



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 27, 2019
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 7-Eleven Gas Station - 2/13/19

IV. PUBLIC HEARINGS

- A. 1400 W. Thomas St. Subdivision - PC#18-025
Preliminary Plat of Subdivision, Rezoning, Comprehensive Plan
Amendment
- B. Goddard School - 1316 N. Arlington Heights Rd. - PC#18-023
Rezoning, PUD, Variations
- C. Verizon Wireless Cell Tower - 1122 W. Rand Rd. - PC#18-024
LUV for Commercial Antennas, Variations

V. OTHER BUSINESS

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

VI. ADJOURNMENT

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



**Plan Commission
2/27/2019**

Item: 7-Eleven Gas Station - 2/13/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
7-Eleven Gas Station - 2/13/19	Minutes

PLAN

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

COMMISSION

RE: 7-ELEVEN GAS STATION - 1650 WEST ALGONQUIN ROAD - PC# 18-026
SPECIAL USE PERMIT FOR AUTO SERVICE (GAS) STATION, VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 13th day of February, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
MARY JO WARSKOW
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: The meeting of the Arlington Heights Plan Commission is called to order. If you would all please rise and join us in the pledge of allegiance, I'd appreciate it.

(Pledge of allegiance.)

CHAIRMAN ENNES: Thank you. Please be seated. Sam, could you take the roll?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

(No response.)

MR. HUBBARD: Commissioner Lorenzini.

(No response.)

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. Thank you. We have minutes from our last meeting, the Westgate Park & Shop from our last hearing on January 23rd. I assume everybody got the minutes. Is there a motion to approve those?

COMMISSIONER WARSKOW: I'll make such motion.

CHAIRMAN ENNES: And a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: Does anybody need to abstain? All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Any opposed?

COMMISSIONER GREEN: I have to abstain from that.

CHAIRMAN ENNES: You do, okay. You weren't here?

COMMISSIONER GREEN: I don't think so.

CHAIRMAN ENNES: Okay, so that passes. We have a hearing tonight, I guess before we get into that, have all notices been sent out, Sam?

MR. HUBBARD: They have.

CHAIRMAN ENNES: For our hearing and for this petition. So, is the Petitioner here this evening? Can I ask you to please come forward? You, whoever is going to speak to tell us about the project. You're going to be the only one to speak?

MR. COHEN: There might be a few others if there's any questions.

CHAIRMAN ENNES: Okay, well, then let's start this way. I'd like to swear you in.

MR. COHEN: Sure.

(Witness sworn.)

CHAIRMAN ENNES: Would you please spell your name and state what capacity you're in for the court reporter?

MR. COHEN: Yes. I am Andrew Cohen with Vequity. We are the developers on the project.

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

MR. COHEN: So, the proposed project is at 1650 West Algonquin Road in Arlington Heights. That is the northeast corner of New Wilke and Algonquin Road. It was previously a Citgo which has now been demolished, the tanks had been pulled, and we plan on building a new construction 7-Eleven. This will be a 7-Eleven with fuel. It will be their new nationwide, new and improved prototype which they're rolling out all over the Chicagoland area.

MR. HUBBARD: There's a laser pointer or there's a device up there, you can go through the slideshow right up there. Yes, if you press the slide, you can move through the slideshow. To the right, there you go, yes.

MR. COHEN: So, there is a site plan I could probably use.

(Short pause.)

MR. COHEN: So, as you can see, the C store is tucked in the back. There's I believe 12 spaces, parking spaces which is what code requires and what's provided. As you can see, there's now two access points. The existing current access has four, so we're consolidating four and the two which is what the road wants, the vision for the roads.

So, these are the elevations which is, they're new prototypes. They re-added the spandrel windows as per the city's request, and we've been working together with the city on the building design. We've gone back and forth on a couple rounds of comments. So, we've incorporated a lot of their suggestions and this is what we've come up with.

Here's another picture with the rendering with the canopy elevations. Landscape plan. This shows that there's some landscaping in between the back of the parcel and the adjacent parcel which is owned by the grocery store to the east. There's actually two parcels that are owned by them.

CHAIRMAN ENNES: It's the drive behind your property?

MR. COHEN: Correct. So, we've added landscaping and a six-foot fence to block out any noise or traffic and trash or whatever it may be. So, we've done that to kind of separate it from the residential.

CHAIRMAN ENNES: You've already done that?

MR. COHEN: No, we will do that, sorry. We will do that.

CHAIRMAN ENNES: Oh, okay.

MR. COHEN: The photometrics show that and just how it's blocking that off. That's it for the presentation.

I've also brought with me here Mark Bettenhausen from 7-Eleven, I should have done the intros first, Artur from Ileki & Associates, the architect, Scott Preston from Vequity, and Bill Perry from Watermark Engineering. So, at this point, we could open it up for questions.

