Total	Time	In	Out	Total
Students (203)	8:00	10	10	20	4:45	5	5	10
Staff (34)		7	0	7		0	7	7
Students (203)	8:15	13	13	26	5:00	5	5	10
Staff (34)		0	0	0		0	4	4
Students (203)	8:30	14	14	28	5:15	5	5	10
Staff (34)		0	0	0		0	0	0
Students (203)	8:45	10	10	20	5:30	5	5	10
Staff (34)		4	0	4		0	0	0
Hourly Total		**58**	**47**	**105**		**20**	**31**	**51**

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

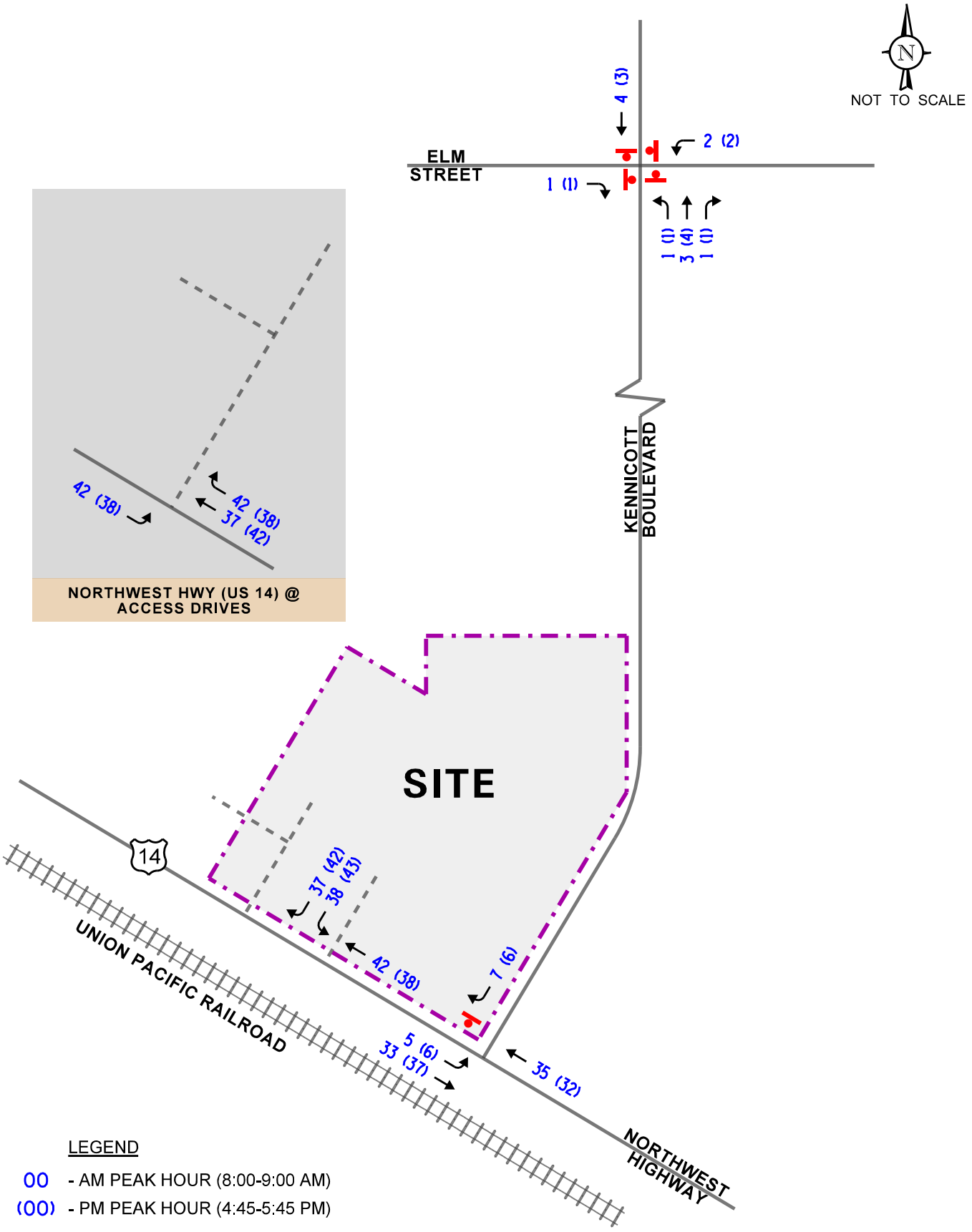
The estimated peak hour traffic volumes that will be generated by the proposed day care were assigned to the roadway system in accordance with the previously described directional distribution. **Figure 6** illustrates the assignment of the traffic volumes estimated to be generated by the proposed development.

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated July 21, 2021, the existing traffic volumes were increased by an annually compounded growth rate of 0.5 percent for six years (one-year buildout plus five years) totaling approximately three percent to represent Year 2027 background conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

Total Projected Traffic Volumes

The total projected traffic volumes include the existing traffic volumes increased by the regional growth factor and the traffic estimated to be generated by the proposed development (Figure 6). **Figure 7** shows the Year 2027 total projected traffic volumes.

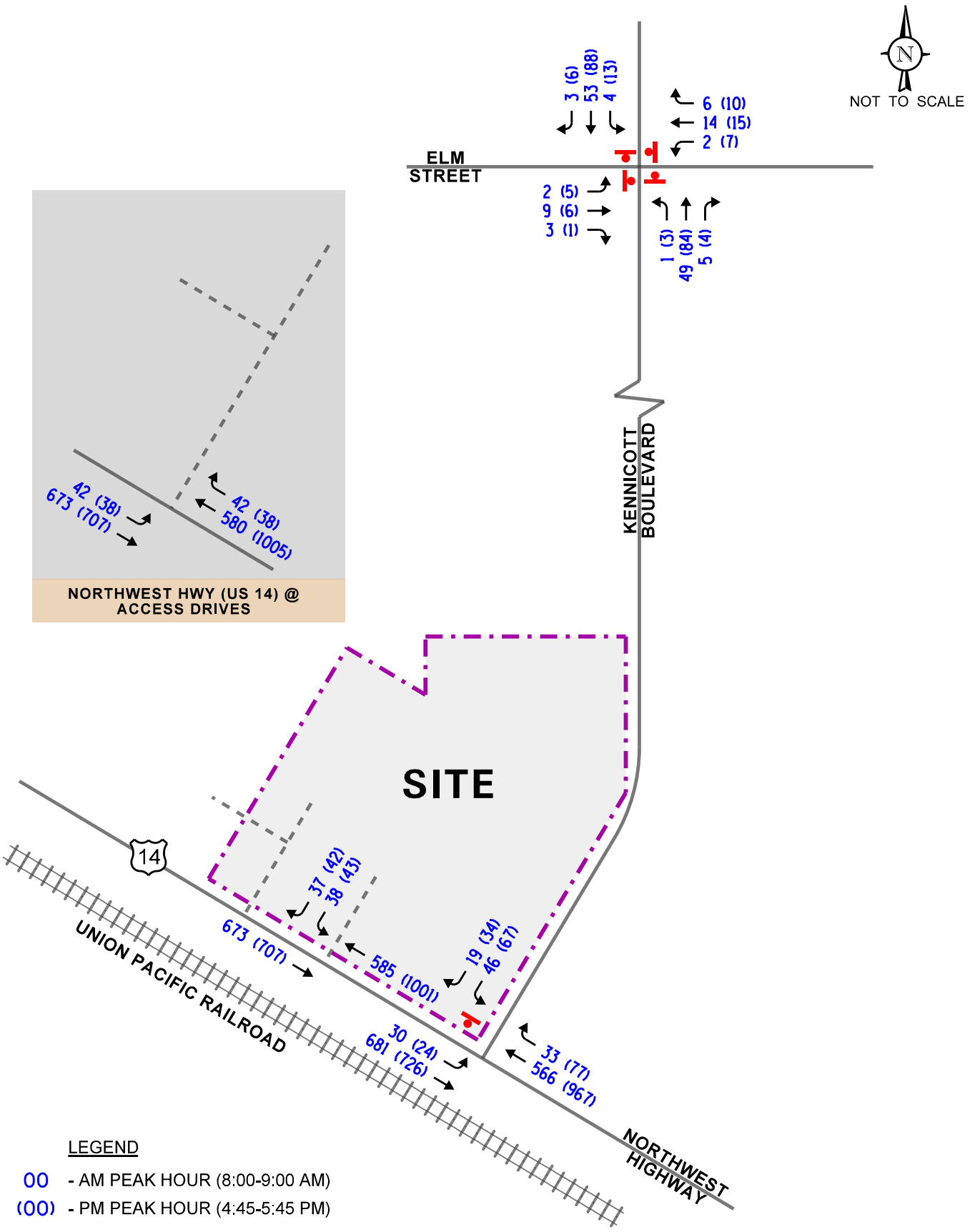


Day Care
Arlington Heights, Illinois

Estimated Site-Generated Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-168 Figure: 6



Day Care
Arlington Heights, Illinois

Year 2027 Total Projected Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 21-168 Figure: 7

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing (Year 2021) and future projected (Year 2027) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 11 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing (Year 2021) and (Year 2027) total projected conditions are presented in **Tables 5** and **6**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Location	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Northwest Highway with Kennicott Avenue[1]				
• Southbound Approach	C	21.2	F	79.0
• Eastbound Left Turn	A	8.7	B	10.9
Kennicott Avenue with Elm Street[2]				
• Overall	A	7.3	A	8.1
• Eastbound Approach	A	7.2	A	7.6
• Westbound Approach	A	7.1	A	7.8
• Northbound Approach	A	7.3	A	8.7
• Southbound Approach	A	7.3	A	7.8

LOS - Level of Service
Delay is measured in seconds.
1 – Two-Way Stop Sign Control
2 – All-Way Stop Sign Control

Table 6
CAPACITY ANALYSES RESULTS – PROJECTED CONDITIONS – UNSIGNALIZED

Location	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Northwest Highway with Kennecott Avenue[1]				
• Southbound Approach	C	23.7	F	99+
• Eastbound Left Turn	A	8.9	B	11.3
Kennecott Avenue with Elm Street[1]				
• Overall	A	7.3	A	8.0
• Eastbound Approach	A	7.2	A	7.6
• Westbound Approach	A	7.2	A	7.9
• Northbound Approach	A	7.3	A	8.4
• Southbound Approach	A	7.4	A	7.8
Northwest Highway with West Access Drive[1]				
• Eastbound Left Turn	A	9.0	B	11.2
Northwest Highway with East Access Drive[1]				
• Southbound Approach	C	17.4	E	40.3

LOS - Level of Service
Delay is measured in seconds.
1-Unsignalized Intersection

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identify any roadway and traffic control improvements needed to accommodate the school traffic.

Northwest Highway with Kennicott Avenue

The results of the capacity analyses indicate that the southbound approach currently operates at Level of Service (LOS) C during the weekday morning peak hour and at LOS F during the weekday evening peak hour. It should be noted that the LOS F during the weekday evening peak hour is expected for a minor approach that has an unsignalized intersection with a major roadway such as Northwest Highway. The eastbound left-turn movement currently operates at LOS A during the weekday morning peak hour and at LOS B during the weekday evening peak hour. Under future conditions, the southbound approach is projected to continue operating at the existing levels of service. However, the level of service during the weekday evening peak hour is a result of the existing traffic volumes and as previously indicated, is expected for a minor street unsignalized approach to a major roadway. Furthermore, eastbound left-turn movements are projected to continue operating at existing levels of service with increases in delay of less than one second. Additionally, it should be noted that the volume-to-capacity ratio for the southbound approach is projected to be less than 1.0, and that the 95th percentile queues for the southbound approach are projected to increase by one to two vehicles. Also, the results of the capacity analysis do not take into consideration the proximity of the signalized intersection of Northwest Highway with Euclid Avenue, which create gaps in the Northwest Highway traffic stream, allowing vehicles to turn to/from Kennicott. As such, the proposed day care center will have a limited impact on the operations of this intersection and no roadway or signal modifications will be required.

Kennicott Avenue with Elm Street

The results of the capacity analyses indicate that the overall intersection currently operates at LOS A during the weekday morning and evening peak hours. Assuming future conditions, the intersection will continue operating at LOS A, with increases in delay of less than one second. All approaches currently operate at LOS A and assuming future conditions will continue to operate at LOS A. As such, the proposed day care center will have limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Northwest Highway with Access Drives

The results of the capacity analysis for traffic generated by the proposed day care center indicate that the outbound movements from the east access drive will operate at LOS C during the weekday morning peak hour and LOS E during the weekday evening peak hour with a volume-to-capacity ratio of less than 1.0 with 95th percentile queues of one to two vehicles. Furthermore, the eastbound left-turn inbound to the site will operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour with 95th percentile queues of one to two vehicles which will have a limited impact on the through traffic along Northwest Highway. As such, these access drives will be adequate in accommodating the traffic projected to be generated by the proposed development and will ensure efficient and flexible access is provided.

Parking Evaluation

Arlington Heights code requires parking at a ratio of three parking spaces for every two employees for a day care, and one parking space for every employee and one space for every five classrooms for elementary schools. As such, a total of 47 parking spaces are required for the proposed day care, including two ADA accessible spaces. As proposed, the site will provide 49 parking spaces which includes two ADA accessible spaces. Therefore, the proposed parking lot will be able to meet requirements and adequately serve the facility.

Pick-Up and Drop-Off Operations Evaluation

As previously indicated, children will arrive at the proposed day care center via personal vehicle, transported by their parents or other guardians. For the purposes of this evaluation, it was assumed that most children will be driven to the facility, the vehicle parked, and then the children walked into the building. Once dropped off, the driver will return to the vehicle and leave the site. At the end of the day, to depart, the children are assumed to be walked out of the facility by their respective parent or guardian to the parked vehicle. Per information provided by the operator, on average, 13 percent of children attending the day care center ride in the same car to and from the facility.

Based on operator surveys of existing facilities, most children are dropped off between the hours of 7:00 A.M. and 9:30 A.M. The largest number of students dropped off typically occurs between 8:00 A.M and 9:00 A.M. with approximately 37 percent of students being dropped off during this hour. Most children are picked up between the hours of 4:00 P.M. and 6:00 P.M. However, some of the children are enrolled for a half-day and as such are picked up between 1:00 P.M. and 2:00 P.M. Throughout the day it is generally assumed that 34 parking spaces will be occupied by employees. This results in 13 parking spaces available to be utilized for pick-up/drop-off activities and for visitors. Based on information provided by the operator (included in the Appendix), during the highest 15-minute drop-off peak, approximately 11 percent of students are dropped off during this time. Taking into consideration also that approximately 13 percent of children are siblings, approximately 19 vehicles will be performing drop-off/pick-up activities during the peak 15-minute drop-off period.

Due to the ongoing nature of drop-off and pick up activities with the process for parents and guardians taking approximately 5-10 minutes and the staggered nature of staff's arrival and departure, the available parking spaces during the peak period will provide adequate parking to accommodate both parked vehicles for staff and drop-off and pick up activities. As parking during this peak, "worst-case scenario" 15-minute period is adequate, parking during the rest of the day is assumed to also be adequate. Circulation through the site is proposed to be one-way. Vehicles will enter the site at the inbound-only westerly access drive and will proceed clockwise through the site to the outbound-only easterly access drive. Employees will be required to park on the west side of the site, leaving the parking spaces closest to the doors on the east side of the parking lot available for drop off/pick-up activities. Additionally, by directing these activities to the east side of the parking lot, maximum on-site stacking will be available should a vehicle need to wait for a parking space to become available. Based on the above, the proposed site will adequately accommodate drop off and pick up activities, minimizing conflicts and congestion on site and any potential for traffic backups onto Northwest Highway.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The results of the capacity analysis indicate that the proposed day care center traffic will not have a significant impact on the area roadways.
- The proposed access system modified to one-way pair will be adequate in accommodating the traffic projected to be generated by the proposed development.
- The proposed 49 parking spaces meet Village code and will be adequate in accommodating the projected parking demand.
- As part of the proposed development, the existing access drive on Kennicott Avenue will be eliminated.
- The drop-off/pick-up operations of the proposed day care center, including modification to the parking lot to promote one way circulation, will be adequately accommodated onsite with minimal congestion and conflicts.

Appendix

Traffic Count Summary Sheets
Site Plan
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Arrival/Departure Data

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Kennicott Avenue with Northwest Highway
Site Code:
Start Date: 06/17/2021

Turning Movement Data

Start Time	Northwest Highway Eastbound					Northwest Highway Westbound					Kennicott Avenue Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	0	62	0	62	0	60	6	0	66	0	9	0	0	9	137
7:15 AM	0	1	101	0	102	0	64	1	0	65	0	6	7	0	13	180
7:30 AM	0	3	95	0	98	0	79	6	0	85	0	10	1	0	11	194
7:45 AM	0	2	102	0	104	0	79	2	0	81	0	12	3	4	15	200
Hourly Total	0	6	360	0	366	0	282	15	0	297	0	37	11	4	48	711
8:00 AM	0	4	96	0	100	0	91	5	0	96	0	6	5	0	11	207
8:15 AM	0	3	92	0	95	0	70	6	0	76	0	9	2	1	11	182
8:30 AM	0	5	116	0	121	0	94	5	0	99	0	7	1	3	8	228
8:45 AM	0	4	115	0	119	0	89	5	0	94	0	8	0	0	8	221
Hourly Total	0	16	419	0	435	0	344	21	0	365	0	30	8	4	38	838
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	90	0	91	0	119	9	0	128	0	15	6	0	21	240
4:15 PM	1	5	112	0	118	0	123	12	0	135	0	14	6	0	20	273
4:30 PM	0	1	107	0	108	0	125	14	0	139	0	13	10	0	23	270
4:45 PM	0	3	102	0	105	0	140	15	0	155	0	12	5	0	17	277
Hourly Total	1	10	411	0	422	0	507	50	0	557	0	54	27	0	81	1060
5:00 PM	0	2	114	0	116	0	158	5	0	163	0	8	4	0	12	291
5:15 PM	0	2	133	0	135	0	173	12	0	185	0	8	5	0	13	333
5:30 PM	0	4	97	0	101	0	134	18	0	152	0	15	4	1	19	272
5:45 PM	0	5	129	0	134	0	113	6	0	119	0	9	7	1	16	269
Hourly Total	0	13	473	0	486	0	578	41	0	619	0	40	20	2	60	1165
Grand Total	1	45	1663	0	1709	0	1711	127	0	1838	0	161	66	10	227	3774
Approach %	0.1	2.6	97.3	-	-	0.0	93.1	6.9	-	-	0.0	70.9	29.1	-	-	-
Total %	0.0	1.2	44.1	-	45.3	0.0	45.3	3.4	-	48.7	0.0	4.3	1.7	-	6.0	-
Lights	0	45	1604	-	1649	0	1652	124	-	1776	0	157	64	-	221	3646
% Lights	0.0	100.0	96.5	-	96.5	-	96.6	97.6	-	96.6	-	97.5	97.0	-	97.4	96.6
Buses	0	0	1	-	1	0	1	0	-	1	0	0	0	-	0	2
% Buses	0.0	0.0	0.1	-	0.1	-	0.1	0.0	-	0.1	-	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	0	35	-	35	0	36	2	-	38	0	4	2	-	6	79
% Single-Unit Trucks	0.0	0.0	2.1	-	2.0	-	2.1	1.6	-	2.1	-	2.5	3.0	-	2.6	2.1
Articulated Trucks	1	0	23	-	24	0	22	1	-	23	0	0	0	-	0	47
% Articulated Trucks	100.0	0.0	1.4	-	1.4	-	1.3	0.8	-	1.3	-	0.0	0.0	-	0.0	1.2
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	10	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Kennicott Avenue with Northwest Highway
Site Code:
Start Date: 06/17/2021

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Northwest Highway Eastbound					Northwest Highway Westbound					Kennicott Avenue Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
8:00 AM	0	4	96	0	100	0	91	5	0	96	0	6	5	0	11	207
8:15 AM	0	3	92	0	95	0	70	6	0	76	0	9	2	1	11	182
8:30 AM	0	5	116	0	121	0	94	5	0	99	0	7	1	3	8	228
8:45 AM	0	4	115	0	119	0	89	5	0	94	0	8	0	0	8	221
Total	0	16	419	0	435	0	344	21	0	365	0	30	8	4	38	838
Approach %	0.0	3.7	96.3	-	-	0.0	94.2	5.8	-	-	0.0	78.9	21.1	-	-	-
Total %	0.0	1.9	50.0	-	51.9	0.0	41.1	2.5	-	43.6	0.0	3.6	1.0	-	4.5	-
PHF	0.000	0.800	0.903	-	0.899	0.000	0.915	0.875	-	0.922	0.000	0.833	0.400	-	0.864	0.919
Lights	0	16	399	-	415	0	330	20	-	350	0	29	8	-	37	802
% Lights	-	100.0	95.2	-	95.4	-	95.9	95.2	-	95.9	-	96.7	100.0	-	97.4	95.7
Buses	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0	1
% Buses	-	0.0	0.0	-	0.0	-	0.3	0.0	-	0.3	-	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	0	12	-	12	0	10	1	-	11	0	1	0	-	1	24
% Single-Unit Trucks	-	0.0	2.9	-	2.8	-	2.9	4.8	-	3.0	-	3.3	0.0	-	2.6	2.9
Articulated Trucks	0	0	8	-	8	0	3	0	-	3	0	0	0	-	0	11
% Articulated Trucks	-	0.0	1.9	-	1.8	-	0.9	0.0	-	0.8	-	0.0	0.0	-	0.0	1.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	4	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
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(847)518-9990

Count Name: Kennicott Avenue with Northwest Highway
Site Code:
Start Date: 06/17/2021

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Northwest Highway Eastbound					Northwest Highway Westbound					Kennicott Avenue Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:45 PM	0	3	102	0	105	0	140	15	0	155	0	12	5	0	17	277
5:00 PM	0	2	114	0	116	0	158	5	0	163	0	8	4	0	12	291
5:15 PM	0	2	133	0	135	0	173	12	0	185	0	8	5	0	13	333
5:30 PM	0	4	97	0	101	0	134	18	0	152	0	15	4	1	19	272
Total	0	11	446	0	457	0	605	50	0	655	0	43	18	1	61	1173
Approach %	0.0	2.4	97.6	-	-	0.0	92.4	7.6	-	-	0.0	70.5	29.5	-	-	-
Total %	0.0	0.9	38.0	-	39.0	0.0	51.6	4.3	-	55.8	0.0	3.7	1.5	-	5.2	-
PHF	0.000	0.688	0.838	-	0.846	0.000	0.874	0.694	-	0.885	0.000	0.717	0.900	-	0.803	0.881
Lights	0	11	436	-	447	0	588	49	-	637	0	40	17	-	57	1141
% Lights	-	100.0	97.8	-	97.8	-	97.2	98.0	-	97.3	-	93.0	94.4	-	93.4	97.3
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	6	-	6	0	10	0	-	10	0	3	1	-	4	20
% Single-Unit Trucks	-	0.0	1.3	-	1.3	-	1.7	0.0	-	1.5	-	7.0	5.6	-	6.6	1.7
Articulated Trucks	0	0	4	-	4	0	7	1	-	8	0	0	0	-	0	12
% Articulated Trucks	-	0.0	0.9	-	0.9	-	1.2	2.0	-	1.2	-	0.0	0.0	-	0.0	1.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Elm Street with Kenicott Avenue
Site Code:
Start Date: 06/17/2021

Turning Movement Data

Start Time	Elm Street Eastbound						Elm Street Westbound						Kennicott Avenue Northbound						Kennicott Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	1	3	0	0	4	0	0	2	0	0	2	0	1	7	0	0	8	0	4	7	0	3	11	25
7:15 AM	0	1	1	0	0	2	0	3	3	1	0	7	0	0	1	3	1	4	0	2	9	0	4	11	24
7:30 AM	0	0	1	0	2	1	0	0	2	2	1	4	0	0	6	0	2	6	0	3	11	0	3	14	25
7:45 AM	0	1	1	0	2	2	0	0	2	1	3	3	0	1	4	0	0	5	0	0	14	0	1	14	24
Hourly Total	0	3	6	0	4	9	0	3	9	4	4	16	0	2	18	3	3	23	0	9	41	0	11	50	98
8:00 AM	0	0	1	0	0	1	0	0	3	1	0	4	0	0	6	2	0	8	0	2	8	0	1	10	23
8:15 AM	0	0	2	0	0	2	0	0	6	0	0	6	0	0	10	1	0	11	0	1	11	0	0	12	31
8:30 AM	0	1	2	0	1	3	0	0	3	2	1	5	0	0	8	1	1	9	0	0	6	0	4	6	23
8:45 AM	0	1	4	2	0	7	0	0	2	3	1	5	0	0	6	0	0	6	0	1	7	3	2	11	29
Hourly Total	0	2	9	2	1	13	0	0	14	6	2	20	0	0	30	4	1	34	0	4	32	3	7	39	106
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	3	3	0	8	0	0	5	2	1	7	0	1	7	0	1	8	0	2	18	0	1	20	43
4:15 PM	0	3	7	0	0	10	0	3	6	4	0	13	0	0	13	1	0	14	0	2	17	0	1	19	56
4:30 PM	0	3	3	1	0	7	0	0	4	1	2	5	0	0	12	1	0	13	0	2	17	2	0	21	46
4:45 PM	0	2	3	0	0	5	0	2	5	5	0	12	0	0	16	2	0	18	0	2	10	3	0	15	50
Hourly Total	0	10	16	4	0	30	0	5	20	12	3	37	0	1	48	4	1	53	0	8	62	5	2	75	195
5:00 PM	0	0	2	0	1	2	0	0	5	3	0	8	0	1	6	1	0	8	0	6	11	0	2	17	35
5:15 PM	0	0	1	0	1	1	0	2	2	2	0	6	0	1	13	0	0	14	0	5	14	3	1	22	43
5:30 PM	0	3	0	0	0	3	0	1	3	0	2	4	0	0	17	0	0	17	0	0	20	0	0	20	44
5:45 PM	0	2	0	2	0	4	0	0	6	3	0	9	0	0	6	3	0	9	0	1	9	0	2	10	32
Hourly Total	0	5	3	2	2	10	0	3	16	8	2	27	0	2	42	4	0	48	0	12	54	3	5	69	154
Grand Total	0	20	34	8	7	62	0	11	59	30	11	100	0	5	138	15	5	158	0	33	189	11	25	233	553
Approach %	0.0	32.3	54.8	12.9	-	-	0.0	11.0	59.0	30.0	-	-	0.0	3.2	87.3	9.5	-	-	0.0	14.2	81.1	4.7	-	-	-
Total %	0.0	3.6	6.1	1.4	-	11.2	0.0	2.0	10.7	5.4	-	18.1	0.0	0.9	25.0	2.7	-	28.6	0.0	6.0	34.2	2.0	-	42.1	-
Lights	0	19	25	6	-	50	0	7	48	26	-	81	0	4	137	14	-	155	0	29	188	10	-	227	513
% Lights	-	95.0	73.5	75.0	-	80.6	-	63.6	81.4	86.7	-	81.0	-	80.0	99.3	93.3	-	98.1	-	87.9	99.5	90.9	-	97.4	92.8
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	2	0	1	-	3	0	0	1	1	-	2	0	0	1	0	-	1	6
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	18.2	0.0	3.3	-	3.0	-	0.0	0.7	6.7	-	1.3	-	0.0	0.5	0.0	-	0.4	1.1
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	20.0	0.0	0.0	-	0.6	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	1	9	2	-	12	0	2	11	3	-	16	0	0	0	0	-	0	0	4	0	1	-	5	33

% Bicycles on Road	-	5.0	26.5	25.0	-	19.4	-	18.2	18.6	10.0	-	16.0	-	0.0	0.0	0.0	-	0.0	-	12.1	0.0	9.1	-	2.1	6.0
Pedestrians	-	-	-	-	7	-	-	-	-	-	11	-	-	-	-	-	5	-	-	-	-	-	25	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Elm Street with Kenicott Avenue
Site Code:
Start Date: 06/17/2021

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Elm Street Eastbound						Elm Street Westbound						Kennicott Avenue Northbound						Kennicott Avenue Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
8:00 AM	0	0	1	0	0	1	0	0	3	1	0	4	0	0	6	2	0	8	0	2	8	0	1	10	23
8:15 AM	0	0	2	0	0	2	0	0	6	0	0	6	0	0	10	1	0	11	0	1	11	0	0	12	31
8:30 AM	0	1	2	0	1	3	0	0	3	2	1	5	0	0	8	1	1	9	0	0	6	0	4	6	23
8:45 AM	0	1	4	2	0	7	0	0	2	3	1	5	0	0	6	0	0	6	0	1	7	3	2	11	29
Total	0	2	9	2	1	13	0	0	14	6	2	20	0	0	30	4	1	34	0	4	32	3	7	39	106
Approach %	0.0	15.4	69.2	15.4	-	-	0.0	0.0	70.0	30.0	-	-	0.0	0.0	88.2	11.8	-	-	0.0	10.3	82.1	7.7	-	-	-
Total %	0.0	1.9	8.5	1.9	-	12.3	0.0	0.0	13.2	5.7	-	18.9	0.0	0.0	28.3	3.8	-	32.1	0.0	3.8	30.2	2.8	-	36.8	-
PHF	0.000	0.500	0.563	0.250	-	0.464	0.000	0.000	0.583	0.500	-	0.833	0.000	0.000	0.750	0.500	-	0.773	0.000	0.500	0.727	0.250	-	0.813	0.855
Lights	0	2	7	2	-	11	0	0	12	5	-	17	0	0	30	3	-	33	0	3	31	3	-	37	98
% Lights	-	100.0	77.8	100.0	-	84.6	-	-	85.7	83.3	-	85.0	-	-	100.0	75.0	-	97.1	-	75.0	96.9	100.0	-	94.9	92.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	0	1	-	1	0	0	1	0	-	1	3
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	-	0.0	16.7	-	5.0	-	-	0.0	25.0	-	2.9	-	0.0	3.1	0.0	-	2.6	2.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	2	0	-	2	0	0	2	0	-	2	0	0	0	0	-	0	0	1	0	0	-	1	5
% Bicycles on Road	-	0.0	22.2	0.0	-	15.4	-	-	14.3	0.0	-	10.0	-	-	0.0	0.0	-	0.0	-	25.0	0.0	0.0	-	2.6	4.7
Pedestrians	-	-	-	-	1	-	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	7	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Elm Street with Kenicott Avenue
Site Code:
Start Date: 06/17/2021

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Elm Street Eastbound						Elm Street Westbound						Kennicott Avenue Northbound						Kennicott Avenue Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:45 PM	0	2	3	0	0	5	0	2	5	5	0	12	0	0	16	2	0	18	0	2	10	3	0	15	50
5:00 PM	0	0	2	0	1	2	0	0	5	3	0	8	0	1	6	1	0	8	0	6	11	0	2	17	35
5:15 PM	0	0	1	0	1	1	0	2	2	2	0	6	0	1	13	0	0	14	0	5	14	3	1	22	43
5:30 PM	0	3	0	0	0	3	0	1	3	0	2	4	0	0	17	0	0	17	0	0	20	0	0	20	44
Total	0	5	6	0	2	11	0	5	15	10	2	30	0	2	52	3	0	57	0	13	55	6	3	74	172
Approach %	0.0	45.5	54.5	0.0	-	-	0.0	16.7	50.0	33.3	-	-	0.0	3.5	91.2	5.3	-	-	0.0	17.6	74.3	8.1	-	-	-
Total %	0.0	2.9	3.5	0.0	-	6.4	0.0	2.9	8.7	5.8	-	17.4	0.0	1.2	30.2	1.7	-	33.1	0.0	7.6	32.0	3.5	-	43.0	-
PHF	0.000	0.417	0.500	0.000	-	0.550	0.000	0.625	0.750	0.500	-	0.625	0.000	0.500	0.765	0.375	-	0.792	0.000	0.542	0.688	0.500	-	0.841	0.860
Lights	0	5	5	0	-	10	0	3	11	8	-	22	0	1	52	3	-	56	0	11	55	5	-	71	159
% Lights	-	100.0	83.3	-	-	90.9	-	60.0	73.3	80.0	-	73.3	-	50.0	100.0	100.0	-	98.2	-	84.6	100.0	83.3	-	95.9	92.4
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Single-Unit Trucks	-	0.0	0.0	-	-	0.0	-	20.0	0.0	0.0	-	3.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.6
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	50.0	0.0	0.0	-	1.8	-	0.0	0.0	0.0	-	0.0	0.6
Bicycles on Road	0	0	1	0	-	1	0	1	4	2	-	7	0	0	0	0	-	0	0	2	0	1	-	3	11
% Bicycles on Road	-	0.0	16.7	-	-	9.1	-	20.0	26.7	20.0	-	23.3	-	0.0	0.0	0.0	-	0.0	-	15.4	0.0	16.7	-	4.1	6.4
Pedestrians	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Site Plan

N

1 SITE PLAN SP26

1" = 20'-0"

SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
PARCEL 2: +/-10,125 SQ FT

ZONING CLASSIFICATION: B2 (GENERAL BUSINESS DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP25:

BUILDING INFORMATION:
- EXIST. BUILDING AREA: +/-12,232 SQ FT
- BUILDING ADDITION: +/- 1,156 SQ FT

TOTAL: +/-13,388 SQ FT

FLOOR AREA RATIOS:
13,388 SF BLG. / 46,707 SF SITE = 0.28 F.A.R.