CHAIRMAN ENNES: So, the issues that you're looking for, changes in variances?

MR. COHEN: So, we are getting a special use permit. The zoning does not change, so we are seeking a special use permit because it's a new construction gas station.

CHAIRMAN ENNES: Is that all you have at this point? Okay, we're going to move on to have the Staff report, so if you want to be seated? I should ask you, are you familiar with the conditions that the Village has placed on the approval? I think there's either five or six?

MR. HUBBARD: Six.

CHAIRMAN ENNES: Six conditions.

MR. COHEN: Yes.

CHAIRMAN ENNES: Are those all acceptable to you?

MR. PERRY: My name is Bill Perry, I'm with Watermark Engineering. I'm the civil engineer for the property.

CHAIRMAN ENNES: Were you here last time?

MR. PERRY: I was not.

CHAIRMAN ENNES: Okay, would you please spell your name? And your position?

MR. PERRY: Sure. William Perry, P-e-r-r-y. I'm a vice president at Watermark Engineering.

I just wanted to say, yes, we are familiar with the conditions that they have asked for. There really are two. One is, or two main pieces, one is the request to take the access point on New Wilke Road and, at our cost in the future, to possibly limit the access to it if it's deemed necessary by staff. That there's problems with it I assume is the idea behind that, if there's a lot of crashes at that intersection in the future.

We object to it only that we need that access point for viability of the site, specifically for the truck access. As long as we continue to have our full truck access that we need in order to get the truck in and out to deliver the fuel to the site, we would be amenable to doing something if it is necessary because there are problems on the site.

CHAIRMAN ENNES: So, that would preclude you from having the ingress and egress out of the Wilke Street side of the property?

MR. PERRY: Right. We want to make sure that we are able to get our trucks in and out of that access point. So, I guess we just would like that stipulation added to that condition.

MR. HUBBARD: You know, we can certainly be flexible. I think, you know, you have a right-in/right-out at the southern portion.

MR. PERRY: Yes.

MR. HUBBARD: The way that it's designed is it's a mountable pork chop.

MR. PERRY: Yes.

MR. HUBBARD: So, I'm sure that would be something that we'd be open to considering if it were to move forward, closure there.

MR. PERRY: Okay, that is what the concern is.

CHAIRMAN ENNES: So, you have an issue with that point. The other five conditions are acceptable?

MR. PERRY: Correct.

CHAIRMAN ENNES: Okay, thank you. Please be seated. Sam, would you please provide the Staff report?

MR. HUBBARD: Absolutely. So, the subject property is located at 1650 West Algonquin Road. It's the northeast corner of Algonquin and New Wilke. It's a B-2 General

Business Zoning District, and in the B-2 District, all automobile service stations are required to receive a special use permit approval which is the reason the Petitioner is before you this evening. The Comprehensive Plan for this property designates it as commercial, so the proposed service station is compatible with that Comprehensive Plan designation.

Petitioner is requesting two variations this evening. The first one is a variation to increase the maximum allowable driveway entrance from 36 feet to 37 feet, and that would apply to both the New Wilke and Algonquin Road access points. The second variation is to reduce the minimum required driveway width for a two-way drive aisle from 24 feet to 23 feet. That's in relation to the drive aisle connection to the Taco Bell site to the east.

So, here you can see an aerial of the property. The subject property is bounded in red. To the south and bottom is Algonquin Road. On the left side and to the west is New Wilke Road. To the east is Taco Bell. You'll notice to the north, there's a small strip of land 50 feet wide before you get to that drive aisle that connects to the grocery store and to Taco Bell. That is owned by the grocery store property located to the east. It's not a part of this development site and will be left as open in green space at this time.

Then you get the drive aisle a little bit farther north of that, and then there's the single family homes along Russell Court farther north of that. To the west is New Wilke and then there's a Mobil Gas Station a little bit farther which is a 24-hour gas station to the west. To the south is the city of Rolling Meadows, and there is a Fifth Third Bank and a Burger King to the southwest which is 24 hours as well.

So, here's a copy of the site plan. I just want to point out a few items here. First of all, the Village is planning in conjunction with IDOT and the city of Rolling Meadows for an additional right turn lane on Algonquin Road. That turn lane would roughly be added in this area and then continue up here onto New Wilke. That's going to involve likely some acquisition from the 7-Eleven Gas Station site in this area.

So, we've asked the Petitioner to design their site, you know, given this future improvement in mind, and they have done so, creating this larger than normal buffer of green space area to accommodate for any future right-of-way acquisition for that turn lane. Consequently, it's kind of pushed and squeezed the site a little bit to the north here and, you know, this future improvement has not yet been fully designed yet. It's still in the planning stages, but we fully expect this turn lane to move forward at some point in the future. I will mention the Petitioner has been very flexible in trying to design their site to accommodate for that.