REQUIRED PARKING:
- PER VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION/STAFF COMMENTS: 49 STALLS

REQUIRED PARKING:
DAYCARE FACILITY: 49 STALLS

PROVIDED PARKING FOR OVERALL DEVELOPMENT:
DEVELOPMENT PARKING: 49 STALLS (INCLUDES 2 ADA ACCESSIBLE STALLS)
STALL SIZE PROVIDED: 9'x18'

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF SOOS & ASSOCIATES, INC. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF SOOS & ASSOCIATES, INC. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

ILLINOIS DESIGN FIRM # 184003287

Client
LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
	PARKING & PLAY AREA UPDATES	2022-01-04
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
	BUILDING ADDITION	2021-08-11
	ADD EXIT DOORS	2021-07-13
	ADD PARKING STALLS	2021-07-02
	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

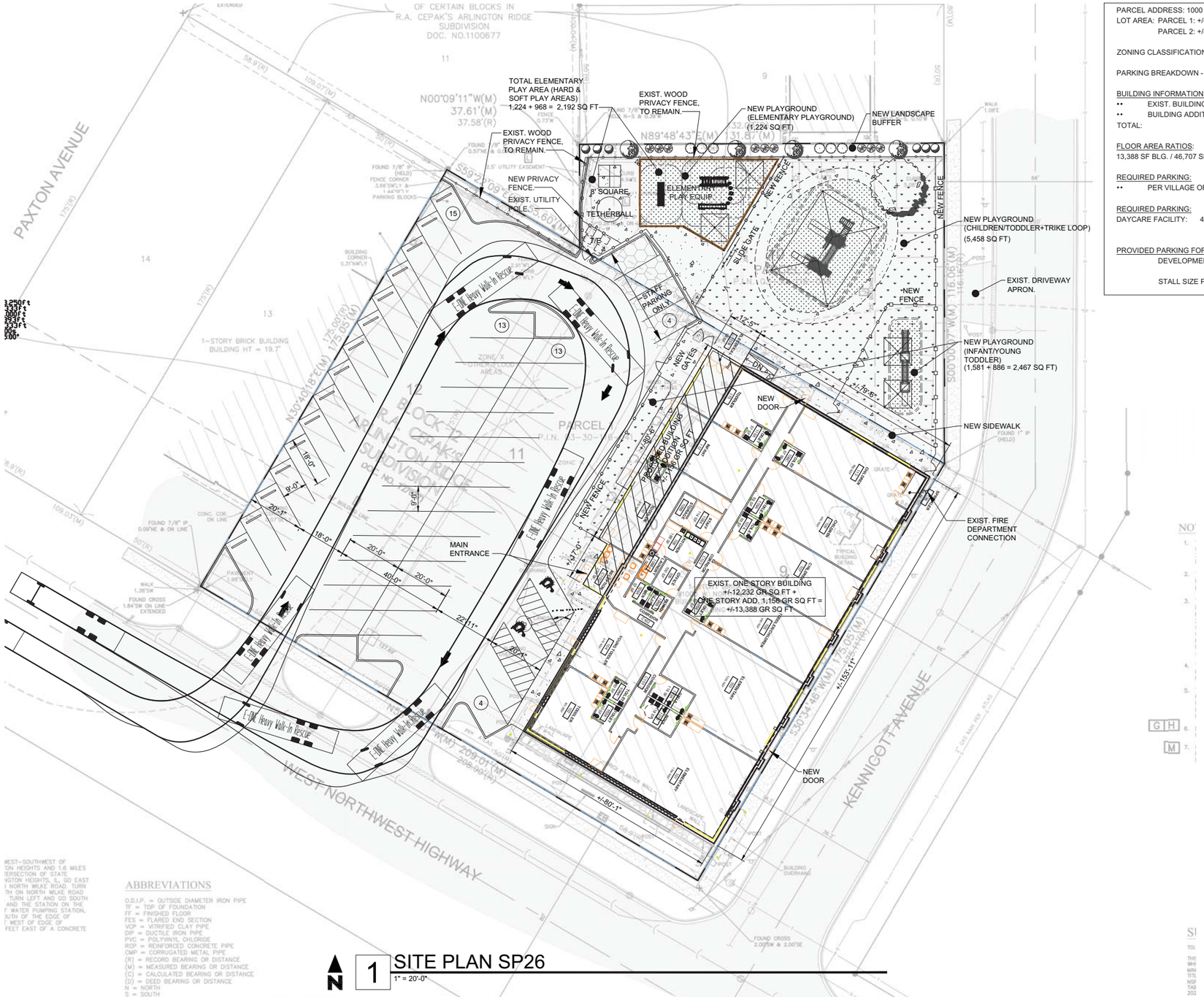
Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN

Sheet

A1



ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST

1 SITE PLAN SP26
1" = 20'-0"

SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
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9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

1000 W NORTHWEST HWY ARLINGTON HTS., IL 60004

Project

Consultant

No.	Issue	Date
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SCHEMATIC DESIGN

Date	February 20, 2021
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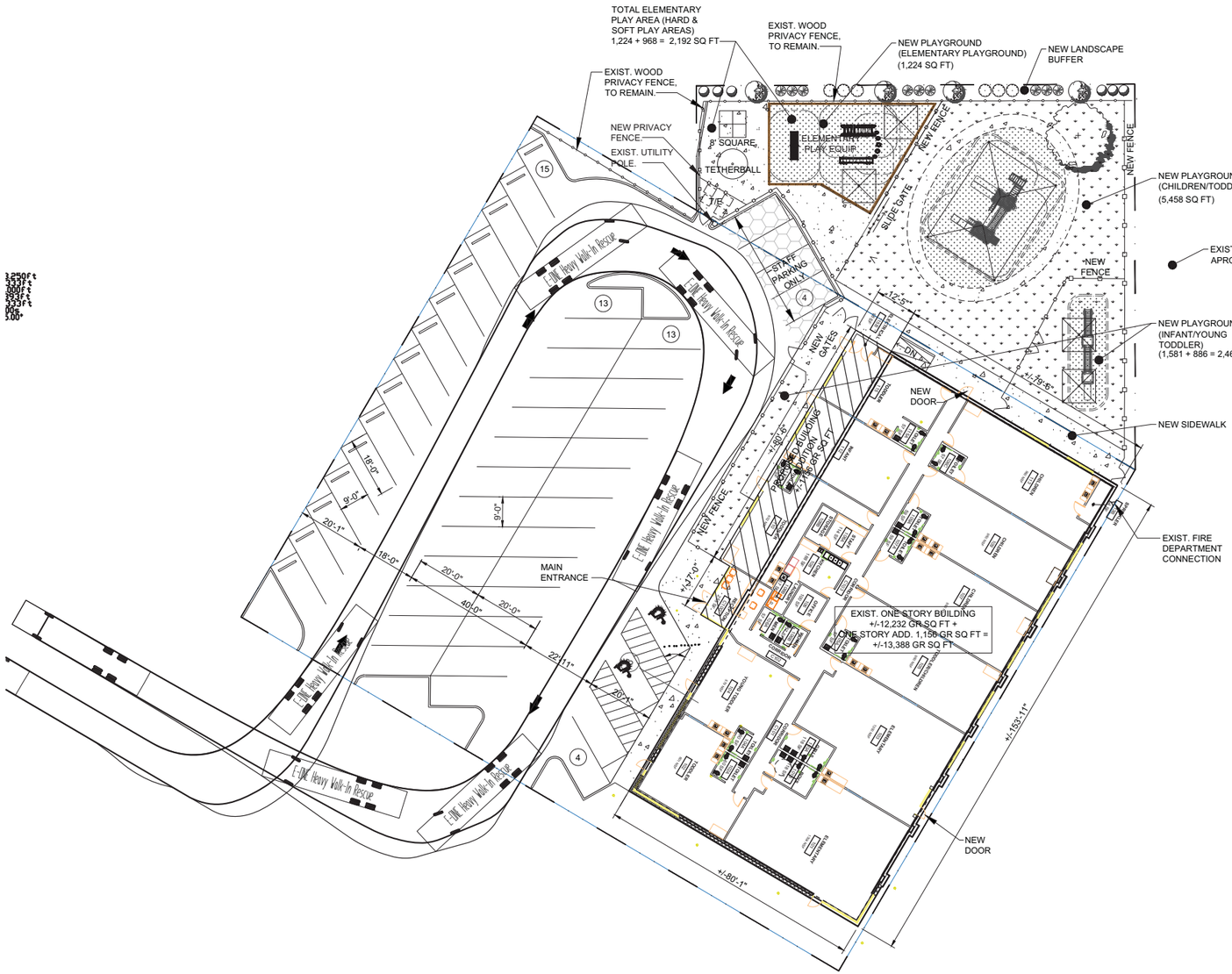
Title

SITE PLAN

Sheet

A1



SITE DATA:

PARCEL ADDRESS: 1000 W NORTHWEST HIGHWAY, ARLINGTON HEIGHTS IL
LOT AREA: PARCEL 1: +/-36,582 SQ FT
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1 SITE PLAN SP26
1" = 20'-0"

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Architecture
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phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

Client
LFI
9440 ENTERPRISE DRIVE
MOKENA, IL 60448

BUILDING REMODEL

Project
1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

Consultant

No.	Issue	Date
	PARKING & PLAY AREA UPDATES	2022-01-04
	VAH COMMISSION SUBMITTAL	2021-10-13
	HGE ADD'L REVISIONS	2021-09-02
	HGE LABELING REVISIONS	2021-08-19
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	CONCEPTUAL PLAN REVIEW COMMITTEE	2021-06-09
	CURSORY REVIEW	2021-05-06
	CLIENT REVIEW	2021-04-20
	CLIENT REVIEW	2021-04-09

Seal

SCHEMATIC DESIGN

Date	February 20, 2021
Job Number	21-009 LF
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title
SITE PLAN

Sheet
A1

CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

July 21, 2021

Brendan S. May
Senior Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: ***Northwest Highway (US 14) north of Euclid Avenue***
IDOT

Dear Mr. May:

In response to a request made on your behalf and dated July 21, 2021, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
NW Highway (US 14) north of Euclid Ave	15,800	18,900

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2021_CY_TrafficForecast\ArlingtonHeights\ck-89-21\ck-89-21.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	9	2	0	14	6	0	45	4	4	48	3
Future Vol, veh/h	2	9	2	0	14	6	0	45	4	4	48	3
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles, %	0	0	0	0	0	0	0	0	25	0	3	0
Mvmt Flow	2	11	2	0	16	7	0	53	5	5	56	4
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.1	7.3	7.3
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	15%	0%	7%
Vol Thru, %	92%	69%	70%	87%
Vol Right, %	8%	15%	30%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	49	13	20	55
LT Vol	0	2	0	4
Through Vol	45	9	14	48
RT Vol	4	2	6	3
Lane Flow Rate	58	15	24	65
Geometry Grp	1	1	1	1
Degree of Util (X)	0.064	0.017	0.026	0.072
Departure Headway (Hd)	3.969	4.068	3.944	3.993
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	902	873	901	896
Service Time	1.996	2.125	1.998	2.02
HCM Lane V/C Ratio	0.064	0.017	0.027	0.073
HCM Control Delay	7.3	7.2	7.1	7.3
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.1	0.1	0.2

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	629	516	32	45	12
Future Vol, veh/h	24	629	516	32	45	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	155	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	5	4	5	3	0
Mvmt Flow	26	684	561	35	49	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	596	0	-	0	955	281
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	394	-
Critical Hdwy	4.1	-	-	-	6.86	6.9
Critical Hdwy Stg 1	-	-	-	-	5.86	-
Critical Hdwy Stg 2	-	-	-	-	5.86	-
Follow-up Hdwy	2.2	-	-	-	3.53	3.3
Pot Cap-1 Maneuver	990	-	-	-	255	722
Stage 1	-	-	-	-	532	-
Stage 2	-	-	-	-	647	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	990	-	-	-	244	722
Mov Cap-2 Maneuver	-	-	-	-	244	-
Stage 1	-	-	-	-	510	-
Stage 2	-	-	-	-	647	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	21.2
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	990	-	-	-	284
HCM Lane V/C Ratio	0.026	-	-	-	0.218
HCM Control Delay (s)	8.7	0.2	-	-	21.2
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.8

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	6	0	5	15	10	2	78	3	13	83	6
Future Vol, veh/h	5	6	0	5	15	10	2	78	3	13	83	6
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	0	0	0	20	0	0	50	0	0	0	0	2
Mvmt Flow	6	7	0	6	17	12	2	91	3	15	97	7
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.6	7.8	8.7	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	2%	45%	17%	13%
Vol Thru, %	94%	55%	50%	81%
Vol Right, %	4%	0%	33%	6%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	83	11	30	102
LT Vol	2	5	5	13
Through Vol	78	6	15	83
RT Vol	3	0	10	6
Lane Flow Rate	97	13	35	119
Geometry Grp	1	1	1	1
Degree of Util (X)	0.132	0.016	0.045	0.133
Departure Headway (Hd)	4.906	4.54	4.597	4.045
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	726	793	783	875
Service Time	2.968	2.542	2.597	2.123
HCM Lane V/C Ratio	0.134	0.016	0.045	0.136
HCM Control Delay	8.7	7.6	7.8	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0	0.1	0.5

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	17	669	908	75	65	27
Future Vol, veh/h	17	669	908	75	65	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	155	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	2	3	2	7	6
Mvmt Flow	19	760	1032	85	74	31

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1117	0	-	0	1450	516
Stage 1	-	-	-	-	1032	-
Stage 2	-	-	-	-	418	-
Critical Hdwy	4.1	-	-	-	6.94	7.02
Critical Hdwy Stg 1	-	-	-	-	5.94	-
Critical Hdwy Stg 2	-	-	-	-	5.94	-
Follow-up Hdwy	2.2	-	-	-	3.57	3.36
Pot Cap-1 Maneuver	633	-	-	-	116	494
Stage 1	-	-	-	-	293	-
Stage 2	-	-	-	-	618	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	633	-	-	-	110	494
Mov Cap-2 Maneuver	-	-	-	-	110	-
Stage 1	-	-	-	-	278	-
Stage 2	-	-	-	-	618	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	79
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	633	-	-	-	143
HCM Lane V/C Ratio	0.031	-	-	-	0.731
HCM Control Delay (s)	10.9	0.3	-	-	79
HCM Lane LOS	B	A	-	-	F
HCM 95th %tile Q(veh)	0.1	-	-	-	4.3

Capacity Analysis Summary Sheets

Year 2027 Total Projected Weekday Morning Peak Hour

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	9	3	2	14	6	1	49	5	4	53	3
Future Vol, veh/h	2	9	3	2	14	6	1	49	5	4	53	3
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles, %	0	0	0	0	0	0	0	0	25	0	3	0
Mvmt Flow	2	11	4	2	16	7	1	58	6	5	62	4
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.2	7.3	7.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	2%	14%	9%	7%
Vol Thru, %	89%	64%	64%	88%
Vol Right, %	9%	21%	27%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	55	14	22	60
LT Vol	1	2	2	4
Through Vol	49	9	14	53
RT Vol	5	3	6	3
Lane Flow Rate	65	16	26	71
Geometry Grp	1	1	1	1
Degree of Util (X)	0.071	0.019	0.029	0.079
Departure Headway (Hd)	3.977	4.055	4.002	4.007
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	899	875	887	893
Service Time	2.01	2.116	2.061	2.038
HCM Lane V/C Ratio	0.072	0.018	0.029	0.08
HCM Control Delay	7.3	7.2	7.2	7.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.1	0.1	0.3

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	30	681	566	33	46	19
Future Vol, veh/h	30	681	566	33	46	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	155	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	5	4	5	3	0
Mvmt Flow	33	740	615	36	50	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	651	0	-	0	1051	308
Stage 1	-	-	-	-	615	-
Stage 2	-	-	-	-	436	-
Critical Hdwy	4.1	-	-	-	6.86	6.9
Critical Hdwy Stg 1	-	-	-	-	5.86	-
Critical Hdwy Stg 2	-	-	-	-	5.86	-
Follow-up Hdwy	2.2	-	-	-	3.53	3.3
Pot Cap-1 Maneuver	945	-	-	-	221	694
Stage 1	-	-	-	-	499	-
Stage 2	-	-	-	-	616	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	945	-	-	-	208	694
Mov Cap-2 Maneuver	-	-	-	-	208	-
Stage 1	-	-	-	-	470	-
Stage 2	-	-	-	-	616	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	23.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	945	-	-	-	262
HCM Lane V/C Ratio	0.035	-	-	-	0.27
HCM Control Delay (s)	8.9	0.2	-	-	23.7
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	1.1

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↱	
Traffic Vol, veh/h	0	673	585	0	38	37
Future Vol, veh/h	0	673	585	0	38	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	5	4	0	0	0
Mvmt Flow	0	708	616	0	40	39

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	970	308
Stage 1	-	-	-	-	616	-
Stage 2	-	-	-	-	354	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	254	694
Stage 1	0	-	-	0	507	-
Stage 2	0	-	-	0	687	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	254	694
Mov Cap-2 Maneuver	-	-	-	-	254	-
Stage 1	-	-	-	-	507	-
Stage 2	-	-	-	-	687	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	17.4
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	370
HCM Lane V/C Ratio	-	-	0.213
HCM Control Delay (s)	-	-	17.4
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.8

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	42	673	580	42	0	0
Future Vol, veh/h	42	673	580	42	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	5	4	0	0	2
Mvmt Flow	44	708	611	44	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	655	0	-	0	1075	328
Stage 1	-	-	-	-	633	-
Stage 2	-	-	-	-	442	-
Critical Hdwy	4.1	-	-	-	6.8	6.94
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.32
Pot Cap-1 Maneuver	942	-	-	-	218	668
Stage 1	-	-	-	-	497	-
Stage 2	-	-	-	-	621	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	942	-	-	-	201	668
Mov Cap-2 Maneuver	-	-	-	-	201	-
Stage 1	-	-	-	-	459	-
Stage 2	-	-	-	-	621	-

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	942	-	-	-	-
HCM Lane V/C Ratio	0.047	-	-	-	-
HCM Control Delay (s)	9	0.3	-	-	0
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	-

Capacity Analysis Summary Sheets

Year 2027 Total Projected Weekday Evening Peak Hour

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	6	1	7	15	10	3	84	4	13	88	6
Future Vol, veh/h	5	6	1	7	15	10	3	84	4	13	88	6
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	0	0	0	20	0	0	33	0	0	0	0	0
Mvmt Flow	6	7	1	8	17	12	3	98	5	15	102	7
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.6	7.9	8.4	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	3%	42%	22%	12%
Vol Thru, %	92%	50%	47%	82%
Vol Right, %	4%	8%	31%	6%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	91	12	32	107
LT Vol	3	5	7	13
Through Vol	84	6	15	88
RT Vol	4	1	10	6
Lane Flow Rate	106	14	37	124
Geometry Grp	1	1	1	1
Degree of Util (X)	0.136	0.017	0.048	0.14
Departure Headway (Hd)	4.625	4.507	4.642	4.059
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	769	799	776	872
Service Time	2.69	2.508	2.642	2.135
HCM Lane V/C Ratio	0.138	0.018	0.048	0.142
HCM Control Delay	8.4	7.6	7.9	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.5	0.1	0.2	0.5

Intersection	
Int Delay, s/veh	7.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	726	967	77	67	34
Future Vol, veh/h	24	726	967	77	67	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	155	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	2	3	2	7	6
Mvmt Flow	27	825	1099	88	76	39

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1187	0	-	0	1566	550
Stage 1	-	-	-	-	1099	-
Stage 2	-	-	-	-	467	-
Critical Hdwy	4.1	-	-	-	6.94	7.02
Critical Hdwy Stg 1	-	-	-	-	5.94	-
Critical Hdwy Stg 2	-	-	-	-	5.94	-
Follow-up Hdwy	2.2	-	-	-	3.57	3.36
Pot Cap-1 Maneuver	595	-	-	-	97	469
Stage 1	-	-	-	-	270	-
Stage 2	-	-	-	-	583	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	595	-	-	-	89	469
Mov Cap-2 Maneuver	-	-	-	-	89	-
Stage 1	-	-	-	-	247	-
Stage 2	-	-	-	-	583	-

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	133.7
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	595	-	-	-	122
HCM Lane V/C Ratio	0.046	-	-	-	0.941
HCM Control Delay (s)	11.3	0.4	-	-	133.7
HCM Lane LOS	B	A	-	-	F
HCM 95th %tile Q(veh)	0.1	-	-	-	6.1

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↱	
Traffic Vol, veh/h	0	707	1001	0	43	42
Future Vol, veh/h	0	707	1001	0	43	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	768	1088	0	47	46

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	1472	544
Stage 1	-	-	-	-	1088	-
Stage 2	-	-	-	-	384	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	120	488
Stage 1	0	-	-	0	289	-
Stage 2	0	-	-	0	664	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	120	488
Mov Cap-2 Maneuver	-	-	-	-	120	-
Stage 1	-	-	-	-	289	-
Stage 2	-	-	-	-	664	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	40.3
HCM LOS			E

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	191
HCM Lane V/C Ratio	-	-	0.484
HCM Control Delay (s)	-	-	40.3
HCM Lane LOS	-	-	E
HCM 95th %tile Q(veh)	-	-	2.4

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	38	707	1005	38	0	0
Future Vol, veh/h	38	707	1005	38	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	41	768	1092	41	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1133	0	-	0	1579	567
Stage 1	-	-	-	-	1113	-
Stage 2	-	-	-	-	466	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	624	-	-	-	102	472
Stage 1	-	-	-	-	280	-
Stage 2	-	-	-	-	604	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	624	-	-	-	90	472
Mov Cap-2 Maneuver	-	-	-	-	90	-
Stage 1	-	-	-	-	248	-
Stage 2	-	-	-	-	604	-

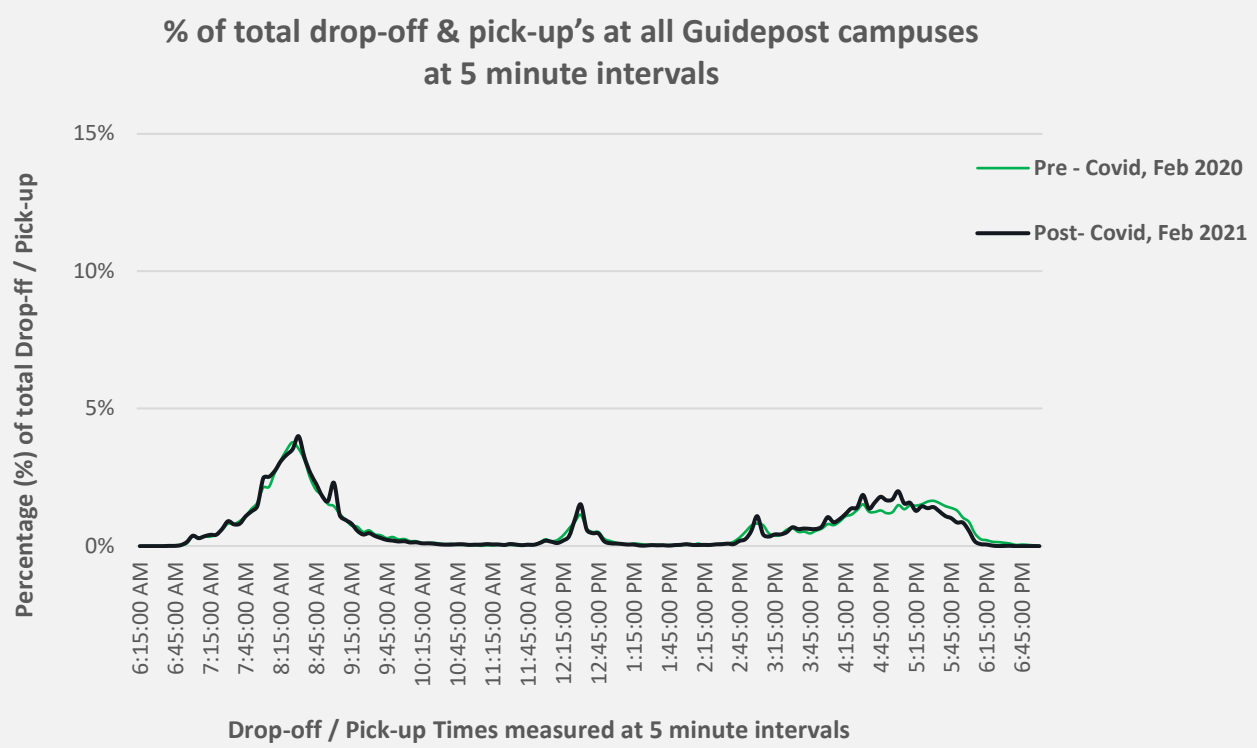
Approach	EB	WB	SB
HCM Control Delay, s	1.1	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	624	-	-	-	-
HCM Lane V/C Ratio	0.066	-	-	-	-
HCM Control Delay (s)	11.2	0.6	-	-	0
HCM Lane LOS	B	A	-	-	A
HCM 95th %tile Q(veh)	0.2	-	-	-	-

Arrival/Departure Data

Guidepost historical drop-off and pick-up data

All Guidepost Campuses



School Drop Off & Pick

Showing the data in 15 - minute intervals, we see peak drop off times are between 8:00 – 9:00 am, however during any 15 - minute window, drop offs represent < 11%.

Less than **7%** of parents drop off **between 7:00 – 8:00 am**

Approx. **8%** of parents drop off **between 8:00 – 8:15 am**

Approx. **10%** of parents drop off **between 8:15 – 8:30 am**

Approx. **11%** of parents drop off **between 8:30 – 8:45 am**

Approx. **8%** of parents drop off **between 8:45 – 9:00 am**

Approx. **10%** of parents drop off **between 9:00 – 10:30 am**

Approx. **4%** of parents pick up **between 12:30 -12:45 pm**

Parent pick ups (approx. 42%) *are spread evenly between 3:00 – 7:00 pm*

Staff Parking Occupancy							Staff Parking Occupancy							Staff Parking Occupancy						
Time	**YTD**	**TD**	**CH**	**EL**	**Ad.**	**Total**	**Time**	**YTD**	**TD**	**CH**	**EL**	**Ad.**	**Total**	**Time**	**YTD**	**TD**	**CH**	**EL**	**Ad.**	**Total**
7:00	1	3	4	2	1	11	11:00	3	7	10	4	6	30	3:00	4	7	10	4	6	31
7:15	1	3	4	2	1	11	11:15	3	7	10	4	6	30	3:15	4	7	10	4	6	31
7:30	1	3	4	2	1	11	11:30	3	7	10	4	6	30	3:30	4	4	6	4	6	24
7:45	1	3	4	2	1	11	11:45	3	7	10	4	6	30	3:45	4	4	6	4	6	24
8:00	2	3	4	2	4	15	12:00	3	7	10	4	6	30	4:00	3	4	6	4	5	22
8:15	2	6	8	2	4	22	12:15	3	7	10	4	6	30	4:15	3	4	6	4	5	22
8:30	2	6	8	2	4	22	12:30	3	7	10	4	6	30	4:30	3	4	6	2	5	20
8:45	2	6	8	2	4	22	12:45	3	7	10	4	6	30	4:45	3	1	2	2	5	13
9:00	3	6	8	4	5	26	1:00	3	7	10	4	6	30	5:00	2	1	2	2	2	9
9:15	3	6	8	4	5	26	1:15	3	7	10	4	6	30	5:15	2	1	2	2	2	9
9:30	3	7	10	4	6	30	1:30	3	7	10	4	6	30	5:30	2	1	2	2	2	9
9:45	3	7	10	4	6	30	1:45	3	7	10	4	6	30	5:45	2	1	2	2	2	9
10:00	3	7	10	4	6	30	2:00	3	7	10	4	6	30	6:00	1	1	2	--	2	6
10:15	3	7	10	4	6	30	2:15	3	7	10	4	6	30	6:15	1	1	2	--	2	6
10:30	3	7	10	4	6	30	2:30	3	7	10	4	6	30	6:30	--	--	--	--	--	--
10:45	3	7	10	4	6	30	2:45	3	7	10	4	6	30	6:45	--	--	--	--	--	--

YTD – Young toddler
TD – Toddler
CH – Children's House
EL – Elementary
Ad. – Administration & Support Staff

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Planning and Community Development**

From: **Nusrat Jahan, Building & Life Safety Department**

Subject: **1000 W. Northwest Highway -Guidepost Montessori**

PC #: **21-021**

Date: **November 8, 2021**

General Comments:

The Information provided is conceptual only and subject to a formal plan review.

1. Identify the Occupancy Classification and Use Group per the 2018 International Building Code. Chapter 3.

2. One accessible route within the site from accessible parking, accessible passenger loading zones sidewalk to the building shall meet the Illinois Accessibly Code (IAC) Section 206.2.1.

3. Required number of exits based on occupancy, providing access to exits shall be maintained until arrival at the exit discharge or a public way shall comply with 2018 International Building Code. Section 1006.3.2.

4. Water closets and toilet compartments for children's use shall be permitted to comply with Illinois Accessibly Code (IAC) Section 604.9.

5. 2018 International Fire Code. Section 907.2.3. Fire Protection and Life Safety Systems. for Group E Occupancy –
    a. Sprinkler system required.
    b. Fire alarm system
        i. 50 or less no fire alarm required.
        ii. 100 or less no voice evacuation system required.

6. 2018 International Fire Code. Chapter 5 – Fire service features.
    a. 503 – Fire Apparatus Access Roads.
        i. 503.1.1 Buildings and facilities.
        ii. 503.2.5 Dead ends – amended Appendix D.

b. 504 – Access to Building Openings and Roofs.
c. 505 – Premises Identification – Amended to 6" not 4" characters.
d. 506 – Key Boxes – Knox Box.
e. 507 – Fire Protection Water Supplies.
f. 509 – Fire Protection and Utility Equipment Identification and Access.

PLAN COMMISSION PC #21-021
Guidepost Montessori SUP for Daycare, LUV
1000 W Northwest Highway
Round 1

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

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

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

13. The proposed improvements must meet the Village and MWRD detention requirements, including volume control. Provide detention calculations and a storm water narrative.

14. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. A basin will require a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.

15. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

16. An Onsite Utility Maintenance Agreement (OUMA) is required for all onsite utilities. The OUMA must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

17. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

18. The Exhibit showing the turning path of the Fire Department's responding vehicle must show the existing roadway along Northwest Highway (curb, pavement striping). The exhibit must also be revised to show a vehicle responding from the other direction.

19. Fire lanes must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. Revise the plan to show the heavy-duty pavement section for the fire lane.

20. The sidewalk through the entrances off of Northwest Highway must be removed and replaced. Sidewalk through the entrances must be 8" thick.

21. If a stop sign is proposed for the vehicles exiting the parking lot, detectable warning panels will be required.

22. Additional sidewalk removal and replacement may be required on Northwest Highway.

23. Northwest Highway is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit from IDOT will be required for all work within IDOT right-of-way, including any modifications to the entrances, sidewalk, and connection to the IDOT storm sewer.

24. Both access points currently have in / out access with no restrictions on turning movements. IDOT may require modifications to the current configuration.

25. Village code requires a minimum of 24 ft for two-way traffic. Both entrances on Northwest Highway must be widened to maintain the 24 ft drive aisle width.

26. The current parking lot design matches the existing configuration with the pavement immediately adjacent to the building to the west and curb stops for the parking stalls. A curb shall be provided along the west side of the property, offset from the building. Parking stalls can be 16.5 ft in length with a 1.5 ft overhang of the curb, negating the need for curb stops.

27. New doorways will be provided on the south side and east side of the building. Provide additional spot elevation for the sidewalk at the new doorways.

28. Total number of students and a full-time staff in provided project brief do not corollate with the numbers used in in KLOA Inc. report (203 vs 199 and 34 vs 31 respectively). Please specify which numbers are correct and edit the report accordingly.

PUBLIC WORKS:

29. The domestic ¾" water service and meter should be upgraded to the proper size. See Village of Arlington Heights Plumbing Code.

30. New backflow preventers should be installed on both the domestic and fire service lines.

31. Include restoration of old parking lot entrance off of Kennicott Ave.

32. Remove and replace 2' of surface adjacent to any pavement sawcut. (ex. Curb replacement on Kennicott Ave, driveway apron on Rt 14).

33. Ensure condition of the existing storm sewer prior to reuse and expansion.

34. Ensure condition of sanitary sewer and capacity prior to use.

35. Correct Village contact info on cover sheet for sanitary: Jim Zaharopoulos, Sewer Foreman.

36. Correct Village contact information on cover sheet for Storm sewer: Jim Zaharopoulos, Sewer Foreman.

11/15/21

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 21-021

Project Name Guidepost Montessori

Project Location 1000 W. Northwest Highway

Planning Department Contact Sam Hubbard

General Comments

Round 1
General Comments:

1)Building is to be sprinkled per code.

2) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

3) A Knox Box shall be located at the main front entrance.

4) Install a fully operational annunciator panel or alarm panel at the main front entrance.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date November 10, 2021 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

RECEIVED
NOV 01 2021
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

DEPARTMENT PLAN REVIEW SUMMARY

Guidepost Montessori
1000 W Northwest Highway

Round 1 Review Comments 10/29/2021

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

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

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

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

5. **Traffic problems that may be created by the development.**
   Similar to other day care/school businesses, this development may create a traffic problem during pickup and drop off times. A traffic impact study is recommended for this reason.

6. **General comments:**

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

   - Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

   - Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

SGT [redacted] 508

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-021
Petitioner: Olympia Acquisitions LLC
9440 Enterprise Drive
Mokena, IL 60448
Owner: JMM South Properties LLC
4747 S. Pulaski Rd.
Chicago, IL 60632
Contact Person: Diane Menza
Address: 9440 Enterprise Drive
Mokena, IL 60448
Phone #: 708-768-6762
Fax #:
E-Mail: dmenza@lfirealestate.com

P.I.N.# 03-30-116-041-0000; 03-30-116-038-0000
Location: 1000 W. NW Highway
Rezoning: Current: Proposed:
Subdivision:
# of Lots: Current: Proposed:
PUD: For:
Special Use: ✓ For: Day Care
Land Use Variation: ✓ For: Private School
Land Use: Current:
Proposed:
Site Gross Area: 1.072 Acres
# of Units Total: 1 Commercial Unit
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

Daycare will need to obtain a Department of Children and Family Service (DCFS) license prior to opening.

Please see David Robb's comments attached.

11-5-21
Environmental Health Officer Date

X 11/5/21
Director Date

Plan Review for Accessibility

Addresses:	Guidepost Montessori – 1000 W. Northwest Highway SUP for Daycare, LUV for Private School in B-2
	P.C. #21-021 Round 1
Submitted to:	Sam Hubbard, Planning & Community Development
Submitted by:	David Robb, Disability Services Coordinator (847) 368-5793
Date:	October 29, 2021 David Robb
Re:	New Illinois Accessibility Code (IAC) Eff. Oct., 23, 2018: https://www2.illinois.gov/cdb/announcements/2018/Pages/New-Illinois-Accessibility-Code.aspx

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Bears Playground:

1. Illinois Accessibility Code (IAC) Section 206.2.17.1 states: "At least one accessible route shall be provided within the play area. The accessible route shall connect ground level play components required to comply with 240.2.1 and elevated play components required to comply with 240.2.2 including entry and exit points of the play components.

2. Per IAC 2402.2 Elevated Play Components, show the accessible routes to at least 50 percent of the elevated Play components.

3. Ground surface material for accessible routes to elevated play components shall comply 1008.2.6.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21 - 021
Petitioner: Olympia Acquisitions LLC
9440 Enterprise Drive
Mokena, IL 60448
Owner: JMM South Properties LLC
4747 S. Pulaski Rd.
Chicago, IL 60632
Contact Person: Diane Menza
Address: 9440 Enterprise Drive
Mokena, IL 60448
Phone #: 708-768-6762
Fax #:
E-Mail: dmenza@lfirealestate.com

P.I.N.# 03-30-116-041-0000; 03-30-116-038-0000
Location: 1000 W. NW Highway
Rezoning: ____ Current: ____ Proposed: ____
Subdivision: ____
# of Lots: ____ Current: ____ Proposed: ____
PUD: ____ For: ____
Special Use: ✓ For: Day Care
Land Use Variation: ✓ For: Private School
Land Use: ____ Current: ____
Proposed: ____
Site Gross Area: 1.072 Acres
# of Units Total: 1 Commercial Unit
1BR: 2BR: 3BR: 4BR:

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

	YES	NO	
1.	X		COMPLIES WITH COMPREHENSIVE PLAN?
2.	X		COMPLIES WITH THOROUGHFARE PLAN?
3.	X		VARIATIONS NEEDED FROM ZONING REGULATIONS? (See below.)
4.		X	VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? (See below.)
5.		X	SUBDIVISION REQUIRED?
6.		X	SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.)

Comments:

Please see additional comments 7 - 36 (attached).

11/16/21
Date

Planning & Community Development Dept. Review

November 15, 2021

REVIEW ROUND 1

Project: Guidepost Montessori
1000 W. Northwest Highway

Case Number: PC 21-021

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
    a. Repeal of Special Use Permit ordinance 12-059.
    b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
    c. Land Use Variation to allow a Day Care Center within the R-3 District.
    d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.
    e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
    f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
    g. Variation to Chapter 28, Section 10.4-4, to allow 47 off-street parking spaces where 49 spaces are required.

8. Please provide a response to each four criteria for variation approval for each of the requested variations identified above.

9. No response was provided to Special Use Permit approval criterion #3 and no response was provided to Land Use Variation criterion #4. Please update this document accordingly.

General:

10. The project narrative must be revised to include information on any green/sustainable design features. If none are proposed, please state such.

11. All plans, documents, and studies that are revised as a result of these comments must include a revision date.

12. Please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.

13. No elevations were included for the rear of the building (north side).

Proposed Use:

14. Prior to appearing before the Plan Commission a neighborhood meeting to introduce the development to the surrounding property owners must be held. Please provide an update on the status of this meeting. Once the meeting has concluded, please provide a summary of the attendance, issues raised/questions asked, and responses provided.

15. When will deliveries occur? Please note that no deliveries are allowed between the hours of 10:00pm and 7:00am. Where will delivery vehicles park? Would deliveries interfere with drop-off/pick-up operations?

16. Will the play areas contain any noise making devises, such as drums, chimes, etc.?

17. Where will indoor recreation occur on days of inclement weather?

18. Will any children be bussed to the site? If so, please provide details on bussing operations. Would Guidepost have a van/bus/vehicle that would be stored onsite?

19. The Market Study needs additional depth and context. Please provide a written narrative to accompany the map. Why were areas south of the proposed facility excluded from the area of study? Provide the names and capacities of the other daycares that were analyzed, as well as details about Guidepost's services and features that differentiate it from the other daycares that were analyzed. The project narrative stated that the Market Study included a company overview, however, no company overview was included.

Building:

20. A note on Sheet A1 indicates that the building addition will be 1,156 square feet, however, the site data table indicates the proposed building addition will be 906 square feet. Please clarify and be aware that the Zoning Code requires that all floor area as measures from the exterior walls shall be included within the floor area calculation (mechanical areas, stairwells, vestibules, etc. are not omitted).

21. The maximum size of accessory structures is 300 sq. ft. and the toddler shade structure is 816 square feet. A variation is required as noted above.

22. Accessory structures cannot be located in a rear yard on a reverse corner lot when the front yard of the adjacent structure is extended to the subject property. A variation is required as noted above.

23. What is the overall height of the shade structures as measured from grade to the peak of each structure?

Site:

24. Please clarify the onsite fencing. The plans show certain areas where gates are proposed but no fence, areas enclosed by a fence with no gate, and areas that appear to need enclosure but no fence is shown. Will the fences between each play area be the solid 6' tall wood style fence?

25. The existing fence at the northwest corner of the site encroaches outside of the subject property boundaries, and the proposed connection to this fence would also fall outside of the property boundaries. It appears that a small portion of the concrete patio area will also encroach outside of the property boundaries. It is recommended that the existing fence be removed and reconstructed within the property boundaries and the proposed fence connection and concrete surface be revised similarly. Alternatively, permission from the neighboring property owner for said encroachments can be obtained.

26. Is there any exterior mechanical equipment proposed (ground mounted AC condensers, utility pedestals, generators, transformer, etc.)? If so, please show these elements on the plans and screen them accordingly.

27. Provide details on the plans showing the proposed height and materials (both the walls and the gate) of the dumpster enclosure.

28. The Photometric level at one point along the northern property line is at .2 footcandles where code restricts maximum illumination to .1 footcandles adjacent to residentially zoned property.

Landscaping:

29. The project narrative outlines that landscaping along the northern property line on the north side of the existing fence shall be designed and installed in coordination with the northern property owner. Please provide details on said coordination and show the design of the landscaping on the landscape plan.

Traffic/Parking/Circulation & Access:

30. Parking for the proposed daycare is calculated at 3 spaces per every 2 employees and parking for the private school portion of the facility is calculated at 1 space per employee plus 1 space per five classrooms. With an overall employee count of 34 (29 for the daycare, 5 for the kindergarten classrooms) and with 2 kindergarten

classrooms, this translates to a parking requirement of 49 spaces for the facility. With 47 parking spaces proposed, a variation is required. Staff recommends compliance with the parking regulations.

31. During the Conceptual Plan Review process the Village requested that access be granted to the commercial property abutting to the northwest, however, the site plan shows 3 parking stalls proposed in this area, which would prevent access. Removal of these spaces would cause a further reduction in onsite parking. Please address this situation.

32. Code requires minimum driveway widths to be 24'. The driveway widths at the two entrances shall be revised to comply with the 24' wide driveways provided within the site, which will require IDOT approval. Please provide a preliminary review letter from IDOT to demonstrate their support for two 24' wide curb cuts on the subject property.

33. Page 8 of the KLOA study states the maximum child capacity at 199 students and the maximum employee count of 31 staff. Per the project narrative, the maximum capacity will be 203 students with 34 staff.

34. Page 10 of the KLOA study states the size of the facility will be 12,232 sq. ft., however, this does not factor in the size of the building addition. Please adjust the size of the building to reflect the proposed building addition, as well as the number of students to 203 and revise the analysis accordingly.

35. Please address the following:
    a. Potential vehicle conflicts when egress from both entrances occur at the same time, (left turn movement from the northwest entrance and right turn movement from the southeast entrance). Was one-way circulation through the parking lot considered?
    b. Vehicles stacking for egress and blocking egress from the parking stalls closest to Northwest Highway.
    c. Vehicle conflicts between inbound vehicles and vehicles reversing/exiting from the parking stalls closest to Northwest Highway. Should the stalls adjacent to Northwest Highway (2 stalls deep) be restricted to "employees only" to avoid high-turnover vehicles parking in these spaces?

36. Five bike parking spaces are required by code. Please show where these spaces will be located on the site plan.

Prepared by:

Guidepost Montessori
1000 W. Northwest Highway
PC #21-021
November 10, 2021

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2b, a 4" caliper shade tree is required at the end of each parking row and beneath each light pole within an island that is equal in area to one parking space. Please increase the size of the islands, provide an additional island beneath the light pole and incorporate additional shade trees in order to meet the code requirement.

2) Pursuant to Chapter 28, Section 6.15-2 a six foot high screen that provides year round opacity must be provided along the north property line adjacent to the residential district. In addition to the fence, it is recommended that evergreens be provided in order to create a layered buffer.

3) The site plan and the landscape plan are inconsistent. There is landscaping shown on the site plan that is not identified on the landscape plan.

4) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

5) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.

ASOOSOCIATES
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January 14, 2022

Mr. Sam Hubbard
Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

Re: 1000 W Northwest Highway – Guidepost Montessori

Mr. Hubbard,

Please see our responses to your review comments below. The Village's comment is listed in ordinary font, followed by our response in –*italics*. Numbering of review comments matches those provided in the original review comments.

BUILDING & LIFE SAFETY DEPARTMENT

The Information provided is conceptual only and subject to a formal plan review.

1. Identify the Occupancy Classification and Use Group per the 2018 International Building Code. Chapter 3.
   --Per State requirements & IBC 308.6.1, the daycare facility will be E, Educational occupancy. While the overall student occupancy will exceed 100, the number of children 2½ years old or younger will be under 100. The information will be included in the project information page of the construction documents prior to submittal for permit.

2. One accessible route within the site from accessible parking, accessible passenger loading zones sidewalk to the building shall meet the Illinois Accessibly Code (IAC) Section 206.2.1.
   --Two accessible routes provided - between ADA parking spots and main entrance; between Kennicott Ave and side (North) building door.

3. Required number of exits based on occupancy, providing access to exits shall be maintained until arrival at the exit discharge or a public way shall comply with 2018 International Building Code. Section 1006.3.2.
   --The proposed work includes exit access in excess of the minimum required exits, providing direct exterior exiting from the younger children's rooms.

4. Water closets and toilet compartments for children's use shall be permitted to comply with Illinois Accessibly Code (IAC) Section 604.9.
   --Toilet rooms & other plumbing fixture locations will comply with Illinois Accessibility Code & Federal Standards for Accessibility section 604.9 for use by children of the appropriate age ranges. Adult fixtures will comply with adults' standards.

From the desk of:
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tseibert@soosarchitects.com

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5. 2018 International Fire Code. Section 907.2.3. Fire Protection and Life Safety Systems. for Group E Occupancy -
    a. Sprinkler system required.
    b. Fire alarm system
        i. 50 or less no fire alarm required.
        ii. 100 or less no voice evacuation system required.

    --A code compliant fire sprinkler system will be provided in the building. Since the intended occupancy will exceed 100, a voice evacuation system will be provided.

6. 2018 International Fire Code. Chapter 5 - Fire service features.
    a. 503 - Fire Apparatus Access Roads.
        i. 503.1.1 Buildings and facilities.
        ii. 503.2.5 Dead ends - amended Appendix D.
    b. 504 - Access to Building Openings and Roofs.
    c. 505 - Premises Identification - Amended to 6" not 4" characters.
    d. 506 - Key Boxes - Knox Box.
    e. 507 - Fire Protection Water Supplies.
    f. 509 - Fire Protection and Utility Equipment Identification and Access.

    --Appropriate fire vehicle access, premises ID, knox box location, fire protection water service & equipment ID will be provided.

PLAN COMMISSION PC #21-021

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

    --Acknowledged.

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection.

    --NAD83 Illinois States Planes, East Zone, US Foot used.

13. The proposed improvements must meet the Village and MWRD detention requirements, including volume control. Provide detention calculations and a storm water narrative.

    --Pursuant to our discussion with the Village on November 19, 2021, it was determined that if the majority of the improvements is just mill and resurface, that this will qualify as maintenance work. Stormwater detention and volume control is not required per the Village of Northbrook and MWRD ordinance for maintenance work.

14. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. A basin will require a I-foot freeboard with

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an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.

--Pursuant to our discussion with the Village on November 19, 2021, it was determined that if the majority of the improvements is just mill and resurface, that this will qualify as maintenance work. Stormwater detention and volume control is not required per the Village of Northbrook and MWRD ordinance for maintenance work.

15. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=O.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

    --Pursuant to our discussion with the Village on November 19, 2021, it was determined that if the majority of the improvements is just mill and resurface, that this will qualify as maintenance work. Stormwater detention and volume control is not required per the Village of Northbrook and MWRD ordinance for maintenance work.

16. An Onsite Utility Maintenance Agreement (OUMA) is required for all onsite utilities. The OUMA must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

    --Since stormwater improvements are not required, an OUMA will not be required.

17. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

    --Please see the attached photometric plan. It has been updated as a result of other Village comments regarding parking configuration.

18. The Exhibit showing the turning path of the Fire Departments responding vehicle must show the existing roadway along Northwest Highway (curb, pavement striping). The exhibit must also be revised to show a vehicle responding from the other direction.

    --Fire Truck path has been provided.

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19. Fire lanes must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, *2-1/4"* N-50 Binder, 5" N~50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. Revise the plan to show the heavy-duty pavement section for the fire lane.

    --Since mill and resurfacing the parking lot is proposed, full depth asphalt section is not proposed since the existing parking lot should have been designed previously to support a fire truck.

20. The sidewalk through the entrances off of Northwest Highway must be removed and replaced. Sidewalk through the entrances must be 8" thick.

    --Pursuant to our discussion with the Village on November 19, 2021, it was discussed that we do not want to do work within the Right-of-Way since it will trigger an IDOT permit. If sidewalk repairs are required, it is requested that we make a separate application to IDOT after the proposed improvements are completed and the application will only include the required sidewalk improvements.

21. If a stop sign is proposed for the vehicles exiting the parking lot, detectable warning panels will be required.

    -- A s*top sign and stop bar added to exit drive.*

22. Additional sidewalk removal and replacement may be required on Northwest Highway.

    --Pursuant to our discussion with the Village on November 19, 2021, it was discussed that we do not want to do work within the Right-of-Way since it will trigger an IDOT permit. If sidewalk repairs are required, it is requested that we make a separate application to IDOT after the proposed improvements are completed and the application will only include the required sidewalk improvements.

23. Northwest Highway is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit from IDOT will be required for all work within IDOT right-of-way, including any modifications to the entrances, sidewalk, and connection to the IDOT storm sewer.

    --Pursuant to our discussion with the Village on November 19, 2021, it was discussed that we do not want to do work within the Right-of-Way since it will trigger an IDOT permit.

24. Both access points currently have in/out access with no restrictions on turning movements. IDOT may require modifications to the current configuration.

    --Pursuant to our discussion with the Village on November 19, 2021, it was discussed that we do not want to do work within the Right-of-Way since it will trigger an IDOT permit.

25. Village code requires a minimum of 24 ft for two-way traffic. Both entrances on Northwest Highway must be widened to maintain the 24 ft drive aisle width.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

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--The updated site plan includes one way traffic with a minimum of 18' drive aisles per code.

26. The current parking lot design matches the existing configuration with the pavement immediately adjacent to the building to the west and curb stops for the parking stalls. A curb shall be provided along the west side of the property, offset from the building. Parking stalls can be 16.5 ft in length with a 1.5 ft overhang of the curb, negating the need for curb stops.

    --Since the proposed improvements include only mill and resurface, curb and gutter is not proposed and curb stops are preferred.

27. New doorways will be provided on the south side and east side of the building. Provide additional spot elevation for the sidewalk at the new doorways.

    --The doorways have been incorporated into the revised site plan

28. Total number of students and a full-time staff in provided project brief do not corollate with the numbers used in in KLOA Inc. report (203 vs 199 and 34 vs 31 respectively). Please specify which numbers are correct and edit the report accordingly.

    --KLOA report has been updated. 203 students and 31 staff are correct.

PUBLIC WORKS:

29. The domestic 3/4" water service and meter should be upgraded to the proper size. See Village of Arlington Heights Plumbing Code.

    --The building currently has a fire suppression system which will be able to accommodate the domestic and fire supply for the building.

30. New backflow preventers should be installed on both the domestic and fire service lines.

    --Acknowledged. Backflow preventers will be provided in our plumbing design.

31. Include restoration of old parking lot entrance off of Kennicott Ave.

    --The civil engineering plans have been revised accordingly.

32. Remove and replace 2' of surface adjacent to any pavement sawcut. (ex. Curb replacement on Kennicott Ave, driveway apron on Rt 14).

    --The civil engineering plans have been revised accordingly.

33. Ensure condition of the existing storm sewer prior to reuse and expansion.

    --A note has been added to the civil engineering plans that the sewer will be examined by camera and reviewed for approval by Village.

34. Ensure condition of sanitary sewer and capacity prior to use.

    --A note has been added to the civil engineering plans that the sewer will be examined by camera and reviewed for approval by Village.

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35. Correct Village contact info on cover sheet for sanitary: Jim Zaharopoulos, Sewer Foreman.

    --*Acknowledged.*

36. Correct Village contact information on cover sheet for Storm sewer: Jim Zaharopoulos, Sewer Foreman.

    --*Acknowledged.*

ARLINGTON HEIGHTS FIRE DEPARTMENT

1) Building is to be sprinkled per code.

   -- A code compliant fire sprinkler system will be provided in the building.

2) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

   --The required connection will be provided.

3) A Knox Box shall be located at the main front entrance.

   --The required knox box will be provided.

4) Install a fully operational annunciator panel or alarm panel at the main front entrance.

   --The required annunciator panel will be provided.

ARLINGTON HEIGHTS POLICE DEPARTMENT

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

   --*Acknowledged.*

2. Are lighting requirements adequate? Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

   --Site lighting complies with Village requirements. See the attached photometric plan.

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

   --Acknowledged.

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

   --Acknowledged.

5. Traffic problems that may be created by the development. Similar to other day care/school businesses, this development may create a traffic problem during pickup and drop off times. A traffic impact study is recommended for this reason.

   Response: KLOA has provided updated Traffic Study.

6. General comments:

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

   --Appropriate contact information will be provided.

   - Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

   --Acknowledged.

   - Consider posting ‘no trespassing / loitering’ / ‘no un-authorized use’ signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

   --Acknowledged. Options will be discussed with tenant and Police Department.

HEALTH SERVICES DEPARTMENT

1. GENERAL COMMENTS: Daycare will need to obtain a Department of Children and Family Service (DCFS) license prior to opening.

   --The appropriate licensing will be obtained prior to opening.

Bears Playground

1. Illinois Accessibility Code (IAC) Section 206.2.17.1 states: "At least one accessible route shall be provided within the play area. The accessible route shall connect ground level play components required to comply with 240.2.1 and elevated play components required to comply with 240.2.2 including entry and exit points of the play components.

   --See page 4 on the attached play equipment design packet that shows the ADA charts for each individual area. Civil drawing updates show the accessible path to the equipment.

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2. Per IAC 2402.2 Elevated Play Components, show the accessible routes to at least 50 percent of the elevated Play components.

   --See pages 5, 6 and 7 on the attached play equipment design packet that shows the ADA routes for each individual area. Civil drawing updates show the accessible path to the equipment.

3. Ground surface material for accessible routes to elevated play components shall comply 1008.2.6.

   --See the attached file labeled "IPEMA_EWF_Maintenance_Install_Position_Statement" that states that our wood mulch is ADA compliant.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7. The Plan Commission must review, and the Village Board must approve, the following actions:

   a. Repeal of Special Use Permit ordinance 12-059.

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

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

   d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.

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

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

   g. Variation to Chapter 28, Section 10.4-4, to allow 47 off-street parking spaces where 49 spaces are required.

   --Items 'a' through 'f' acknowledged. Regarding 'g', the revised Site Plan now provides 49 parking spaces.

8. Please provide a response to each four criteria for variation approval for each of the requested variations identified above.

   a. **Repeal of the existing special use Permit ordinance 12-059**

      1) granted November 2012 permitting a day care facility is required to proceed with the new development plan which will provide a needed service to the to the public.

      2) This repeal is not detrimental to the health, safety, morals of general welfare of persons residing or working in the vicinity - but acts as a clarification of the permitted use of the property.

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3) This repeal complies with the requirement of the Village Board of Trustees in order to grant a different special use.

b. Special Use Permit for a Day Care Center

1) That said special use is deemed necessary for the public convenience at this location.

- Based on the market study the majority of the day care facilities servicing this local population are at capacity with a wait list. The demand has outstretched the current available supply, and there is a clear need for additional quality services in this area.

2) That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity.

- The daycare and private school use proposed will provide a much-needed service for the area.

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

- Daycare center will comply will all of the regulations that are granted under the ordinance with the stipulations and conditions made part of the authorization granted by the Village Board of Trustees. Additionally, it must comply with all State licensing regulations required for a day care facility.

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

1) The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.

- The Day Care Center use will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property The Day Care parking lot will be abutting both an existing Commercial use while the Day care playground replaces a parking area abutting a residence and will have high fencing and adequate landscaping provided. The current building has been vacant for approximately 10 years - the Day Care will blend in with the nearby properties with improvements to the building and site enhancing the neighborhood.

2) The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

- This property has been vacant for approximately 10 years as zoned.

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3) The proposed variation is in harmony with the spirit and intent of this Chapter.

- The variation is in harmony with the spirit and intent of the Land Use Variation: this variance will allow a vacant building to be upgraded and maintained in good condition.

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

- Day care Centers require playgrounds and safe upgraded buildings - the variance requested is based on these regulations to allow reasonable use of the property.

d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.

1) The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.

- The Private School use will not alter the character of the locality and will be compatible with existing uses and zoning of nearby property. The plan provides for a parking lot abutting both an existing Commercial use and the playground replaces a parking lot abutting a residence and will have high fencing and adequate landscaping provided. The current building has been vacant for approximately 10 years - the private school will blend in with the nearby properties with improvements to the building and site enhancing the neighborhood.

2) The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

- This property has been vacant for approximately 10 years as zoned.

3) The proposed variation is in harmony with the spirit and intent of this Chapter.

- The variation is in harmony with the spirit and intent of the Land Use Variation: this variance will allow a vacant building to be upgraded and maintained in good condition.

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

- Private Schools require safe upgraded buildings - the variance requested is based on these regulations to allow reasonable use of the property.

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

1) The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.

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- Due to the constraints of the site and placement of play equipment within safe distances, the variation is necessary. It is fenced and landscaped thereby blocked from view to the nearby property. The playground is only used during school hours - never at night.

2) **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**

- The prior 2012 special use variation was for a day care, but was not acted upon given the challenges in developing this site. A condition for day care is to have a playground - As previously noted, this property has been vacant for approximately 10 years as zoned.

3) **The proposed variation is in harmony with the spirit and intent of this Chapter.**

- The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have a playground that meets both the regulatory requirements and the type of service provided by Higher Ground Education.

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

- Day care Centers require a play ground area - the equipment that will be installed is both high quality with safety standards meeting state requirements. Higher Ground uses this equipment nationally - as such it is the minimum to allow reasonable use of the property.

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

1) **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**

- Due to the constraints of the site and placement of play equipment within safe distances, the variation is necessary. It is fenced and landscaped thereby blocked from view to the nearby property. The playground is only used during school hours - never at night.

2) **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**

- The prior 2012 special use variation was for a day care, but was not

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acted upon given the challenges in developing this site. A condition for day care is to have a playground. A condition for a toddler play area is to have the shade structure shown on the plan - As previously noted, this property has been vacant for approximately 10 years as zoned.

3) **The proposed variation is in harmony with the spirit and intent of this Chapter.**

- The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have a playground and toddler shade structure that meets both the regulatory requirements and the type of service provided by Higher Ground Education.

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

- Day care Centers require a playground area - the toddler shade structure that will be installed is both high quality with safety standards meeting state requirements. Higher Ground uses this shade structure nationally - as such it is the minimum to allow reasonable use of the property.

g. **This variance no longer required - revised site plan provides 49 parking spaces.**

h. **New requested variance based on revised parking lot plan: Arlington Heights landscape regulations require a shade tree at the ends of all rows of parking, including two shade trees where there is a double row of parking. Our plan shows the required trees; however, we request a variance for the parking islands where there is a double row of parking.**

1) **The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property.**

- Due to the constraints of the site, when we revised the parking lot plan to provide the required 49 parking spaces, the double row parking islands were reduced in size - if shade trees cannot thrive in the parking islands, we would substitute with other landscape elements. This will not alter the essential character of the locality and is compatible with the existing uses and zoning of nearby property.

2) **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**

- The prior 2012 special use variation was for a day care, but was not acted upon given the challenges in developing this site. A condition for this facility is 49 parking spaces, which have been provided, but may necessitate different landscape in the double row parking islands-. As

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previously noted, this property has been vacant for approximately 10 years as zoned.

3) **The proposed variation is in harmony with the spirit and intent of this Chapter.**

- The variation is in harmony with the spirit and intent of this Chapter: this variance is required to have a adequate parking for the proposed use, with a possible substitution of alternate landscape elements in the double row parking islands.

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

Providing required parking requires the possible substitution of shade trees for an alternative landscape solution - as such it is the minimum to allow reasonable use of t

9. No response was provided to Special Use Permit approval criterion #3 and no response was provided to Land Use Variation criterion #4. Please update this document accordingly.

   --Addressed in 8 above

General:

10. The project narrative must be revised to include information on any green/sustainable design features. If none are proposed, please state such.

    --The design team has tried to incorporate as many green/sustainable features into the building and site as much as possible, but we are not applying for LEED status.

11. All plans, documents, and studies that are revised as a result of these comments must include a revision date.

    --Acknowledged.

12. Please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.

    --Acknowledged.

13. No elevations were included for the rear of the building (north side).

    --A north elevation has now been provided.

Proposed Use:

14. Prior to appearing before the Plan Commission a neighborhood meeting to introduce the development to the surrounding property owners must be held. Please provide an update on the status of this meeting. Once the meeting has concluded, please provide a summary of the attendance, issues raised/questions asked, and responses provided.

    --Acknowledged. Meeting with surrounding property owners - Thursday, January 20th at 6 pm - at Arlington Ale House. Will provide a summary of attendance and minutes.

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15. When will deliveries occur? Please note that no deliveries are allowed between the hours of 10:00pm and 7:00am. Where will delivery vehicles park? Would deliveries interfere with drop-off/pick-up operations?

    --Noted regarding delivery time restrictions. Deliveries will occur on off peak drop-off and pickup times.

16. Will the play areas contain any noise making devises, such as drums, chimes, etc.?

    --None

17. Where will indoor recreation occur on days of inclement weather?

    --Indoor recreation will take place in the classroom

18. Will any children be bussed to the site? If so, please provide details on bussing operations. Would Guidepost have a van/bus/vehicle that would be stored onsite?

    --Children will not be bussed - no van or vehicle will be store onsite

19. The Market Study needs additional depth and context. Please provide a written narrative to accompany the map. Why were areas south of the proposed facility excluded from the area of study? Provide the names and capacities of the other daycares that were analyzed, as well as details about Guidepost's services and features that differentiate it from the other daycares that were analyzed. The project narrative stated that the Market Study included a company overview, however, no company overview was included.

    --Attached a revised market study along with the Company overview. HGE utilizes a market study protocol for all of its sites nationally

Building:

20. A note on Sheet A1 indicates that the building addition will be 1,156 square feet, however, the site data table indicates the proposed building addition will be 906 square feet. Please clarify and be aware that the Zoning Code requires that all floor area as measures from the exterior walls shall be included within the floor area calculation (mechanical areas, stairwells, vestibules, etc. are not omitted).

    --The labeled areas have been updated/coordinated.

21. The maximum size of accessory structures is 300 sq. ft. and the toddler shade structure is 816 square feet. A variation is required as noted above.

    --An application for a variance will be made.

22. Accessory structures cannot be located in a rear yard on a reverse corner lot when the front yard of the adjacent structure is extended to the subject property. A variation is required as noted above.

    --An application for a variance will be made.

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23. What is the overall height of the shade structures as measured from grade to the peak of each structure?

    --Per Bear playground cutsheets, shade structure heights are provided.

Site:

24. Please clarify the onsite fencing. The plans show certain areas where gates are proposed but no fence, areas enclosed by a fence with no gate, and areas that appear to need enclosure but no fence is shown. Will the fences between each play area be the solid 6' tall wood style fence?

    --The site plan has been updated to incorporate revised location of fences. The playground plans also indicate the proposed materials.

25. The existing fence at the northwest corner of the site encroaches outside of the subject property boundaries, and the proposed connection to this fence would also fall outside of the property boundaries. It appears that a small portion of the concrete patio area will also encroach outside of the property boundaries. It is recommended that the existing fence be removed and reconstructed within the property boundaries and the proposed fence connection and concrete surface be revised similarly. Alternatively, permission from the neighboring property owner for said encroachments can be obtained.

    --The offending section of fence will be removed & new fencing within the property line will be provided per the updated site plan.

26. Is there any exterior mechanical equipment proposed (ground mounted AC condensers, utility pedestals, generators, transformer, etc.)? If so, please show these elements on the plans and screen them accordingly.

    --There will be no ground mounted mechanical equipment. Roof mounted equipment behind concealing parapets are planned. The gas meter & electric meter on the north wall will be enclosed in appropriate fencing.

27. Provide details on the plans showing the proposed height and materials (both the walls and the gate) of the dumpster enclosure.

    --The detailing has been provided.

28. The Photometric level at one point along the northern property line is at .2 footcandles where code restricts maximum illumination to .1 footcandles adjacent to residentially zoned property.

    --We have provided a revised photometric plan with relocated light poles that reduces the footcandles in that area.

Landscaping:

29. The project narrative outlines that landscaping along the northern property line on the north side of the existing fence shall be designed and installed in coordination

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with the northern property owner. Please provide details on said coordination and show the design of the landscaping on the landscape plan.

--*The landscape plans have been updated accordingly.*

Traffic/Parking/Circulation & Access:

30. Parking for the proposed daycare is calculated at 3 spaces per every 2 employees and parking for the private school portion of the facility is calculated at 1 space per employee plus 1 space per five classrooms. With an overall employee count of 34 (29 for the daycare, 5 for the kindergarten classrooms) and with 2 kindergarten classrooms, this translates to a parking requirement of 49 spaces for the facility. With 47 parking spaces proposed, a variation is required. Staff recommends compliance with the parking regulations.

    --*The site plan has been updated to provide 49 parking spaces.*

31. During the Conceptual Plan Review process the Village requested that access be granted to the commercial property abutting to the northwest, however, the site plan shows 3 parking stalls proposed in this area, which would prevent access. Removal of these spaces would cause a further reduction in onsite parking. Please address this situation.

    --*The parking has been revised to one-way circulation, thus cross-access is no longer an option.*

32. Code requires minimum driveway widths to be 24'. The driveway widths at the two entrances shall be revised to comply with the 24' wide driveways provided within the site, which will require IDOT approval. Please provide a preliminary review letter from IDOT to demonstrate their support for two 24' wide curb cuts on the subject property.

    --*The parking lot no longer requires 24ft aisle since it has been changed to one-way circulation and angled parking.*

33. Page 8 of the KLOA study states the maximum child capacity at 199 students and the maximum employee count of 31 staff. Per the project narrative, the maximum capacity will be 203 students with 34 staff.

    --*The KLOA report has been updated, correctly identifying the occupancy as 203 students and 31 staff.*

34. Page 10 of the KLOA study states the size of the facility will be 12,232 sq. ft., however, this does not factor in the size of the building addition. Please adjust the size of the building to reflect the proposed building addition, as well as the number of students to 203 and revise the analysis accordingly.

    --*The correct building area is 13,388sf, and is noted on the updated plan.*

35. Please address the following:

    a. Potential vehicle conflicts when egress from both entrances occur at the same time, (left turn movement from the northwest entrance and right turn

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movement from the southeast entrance). Was one-way circulation through the parking lot considered?

--This issue has been resolved with the new one-way configuration of the parking lot.

b. Vehicles stacking for egress and blocking egress from the parking stalls closest to Northwest Highway.

--This issue has been resolved with the new one-way configuration of the parking lot.

c. Vehicle conflicts between inbound vehicles and vehicles reversing/exiting from the parking stalls closest to Northwest Highway. Should the stalls adjacent to Northwest Highway (2 stalls deep) be restricted to "employees only" to avoid high-turnover vehicles parking in these spaces?

--This issue has been resolved with the new one-way configuration of the parking lot.

36. Five bike parking spaces are required by code. Please show where these spaces will be located on the site plan.

--Bicycle parking has been added to the site along the north side of the building.

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2b, a 4" caliper shade tree is required at the end of each parking row and beneath each light pole within an island that is equal in area to one parking space. Please increase the size of the islands, provide an additional island beneath the light pole and incorporate additional shade trees in order to meet the code requirement.

--The landscape plan has been updated to provide a tree in the proposed landscape island.

2) Pursuant to Chapter 28, Section 6.15-2 a six foot high screen that provides year round opacity must be provided along the north property line adjacent to the residential district. In addition to the fence, it is recommended that evergreens be provided in order to create a layered buffer.

--The landscape plan has been revised accordingly.

3) The site plan and the landscape plan are inconsistent. There is landscaping shown on the site plan that is not identified on the landscape plan.

--The two plans have been coordinated.

4) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

-- The gas meter & electric meter on the north wall will be enclosed in appropriate fencing.

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5) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.

--Acknowledged.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Planning and Community Development**

From: **Deb Pierce, Plan Reviewer, Building & Life Safety Department**

Subject: **1000 W Northwest Hwy – Guidepost Montessori – SUP for Daycare, LUV for Private School in B-2**

PC #: **21-021 – Round 2**

Date: **January 25, 2022**

General Comments:

After reviewing the responses to the Round 1 comments, I do not have any additional comments.

PLAN COMMISSION PC #21-021
Guidepost Montessori SUP for Daycare, LUV
1000 W Northwest Highway
Round 2

37. The petitioner's response to comment nos. 11, 12, 13, 14, 15, 19, 22, 25, 26, 28, 29, 30, 33 and 36 are acceptable.

38. The petitioner's response to comment no. 16 is noted. An Onsite Utility Maintenance Agreement (OUMA) is required for all onsite utilities, including existing utilities. The OUMA must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA. This can be addressed at permit.

39. The petitioner's response to comment no. 17 is noted. The photometric plan is acceptable. The associated catalog cuts for all roadway, parking lot, and building mounted luminaires shall be provided. This can be addressed at permit.

40. The petitioner's response to comment no. 18 is noted. The Exhibits provided are for a truck accessing the site from eastbound Northwest Highway only. An additional exhibit is needed to show a vehicle responding from the other direction.

41. The petitioner's response to comment no. 20 is noted. The sidewalk through the entrances off of Northwest Highway must be removed and replaced. Sidewalk through the entrances must be 8" thick. This could be addressed as a driveway permit through IDOT; however, this should be completed in conjunction with the overall site improvements as replacing the sidewalk will require the parking lot to be inaccessible for a period of time. It is also recommended that the aprons be replaced.

42. The petitioner's response to comment no. 21 is noted. Detectable warning panels will be required at the exit. This can be addressed at permit.

43. The petitioner's response to comment no. 23 is noted. A permit from IDOT will be required for all work within IDOT right-of-way.

44. The petitioner's response to comment no. 24 is noted. Detectable warning panels and sidewalk removal and replacement is required, triggering the need for an IDOT permit. New signage will also be needed for the entrance and exit only. Although changes to the existing curb cuts and size of the aprons is not planned for at this time, IDOT may require additional modifications to the current configuration. The petitioner shall acknowledge this.

45. The petitioner's response to comment no. 27 is noted. Spot elevations and dimensions for all new sidewalk needed for the new doors shall be provided. The sidewalk for the new door located at the southeast corner of the building shall also extend to the public walk. This can be addressed at permit.

PUBLIC WORKS:

46. The petitioner's response to comment no. 31 is noted, the plans have not been revised. Include restoration of old parking lot entrance off of Kennicott Ave. This can be addressed at permit.

47. The petitioner's response to comment no. 32 is noted, the plans have not been revised. Remove and replace 2' of surface adjacent to any pavement sawcut. This can be addressed at permit.

48. The petitioner's response to comment no. 34 is noted. The note added to the plans is for storm sewer. Provide additional note for sanitary sewer and capacity. This can be addressed at permit.

49. The petitioner's response to comment no. 35 is noted. The cover sheet shows the MWRD as the contact for the sanitary sewer service. Correct Village contact info on cover sheet for sanitary: Jim Zaharopoulos, Sewer Foreman. This can be addressed at permit.

50. Plan set provided was missing sheet C5.0. No comments can be made on this sheet.

51. Public Works will have additional comments once the building set including proposed plumbing plans is submitted.

ADDITIONAL COMMENTS:

52. The existing fence encroaches onto the adjacent property. Any modifications to this fence in this area will require written permission from the property owner. This can be addressed at permit.

53. The parking stalls at the curve shall be staff parking only. Provide signage. This can be addressed at permit.

54. The first two parking stalls off of Northwest Highway at the entrance will require vehicles to back out across the sidewalk, potentially impacting pedestrians or vehicles turning in. To avoid high turnover in these stalls, the two stalls should be designated for staff only. This can be addressed at permit.

55. Provide a detail of the ADA ramp for the handicap accessible stalls, including spot elevations and dimensions. This can be addressed at permit.

56. The sidewalk detail specifies 5", and that welded wire is required through driveways. The Village does not allow welded wire in the public right-of-way, and the sidewalk must be 8" thick through the driveways. Revise the detail. This can be addressed at permit.

57. Provide additional signage for the entrance and exit only. IDOT may also require other modifications to the signage. This can be addressed at permit.

58. Provide an Engineer's Opinion of Probable Cost. This can be addressed at permit.

1/26/22

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

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NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

Health and Human Services

Memo

To: Sam Hubbard, Development Planner

From: Jeff Bohner, Health Officer

Date: January 24, 2022

Re: Guidepost Montessori - PC #21-021

This Department has reviewed the round 2 submittal for Guidepost Montessori School and has the following comment:

See the attached review from David Robb, Disability Services Coordinator

Plan Review for Accessibility

Addresses:	Guidepost Montessori – 1000 W. Northwest Highway SUP for Daycare, LUV for Private School in B-2
	P.C. #21-021 Round 2
Submitted to:	Sam Hubbard, Planning & Community Development
Submitted by:	David Robb, Disability Services Coordinator (847) 368-5793
Date:	January 20, 2022 David Robb
Re:	Illinois Accessibility Code (IAC) Eff. Oct., 23, 2018 https://www2.illinois.gov/cdb/announcements/2018/Pages/New-Illinois-Accessibility-Code.aspx

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Bears Playground:

1. The "Accessible Route" was not shown on the Civil Drawings. Show the accessible route: for entering the playground, to each playground component including entrance and exit points of the play components.

2. The information sheets of the International Play Equipment Manufacturers Association (IPEMA) indicated that the Engineered Wood Fiber (EWF) used on playgrounds and around playground components requires frequent maintenance to meet ADA requirements. Explain the maintenance regimen and the person responsible to ensure ADA compliance.

Round 1 Comments:

1. The Accessible Illinois Accessibility Code (IAC) Section 206.2.17.1 states: "At least one accessible route shall be provided within the play area. The accessible route shall connect ground level play components required to comply with 240.2.1 and elevated play components required to comply with 240.2.2 including entry and exit points of the play components.

2. Per IAC 2402.2 Elevated Play Components, show the accessible routes to at least 50 percent of the elevated Play components.

3. Ground surface material for accessible routes to elevated play components shall comply 1008.2.6.

Planning & Community Development Dept. Review

January 27, 2022

REVIEW ROUND 2

Project: Guidepost Montessori
1000 W. Northwest Highway

Case Number: PC 21-021

Zoning:

37. The responses to the following comments are acceptable: #13, #14, #16 - #18, #20 - #22, #26, #31, #34, and #35a.

38. The response to comment #7 is noted. Based on the revised plans, the following zoning actions are required:
    a. Repeal of Special Use Permit ordinance 12-059.
    b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
    c. Land Use Variation to allow a Day Care Center within the R-3 District.
    d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.
    e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
    f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
    g. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement to certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.

    Code compliant landscape islands should be incorporated into the site. Please see attachment for specific locations where islands and shade trees are missing.

39. The response to comment #9 is noted. Please provide a separate document that outlines the special use, land use variations, and variations along with your response to the approval criteria for each zoning action.

40. The response to comment #10 is noted. Specific details on any green features/sustainable design elements were not provided.

41. The response to comment #12 is acceptable. On your forthcoming resubmittal, and any future resubmittals, please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.

42. The response to comment #15 is noted. Please address the question: where will delivery vehicles park? Typically, how many deliveries are expected to occur during any given week?

43. The response to comment #19 did not directly address the question. No overall capacities of the surveyed daycares were provided, and certain day care facilities within Arlington Heights were omitted from the study area with no explanation as to why they were absent. While the additional materials from HGE explain some of the attributes of the Guidepost/Higher Ground program and facility, there was no comparison to the other daycares within the study. The analysis needs additional depth. Please be aware the School District 25 is proposing a full day kindergarten at all of their elementary schools. Will this impact the proposed facility?

44. The response to comment #23 is noted. The Bear Playground cut sheets did not include a detail for the shade structures to verify listed height. Please note that these accessory structures shall not exceed 15' in height as measured from existing grade (not the raised mulch playground that they will be constructed on) to the peak of each structure.

45. The response to comment #24 is insufficient. Civil/Landscape plans and the architectural plans depict differences in what is proposed in the area around the dumpster enclosure. The plans must be revised to clearly indicate which sections of fencing will be 6' tall board on board, 6' tall PVC vinyl fence, and 4' tall wood fence (detail required - if applicable).

46. The response to comment #25 is insufficient. Demo plan does not show fence on neighbor's property to be removed, and civil/landscape plans still show the proposed fence to encroach outside of the subject property to connect to the neighbor's fence. Please coordinate with the neighboring property owner to discuss any fence removal and provide an update on the status of this discussion. Please revise the plans so they are consistent and accurately show what is proposed in this area.

47. The response to comment #27 is noted. Please note that the PVC vinyl fence around the refuse area shall be a solid privacy fence with no spaces between the boards.

48. The response to comment #28 is insufficient. The revised photometric plan has increased the footcandle levels along the northern property line to between 0.2-0.5 where code restricts maximum footcandle levels abutting residential zoning to 0.1 footcandles. Please revise the plan to conform with code requirements.

49. The response to comment #29 is noted. Is the neighboring property owner amenable to the proposed landscaping along the northern property line?

50. The fence along Kennicott must be setback 5' from the property line along Kennicott to conform to code requirements, which will require that the fence be pushed back approximately 2' west from its currently proposed location. The portion of the existing fence along the northern property line that encroaches into this 5' area should be removed. Please revise the plans to conform to code requirements in this area.

51. The response to comment #30 is noted. Please note that staff is still recommending compliance with all parking regulations relative to any site modifications as necessary to address these review comments.

52. The response to comment #32 is noted. However, an IDOT permit will be required for the sidewalk improvements and for any "Do Not Enter" and "Stop" signage necessary for the one-way circulation and site egress. Have you approached IDOT for a preliminary review to determine if these improvements will trigger a more detailed IDOT review that could potentially require significant modifications to the site plan? Prior to moving forward with the Plan Commission hearing, a better understanding of the potential IDOT requirements should be obtained.

53. The response to comment #33 is noted. The KLOA study still refers to the peak employee count as 31 and the parking analysis is based on 31 employees not the 34 employees (as has been indicated to be the total employee count).

54. The response to comment #35b is noted. There appears to be stacking space for approximately 1-2 cars at the site exit before the queue will stack to block adjacent cars from exiting their stalls. This could be addressed by a restriction on left turn egress from the site.

55. The response to comment #35c is noted, however, the same concern exists with the 2 angled parking stalls closest to the site entrance, which would require cars to back out across the sidewalk and would present a possible vehicular conflict with cars entering the site. For safety reasons, these spaces should be eliminated.

56. The response to comment #36 is noted, however, no bike parking stalls were added to the plans. Please indicate on the plans where the bike parking stalls will be located.

57. The civil and landscape plans need better coordination and are not consistent. Additionally, sheet C-3.0 indicates that 50 stalls are proposed but only 49 are shown on the plans.

58. The northernmost parking stall on the eastern side of the double row of parking encroaches out into the drive aisle and would prevent fire truck turning if a car was parked in the stall. Revisions are needed to ensure proper fire truck maneuverability.

59. Page 8 of the KLOA study states that 30% of the children arrive in the same car, but page 19 states this percentage to be 13%. Please clarify.

60. Page 10 of the KLOA study references operator provided average arrival/departure times for staff. Arrival/Departure times for students was provided but staff arrival/departure information could not be located. Please provide the staff arrival/departure times if available.

Prepared by:

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
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ARLINGTON HEIGHTS, IL ZONING ORDINANCE		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
6.15-1.2 NEW LANDSCAPING REQUIREMENTS		
ALL PAVED SURFACE ABUTTING A RESIDENTIAL DISTRICT OR STREET OR OFF-STREET PARKING AREAS CONTAINING MORE THAN 4 PARKING SPACES, SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING OR FRONTING A RESIDENTIAL DISTRICT OR PUBLIC WAY.	**3' SCREENING REQUIRED ALONG THE SOUTH (ADJACENT TO STREET)**	SCREENING PROVIDED ALONG THE SOUTH
LANDSCAPED ISLANDS SHALL CONTAIN AT LEAST 1 LIVE SHADE TREE LOCATED AT THE END OF EVERY 20 PARKING SPACES OR BENEATH EVERY LIGHT POLE.	TOTAL NUMBER OF PARKING SPACES = 45 45 SPACES / 20 SPACES = 2.25 **2 PARKING LOT TREES REQUIRED**	4 PARKING LOT TREES PROVIDED
6.15-2.1 - LANDSCAPING REQUIREMENTS BETWEEN ZONING DISTRICTS		
IN ANY O-T, O-R, BUSINESS OR MANUFACTURING DISTRICT WHERE A REAR LOT LINE OR SIDE LINE COINCIDES WITH A SIDE OR REAR LOT LINE OF PROPERTY IN ADJACENT RESIDENTIAL DISTRICTS, SCREENING ALONG SUCH LOT LINE MUST BE PROVIDED.	**SCREENING REQUIRED ALONG NORTH**	6' BOARD ON BOARD FENCE TO REMAIN AND EVERGREEN SCREENING PROVIDED ALONG THE NORTH

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AN	4	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	4" CAL. MIN	
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	CA	25	CEANOTHUS AMERICANUS / NEW JERSEY TEA	-	SEE PLAN	18" HT MIN
	CB	19	CORNUS SERICEA 'BAILADELINE' TM / FIREDANCE RED TWIG DOGWOOD	-	SEE PLAN	18" HT MIN
	HL	18	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA	-	SEE PLAN	18" HT MIN
	RG	7	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	-	SEE PLAN	18" HT MIN
	ST	11	SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA	-	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	BG	6	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	-	SEE PLAN	18" HT MIN
	JB	18	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	B & B	SEE PLAN	6` HT MIN.
	JF	26	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT MIN.
ORNAMENTAL GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	CK	80	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	SEE PLAN	18" HT MIN
GRASSES AND PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPACING**		
	CC	29	COREOPSIS X 'CREME BRULEE' / CREME BRULEE TICKSEED	24" o.c.		
	HH	28	HEMEROCALLIS X `HAPPY RETURNS` / HAPPY RETURNS DAYLILY	24" o.c.		
GROUND COVERS			**BOTANICAL / COMMON NAME**			
			TURF SOD			

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/14/22	JRG

Kimley»Horn

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ADDRESS: 1 E. WACKER DRIVE, SUITE 600
WAUKEGAN, IL 60085
PHONE: 847.487.5650
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JWG
DRAWN BY: AES
CHECKED BY: ANH

LANDSCAPE PLAN

BUILDING REMODEL

1000 W NORTHWEST HWY
ARLINGTON HTS., IL 60004

ORIGINAL ISSUE: 01/17/2022
KHA PROJECT NO. 168423005
SHEET NUMBER
L1.0

Drawing name: \\Kimley-horn.com\VAR_CHS\CHS_LIDEV\168423005_rl_ashley\ontheights_JV2_Design\VCAD\plotsheets\L1.0_LANDSCAPE PLAN.dwg Jan 17, 2022 - 10:38am by Christina.Mandel
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Guidepost Montessori
1000 W. Northwest Highway
PC #21-021
January 25, 2022

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree located in a landscape island that is equal in area to one parking space is required at the end of each parking row. Increase the islands where they are deficient in size and incorporate additional shade trees in order to meet the code requirement. In addition, provide the code required landscape islands where they are absent. Landscape islands and the shade trees are required for the four parking spaces located in the northeast corner of the parking lot. Per the plan six additional four inch caliper shade trees are required.

2) Along Kennicott Avenue adjacent to the fence it is recommended that the landscaping be varied where the Karl Forester grasses are proposed. In addition to the grasses, incorporate clusters of shrubs.

3) For the fence adjacent to the drive aisle, provide landscaping on the parking lot side in order to soften the appearance of the fence. The proposed fence is solid and located along the back of curb. It is recommended that the fence be an open ornamental fence that is setback from the curb to allow for landscaping on the parking lot side.

4) On the landscape plan please identify the location of the trash enclosure. The trash enclosure must be screened with a fence and landscaping.

5) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Northwest Highway in order to screen the parking/paved area adjacent to the public way. Please increase the size of the shrubs so that they are a minimum of three feet high at time of installation.

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
www.soosarchitects.com

105 Schelter Road, Suite 101
Lincolnshire, Illinois 60069
847 821 7667

February 16, 2022

Mr. Sam Hubbard
Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

Re: 1000 W Northwest Highway – Guidepost Montessori

Mr. Hubbard,

Please see our responses to your review comments below. The Village's comment is listed in ordinary font, followed by our response in *–red italics*. Numbering of review comments matches those provided in the original review comments.

Building & Life Safety Department

General Comments:
After reviewing the responses to the Round 1 comments, I do not have any additional comments.

Engineer

37. The petitioner's response to comment nos.11,12,13,14,15,19,22,25,26,28, 29,30,33 and 36 are acceptable.
--Acknowledged.

38. The petitioner's response to comment no. 16 is noted. An Onsite Utility Maintenance Agreement (OUMA) is required for all onsite utilities, including existing utilities. The OUMA must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA. This can be addressed at permit.
--Acknowledged.

39. The petitioner's response to comment no. 17 is noted. The photometric plan is acceptable. The associated catalog cuts for all roadway, parkway, and building mounted luminaries shall be provided. This can be addressed at permit.
--Acknowledged.

40. The petitioner's response to comment no. 18 is noted. The Exhibits provided are for a truck accessing the site from eastbound Northwest Highway only. An additional exhibit is needed to show a vehicle responding from the other direction.
--See additional site plan sheets A1.1, A1.2.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

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Soos & Associates, Inc.
Architecture
www.soosarchitects.com

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Lincolnshire, Illinois 60069
847 821 7667

41. The petitioner's response to comment no. 20 is noted. The sidewalk through the entrances off of Northwest Highway must be removed and replaced. Sidewalk through the entrances must be 8" thick. This could be addressed as a driveway permit through IDOT; however, this should be completed in conjunction with the overall site improvements as replacing the sidewalk will require the parking lot be inaccessible for a period of time. It is also recommended that the aprons be replaced.
--Acknowledged. - Sidewalk permit process will commence once site plan is final

42. The petitioner's response to comment no. 21 is noted. Detectable warning panels will be required at the exit. This can be addressed at permit.
--Acknowledged. This will be addressed in a separate IDOT drawing submittal.

43. The petitioner's response to comment no. 23 is noted. A permit from IDOT will be required for all work within IDOT right-of-way.
--Acknowledged.

44. The petitioner's response to comment no. 24 is noted. Detectable warning panels and sidewalk removal and replacement is required, triggering the need for an IDOT permit. New signage will also be needed for the entrance and exit only. Although changes to the existing curb cuts and size of the apron is not planned at this time, IDOT may require additional modifications to the current configuration. The petitioner shall acknowledge this.
-Acknowledged - Sidewalk permit process will commence once site plan is final

45. The petitioner's response to comment no. 27 is noted. Spot elevations and dimensions for all new sidewalk need for the new doors shall be provided. The sidewalk for the new door located at the southeast corner of the building shall also extend to the public walk. This can be addressed at permit.
--See revised grading plan C5.0

PUBLIC WORKS:

46. The petitioner's response to comment no. 31 is noted. The plans have not been revised. Include restoration of old parking lot entrance off of Kennicott Ave. This can be addressed at permit.
--The parking access off of Kennicott is now shown as restored to grass/new sidewalk. See revised sheet C3.0.

47. The petitioner's response to comment no. 32 is noted, the plans have not been revised. Remove and replace 2' of surface adjacent to any pavement sawcut. This can be addressed at permit.
--Acknowledged. See revised sheet C3.0.

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48. The petitioner's response to comment no. 34 is noted. The note added to the plans is for storm sewer. Provide additional note for sanitary sewer and capacity. This can be addressed at permit.
--The required note has been added to sheet C5.0.

49. The petitioner's response to comment no. 35 is noted. The cover sheet shows the MWRD as the contact for the sanitary sewer service. Correct Village contact info on cover sheet for sanitary: Jim Zaharopoulos, Sewer Foreman. This can be addressed at permit.
--Acknowledged. See revised sheet C0.0.

50. Plan set provided was missing sheet C5.0. No comments can be made on this sheet.
--Acknowledged.

51. Public Works will have additional comments once the building set included proposed plumbing plans is submitted.
--Acknowledged.

ADDITIONAL COMMENTS:

52. The existing fence encroaches onto the adjacent property. Any modifications to this fence in this area will require written permission from the property owner. This can be addressed at permit.
--Acknowledged.- Will work with property owner to get written permission

53. The parking stalls at the curve shall be staff parking only. Provide signage. This can be addressed at permit.
--See revised sheets A1, C3.0.

54. The first two stalls off of Northwest Highway at the entrance will require vehicles to back out across the sidewalk, potentially impacting pedestrians or vehicles turning in. To avoid high turnover in these stalls, the two stalls shall be designated for staff only. This can be addressed at permit.
--See revised sheets A1, C3.0.

55. Provide a detail of the ADA ramp for the handicap accessible stalls, including spot elevations and dimensions. This can be addressed at permit.
--See revised sheet C5.0.

56. The sidewalk detail specifies 5", and that welded wire is required through driveways. The Village does not allow welded wire in the public right-of-way, and the sidewalk must be 8" thick through the driveways. Revise the detail. This can be addressed at permit.
--See revised sheet C6.0.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

57. Provide additional signage for the entrance and exit only. IDOT may also require modifications to the signage. This can be addressed at permit.
--Acknowledged._See sheet C3.0.

58. Provide an Engineer's Opinion of Probable Cost. This can be addressed at permit.
--Acknowledged.

Fire Department
The Fire Department has no additional comments at this time.
--Acknowledged.

Health and Human Services
The Department has reviewed the round 2 submittal for Guidepost Montessori School and has the following comment:
See the review from David Robb, Disability Services Coordinator:

Plan Review for Accessibility
Bears Playground:

1. The "Accessible Route" was not shown on the Civil Drawings. Show the accessible route: for entering the playground, to each playground component including entrance and exit points of the play components.
--See revised sheet C3.0.

2. The information sheets of the International Play Equipment Manufacturers Association (IPEMA) indicated the Engineered Wood Fiber (EWF) used on playgrounds and around playground components requires frequent maintenance to meet ADA requirements. Explain the maintenance regimen and the person responsible to ensure ADA compliance.
--The IPEMA document is the only available document from the manufacturer regarding maintenance of the EWF. The property owner will address the regular play surface maintenance with appropriate hired subcontractors.

Round 1 Comments:

1. The Accessible Illinois Accessibility Code (IAC) Section 206 2.17.1 states: At least one accessible route shall be provided within the play area. The accessible route shall connect ground level play components required to comply with 240.2.1 and elevated play components required to comply with 240.2 including entry and exit points of the play components.
2. Per IAC 2402.2 Elevated Play Components show the accessible routes to at least 50 percent of the elevated Play components.

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3. Ground surface material for accessible routes to elevated play components shall comply 1008.2.6.
   --Accessible paths are now indicated on sheet C3.0 as well as the play equipment company's drawing sheets. Compliance is addressed in the IPEMA document.

Planning & Community Development Dept. Review
Zoning:

37. The responses to the following comments are acceptable: #13, #14, #16 - #18, #20 - #22, #26, #31, #34, and #35a.
    --Acknowledged.

38. The response to comment #7 is noted. Based on the revised plans, the following zoning actions are required:
    a. Repeal of Special Use Permit ordinance 12-059.
    b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
    c. Land Use Variation to allow a Day Care Center within the R-3 District.
    d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.
    e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
    f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
    g. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement to certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree. *--See updated landscape islands on sheets A1 - this variance is no longer required*
    h. Variance to Chapter 28 Section 6.15-1.2b, to waive the size requirement of one landscape island. *See updated landscape islands on sheets A1.*
    i. Variance required to allow the 16.85' Peak for the Toddler shade area _ *see attached*

    Code compliant landscape islands should be incorporated into the site. Please see attachment for specific locations where islands and shade trees are missing.
    --See updated landscape islands on sheets A1, L1.0

39. The response to comment #9 is noted. Please provide a separate document that outlines the special use, land use variations, and variations along with your response to the approval criteria for each zoning action.
    --Acknowledged.- see attached

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40. The response to comment #10 is noted. Specific details on any green features/sustainable design elements were not provided.
--After further review, no notable green features or sustainable design elements are provided.

41. The response to comment #12 is acceptable. On your forthcoming resubmittal, and any future resubmittals, please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.
--Acknowledged.

42. The response to comment #15 is noted. Please address the question: where will delivery vehicles park? Typically, how many deliveries are expected to occur during any given week?
-- A daily lunch delivery from a caterer; the caterer will use a parking spot. Occasional Amazon delivery of office supplies once or twice a week.

43. The response to comment #19 did not directly address the question. No overall capacities of the surveyed daycares were provided, and certain day care facilities within Arlington Heights were omitted from the study area with no explanation as to why they were absent. While the additional materials from HGE explain some of the attributes of the Guidepost/Higher Ground program and facility, there was no comparison to the other daycares within the study. The analysis needs additional depth. Please be aware the School District 25 is proposing a full day kindergarten at all of their elementary schools. Will this impact the proposed facility?
--Acknowledged - see attached

44. The response to comment #23 is noted. The Bear Playground cut sheets did not include a detail for the shade structures to verify listed height. Please note that these accessory structures shall not exceed 15' in height as measured from existing grade (not the raised mulch playground that they will be constructed on) to the peak of each structure.
--We have included an additional detail sheet from the playground equipment company providing more detail on the shade structures. The larger shade structure will be taller than the 15ft limit at the peak- it will be 16.85' at the peak, and a variance will be pursued.

45. The response to comment #24 is insufficient. Civil/Landscape plans and the architectural plans depict differences in what is proposed in the area around the dumpster enclosure. The plans must be revised to clearly indicate which sections of fencing will be 6' tall board on board, 6' tall PVC vinyl fence, and 4' tall wood fence (detail required - if applicable).
--Acknowledged. Civil and architectural drawing are now coordinated.

46. The response to comment #25 is insufficient. Demo plan does not show fence on neighbor's property to be removed, and civil/landscape plans still show the proposed fence to encroach outside of the subject property to connect to the neighbor's fence.

From the desk of:
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tseibert@soosarchitects.com

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Please coordinate with the neighboring property owner to discuss any fence removal and provide an update on the status of this discussion. Please revise the plans so they are consistent and accurately show what is proposed in this area.
--Civil drawings have been updated accordingly. See C2.0.

47. The response to comment #27 is noted. Please note that the PVC vinyl fence around the refuse area shall be a solid privacy fence with no spaces between the boards.
--Acknowledged. The trash enclosure fence and the new fencing along the property lines have been updated to match the existing wood privacy fence along the north property line.

48. The response to comment #28 is insufficient. The revised photometric plan has increased the footcandle levels along the northern property line to between 0.2-0.5 where code restricts maximum footcandle levels abutting residential zoning to 0.1 footcandles. Please revise the plan to conform with code requirements.
--Acknowledged. See the attached updated photometric plan.

49. The response to comment #29 is noted. Is the neighboring property owner amenable to the proposed landscaping along the northern property line?
--The neighboring property owner and applicant are currently in discussion with the Village, requesting the existing landscaping along the fence be maintained with no additional landscaping.

50. The fence along Kennicott must be setback 5' from the property line along Kennicott to conform to code requirements, which will require that the fence be pushed back approximately 2' west from its currently proposed location. The portion of the existing fence along the northern property line that encroaches into this 5' area should be removed. Please revise the plans to conform to code requirements in this area.
--Acknowledged. The fencing has been relocated. See sheet C3.0

51. The response to comment #30 is noted. Please note that staff is still recommending compliance with all parking regulations in any site modifications as necessary to address these review comments.
--Acknowledged.

52. The response to comment #32 is noted. However, an IDOT permit will be required for the sidewalk improvements and for any "Do Not Enter" and "Stop" signage necessary for the one-way circulation and site egress. Have you approached IDOT for a preliminary review to determine if these improvements will trigger a more detailed IDOT review that could potentially require significant modifications to the site plan? Prior to moving forward with the Plan Commission hearing, a better understanding of the potential IDOT requirements should be obtained.
--Acknowledged. Per discussions with the Village, the sidewalk process will commence once the site plan is finalized.

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53. The response to comment #33 is noted. The KLOA study still refers to the peak employee count as 31 and the parking analysis is based on 31 employees not the 34 employees (as has been indicated to be the total employee count).
--The study has been updated.

54. The response to comment #35b is noted. There appears to be stacking space for approximately 1-2 cars at the site exit before the queue will stack to block adjacent cars from exiting their stalls. This could be addressed by a restriction on left turn egress from the site.
--With a 22'-11" wide point of egress, cars making a left turn should not block vehicles behind from exiting to the right. We anticipate feedback from IDOT regarding this and will address this at that time.

55. The response to comment #35c is noted, however, the same concern exists with the 2 angled parking stalls closest to the site entrance, which would require cars to back out across the sidewalk and would present a possible vehicular conflict with cars entering the site. For safety reasons, these spaces should be eliminated.
--Per a previous review comment by the Village Engineer, our intent was to mark these spaces as 'Staff Only' to limit traffic in/out of these spaces.

56. The response to comment #36 is noted, however, no bike parking stalls were added to the plans. Please indicate on the plans where the bike parking stalls will be located.
--Bike parking has been added next to the main entrance. See sheets A1, C3.0.

57. The civil and landscape plans need better coordination and are not consistent. Additionally, sheet C-3.0 indicates that 50 stalls are proposed but only 49 are shown on the plans.
--Civil, Landscape, & Architectural plans have been coordinated. The errant tag noting 50 spaces has been corrected to read 49.

58. The northernmost parking stall on the eastern side of the double row of parking encroaches out into the drive aisle and would prevent fire truck turning if a car was parked in the stall. Revisions are needed to ensure proper fire truck maneuverability.
--The parking in this area has been updated with a revised configuration and incorporating some compact car parking spaces. See sheets A1.

59. Page 8 of the KLOA study states that 30% of the children arrive in the same car, but page 19 states this percentage to be 13%. Please clarify.
--The KLOA study has been updated with the correct figure of 13%

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60. Page 10 of the KLOA study references operator provided average arrival/departure times for staff. Arrival/Departure times for students was provided but staff arrival/departure information could not be located. Please provide the staff arrival/departure times if available.
--the traffic study has included in the KLOA study as an exhibit.

Landscape Comments

1. Per Chapter 28, Section 6.15-1.2 b, a four- inch caliper shade tree located in a landscape island is equal in area to one parking space is required at the end of each parking row. Increase the islands where they are deficient is size and incorporate additional shade trees in order to meet the code requirement. In addition, provide the code required landscape islands where they are absent. Landscape islands and the shade trees are required for the four parking spaces located in the northeast corner of the parking lot. Per the plan six additional four-inch caliper shade trees are required.
--The six additional trees have been provided, along with associated landscape islands.

2. Along Kennicott Avenue adjacent to the fence is recommended that the landscaping be varied where the Karl Forester grasses are proposed. In addition to the grasses, incorporate clusters of shrubs.
--The landscape plan has been updated.

3. For the fence adjacent to the drive aisle, provide landscaping on the parking lot side in order to soften the appearance of the fence. The proposed fence is solid and located along the back curb. It is recommended that the fence be an open ornamental fence that is setback from the curb to allow for landscaping on the parking lot side.
--Moving the fence away from the parking aisle would reduce the play area on the other side of the fence below required DCFS standards. Landscaping to fit the current 6" fence setback is being investigated.

4. On the landscape plan please identify the location of the trash enclosure. The trash enclosure must be screened with a fence and landscaping.
--The trash enclosure is now labeled on the landscape plan.

5. Per Chapter 28, Section 5.15-1.2a, a three foot high continuous screen must be provided along Northwest Highway in order to screen the parking/paved area adjacent to the public way. Please increase the size of the shrubs so that they are a minimum of three feet high at the time of installation.
--Appropriate shrubbery has been added to the landscape plan.

PLAN COMMISSION PC #21-021
Guidepost Montessori SUP for Daycare, LUV
1000 W Northwest Highway
Round 3 (Revised)

59. The petitioner's response to comment nos. 37, 38, 39, 40, 42-54, 56-58 are acceptable.

60. The petitioner's response to comment no. 41 is noted. The sidewalk through the entrance and exit off of Northwest Highway shall be 8: thick. This can be addressed at permit.

61. The petitioner's response to comment no. 55 is noted. The plans show a cross slope of 5.53%, maximum cross slope is 2%. This can be addressed at permit.

ADDITIONAL COMMENTS:

62. The revised configuration at the north end of the center parking aisle show one stall facing southeast at the curve. This stall configuration is not acceptable, this stall shall be removed.

63. Plumbing plan needs to be submitted. This can be addressed at permit.

64. Sanitary sewer, if reused must be inspected for structural integrity and set up for overhead sewer. This can be addressed at permit.

3/3/22

Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

March 1, 2022

REVIEW ROUND 3

Project: Guidepost Montessori
1000 W. Northwest Highway

Case Number: PC 21-021

Zoning:

37. The responses to the following comments are acceptable: #37, #40 - 42, #47, #48, #50, #53, #56, #57, #59 and #60.

38. The response to comment #38 is noted. Based on the revised plans, the following zoning actions are required:
    a. Repeal of Special Use Permit ordinance 12-059.
    b. Special Use Permit for a Day Care Center within the B-2 portion of the subject property.
    c. Land Use Variation to allow a Day Care Center within the R-3 District.
    d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.
    e. Variation to Chapter 28, Section 6.5-3, to allow accessory structures (play equipment) in the front yard, if extended, of the adjacent property to the rear.
    f. Variation to Chapter 28, Section 6.5-7(b), to allow an 816 square foot accessory structure (toddler shade structure) in a rear yard where code restricts the maximum size of accessory structures to 300 square feet.
    g. Variation to Chapter 28, Section 6.5-6, to allow a 16.9' tall accessory structure where code restricts the maximum accessory structure size to 15'.
    h. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.

39. The response to comment #39 said "see attached" however nothing was attached. To re-iterate, please provide all justifications for each requested Special Use Permit, Land Use Variation, and each Variation as a separate document independent of these review comments.

40. The response to comment #43 said "see attached" however nothing was attached.

41. The response to comment #12 is noted and a variation has been included above. Please note that no plans were provided showing the accessory structure height and so the requested variation is based on your written statement documenting the height at 16.9'.

42. The response to comments #44 and #45 is noted. Prior to removal of the section of your fence that encroaches outside of your property lines, please coordinate said removal with the property owner at 713 N. Patton.

43. The response to comment #49 is noted. Staff has spoken with the neighboring property owner and understands that they would prefer to have the land on the north side of the fence be seeded for grass with no additional landscape plantings. This property owner expects to plant landscaping there of her choosing and at her cost at some point in the future.

44. The response to comment #52 is noted. While it shall not be required to initiate IDOT review until time of building permit submission, you are strongly encouraged to reach out to IDOT earlier to understand if the proposed plan will require any modifications to conform to IDOT requirements.

45. The response to comment #54 is noted. If the project experiences a problem upon completion, a restriction on left turn movements should be considered.

46. The response to comment #55 is noted.

47. The response to comment #58 is noted. The reconfigured layout creates the need for a landscape island variation. The placement of the parking stall within the landscape island at the end of the central parking row is not optimal with regards to turning radii and the proposed width of 8'-6" will make the space even tighter with potential for vehicular conflicts. It is recommended that this space be relocated elsewhere onsite.

Prepared by:

Guidepost Montessori
1000 W. Northwest Highway
PC #21-021
March 1, 2022

Landscape Comments

1) Along Kennicott Avenue adjacent to the fence, increase the height of the shrubs so that they are a minimum of three feet high. Per Chapter 28, Section 6.13-3 'landscaping a minimum of three feet high must be provided along the street side of a fence along the exterior side yard'.

2) It is recommended that alternative locations for the dumpsters be explored. Please evaluate options for the dumpster location so that they are not adjacent to the residential district.

3) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Northwest Highway in order to screen the parking/paved area adjacent to the public way. Please increase the size of the shrubs so that they are a minimum of three feet high at time of installation.

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March 4, 2022

Mr. Sam Hubbard
Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

Re: 1000 W Northwest Highway – Guidepost Montessori

Mr. Hubbard,

Please see our responses to your review comments below. The Village's comment is listed in ordinary font, followed by our response in *--red italics*. Numbering of review comments matches those provided in the original review comments.

Engineering:

59. The petitioner's response to comment nos. 37, 38, 39, 40, 42-54, 56-58 are acceptable.
--Acknowledged.

60. The petitioner's response to comment no. 41 is noted. The sidewalk through the entrance and exit off of Northwest Highway shall be 8" thick. This can be addressed at permit.
--Acknowledged.

61. The petitioner's response to comment no. 55 is noted. The plans show a cross slope of 5.53%, maximum cross slope is 2%. This can be addressed at permit.
--Acknowledged. The slope adjustment will be made at that time.

ADDITIONAL COMMENTS:

62. The revised configuration at the north end of the center parking aisle show one stall facing southeast at the curve. This stall configuration is not acceptable, this stall shall be removed.
--Removal of this parking space will leave the site one space short of the ordinance required 49 spaces. Since we cannot fit the parking space elsewhere on the site (determined by numerous attempts to do so with input from the Village), we will have to pursue a variance to allow only 48 spaces on the site.

Zoning:

37. The responses to the following comments are acceptable: #37, #40 - 42, #47, #48, #50, #53, #56, #57, #59 and #60.
--Acknowledged.

From the desk of:
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38. The response to comment #38 is noted. Based on the revised plans, the following zoning actions are required:
    a. Repeal of Special Use Permit ordinance 12-059.
    --Confirmed.

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

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

    d. Land Use Variation to allow a Private School in the B-2 and R-3 Districts.
    --Confirmed.

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

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

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

    h. Variation to Chapter 28, Section 6.15-1.2b, to waive the requirement for certain rows of parking to terminate with a landscape island including a shade tree where code requires all parking rows to terminate with a landscape island including a shade tree.
    --Since the parking space mentioned in Engineering comment 62 will be removed, the need for this variance should be confirmed by the Village.

39. The response to comment #39 said "see attached" however nothing was attached. To re-iterate, please provide all justifications for each requested Special Use Permit, Land Use Variation, and each Variation as a separate document independent of these review comments.
    --Acknowledged. The document outlining special use, land use variations, etc. is attached here.

From the desk of:
Tom Seibert
tseibert@soosarchitects.com

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40. The response to comment #43 said “see attached” however nothing was attached.
--Acknowledged. The market study information is attached here.

41. The response to comment #12 is noted and a variation has been included above. Please note that no plans were provided showing the accessory structure height and so the requested variation is based on your written statement documenting the height at 16.9’.
--Acknowledged. The referenced items from the play equipment manufacturer are attached here.

42. The response to comments #44 and #45 is noted. Prior to removal of the section of your fence that encroaches outside of your property lines, please coordinate said removal with the property owner at 713 N. Patton.
--Acknowledged. Could the reference to #44 & #45 be a typo? I believe the comment is referring to #45 & #46.

43. The response to comment #49 is noted. Staff has spoken with the neighboring property owner and understands that they would prefer to have the land on the north side of the fence be seeded for grass with no additional landscape plantings. This property owner expects to plant landscaping there of her choosing and at her cost at some point in the future.
--Acknowledged.

44. The response to comment #52 is noted. While it shall not be required to initiate IDOT review until time of building permit submission, you are strongly encouraged to reach out to IDOT earlier to understand if the proposed plan will require any modifications to conform to IDOT requirements.
--As noted previously, we plan to proceed with IDOT after the site plan is approved.

45. The response to comment #54 is noted. If the project experiences a problem upon completion, a restriction on left turn movements should be considered.
--Acknowledged.

46. The response to comment #55 is noted.
--Acknowledged

47. The response to comment #58 is noted. The reconfigured layout creates the need for a landscape island variation. The placement of the parking stall within the landscape island at the end of the central parking row is not optimal with regards to turning radii and the proposed width of 8’-6” will make the space even tighter with potential for vehicular conflicts. It is recommended that this space be relocated elsewhere onsite.
--Acknowledged. Per Engineering comment 62, the space must be removed. We will pursue a variance to accommodate the missing space since there in no other space on site available to accommodate the parking space.

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Landscape:

1) Along Kennicott Avenue adjacent to the fence, increase the height of the shrubs so that they are a minimum of three feet high. Per Chapter 28, Section 6.13-3 'landscaping a minimum of three feet high must be provided along the street side of a fence along the exterior side yard'.
--Acknowledged.

2) It is recommended that alternative locations for the dumpsters be explored. Please evaluate options for the dumpster location so that they are not adjacent to the residential district.
--Due to limitations caused by landscape and parking requirements, any other possible location for the trash enclosure has been eliminated.

3) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Northwest Highway in order to screen the parking/paved area adjacent to the public way. Please increase the size of the shrubs so that they are a minimum of three feet high at time of installation.
--Acknowledged. The landscape plan has been updated.