So, there are two variations being requested by the Petitioner. The first one is the driveway width and the connection to the Taco Bell site. Staff is supportive of that variation for a few reasons. First of all, a similar variation was granted to Taco Bell to allow this drive aisle to be 23 feet. So, 23 feet here would allow both of those drive aisles to align. Given the future acquisition for this turn lane, we think it creates a unique circumstance on this property. It allows for a reduced drive aisle width to create a little bit more room for some perimeter landscaping once that turn lane is added to Algonquin Road. So, we are supportive of this variation.

Second variation is to increase the maximum driveway entrance from 36 feet to 37 feet that would be both along Algonquin and New Wilke. Staff is supportive of this variation as well for several reasons. It provides a little bit more width and space to enhance the maneuverability of fire trucks and fuel trucks accessing the site. It's the minimum necessary

variance to allow for reasonable use of property. A one-foot increase is very insignificant in this case, and the unique situation of the extra turn lane that's going to be added along Algonquin Road creates, you know, something unique on this property that's not necessarily characteristic of every other property in the vicinity. So, for these reasons, we believe the variations are justified.

Here's the landscape plan for the site. Again, you can see the increased landscape area added along the south and west sides of the property for that future turn lane. There will be again some acquisition here for that turn lane, but they've added enough room so that likely there will be enough space for a turn lane, a parkway, sidewalk, and then still a little bit of room left over for landscaping on the property to screen the parking area.

I would want to mention that the Petitioner has added, at the request of Staff, a solid fence along this portion of the property line to help reduce impact on the single family homes to the north. In the areas where that fence stops, at the request of Staff, they have added a dense evergreen screen here to help provide for that buffer to the north which would reduce headlight glare, blowing trash, and so forth.

They've made some other improvements to the site at the request of Staff. We asked them to bump out this little area here to create a little bit more of a landscape island. They bumped back the dumpster enclosure to comply with code here as well.

Relative to traffic and parking, the site meets all parking regulations. 14 spaces are required per code. There's actually, it's a typo here, there's going to be 20 spaces on the site, so there is a surplus and we don't believe parking to be a problem. 20 spaces, this relates to both the on-site spaces, and then we consider spaces at pumps to constitute a space as well, so that equates to 20 total spaces on site.

Relative to traffic, the traffic study that was provided by the Petitioner concluded that the majority of traffic patronizing the site is going to be passerby traffic, meaning that these cars are already going past Algonquin and New Wilke and are just utilizing the site as part of their route and aren't necessarily being generated specifically on these roads to patronize these businesses. Additionally, the site plan closes two curb cuts on the property which is going to improve vehicular movements within the vicinity. Then of course the location of the site being on a major arterial and secondary arterial means that there is adequate capacity to accommodate for the expected traffic generation for the site.

So, that being said, the Staff Development Committee is recommending approval of the application subject to six conditions as outlined here. You know, the Petitioner has said that they are a little bit concerned about the restriction for full access on New Wilke Road. I think, you know, Staff will certainly be flexible if and when that's determined to be a problem. You know, we certainly understand that fuel trucks need to come in and out of the site, and I don't think the condition needs to be amended. I think that, you know, certainly it can be designed as a restricted right-in/right-out access point just like the southern point. That will allow fuel trucks to move in and out of the site.

So, that being said, I'm happy to answer any questions.

CHAIRMAN ENNES: Thank you, Sam. Can we have a motion to approve the Staff report?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DAWSON: Second.

CHAIRMAN ENNES: And a second. Commissioner Dawson has arrived, a

while ago.

COMMISSIONER DAWSON: A while ago.

CHAIRMAN ENNES: So, if we could add her to the roster? So, we have a motion and a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Any opposed?

(No response.)

CHAIRMAN ENNES: So, the Staff report is approved. Thank you, Sam, for that report. I would like to open the hearing up to any questions from the Commissioners. Commissioner Warskow, would you like to start?

COMMISSIONER WARSKOW: Sure, I can start. I don't really have many questions. It looks like a good use. I mean, it's what the existing use is and it will definitely improve over the Citgo that was there before. I appreciate all of the extra landscaping and the fence buffer for the neighbors.

My only question is for Sam in terms of the timing of that right turn, that dedicated right turn lane. Do you have any idea, are we talking months, years? Because you're asking them to plant two substantial trees there that then they're just going to have to take out again. Is there any way that they could wait until you hear on that particular decision before planting and spending the money on two trees?

MR. HUBBARD: Unfortunately, I don't have a timeline for that project. You know, it's in the planning stage. I would guess that it's at least a year or two or more out from even having, you know, construction drawings ready. It's going to be an IDOT project as well, so that's probably going to add some significant time to the design and implementation.

COMMISSIONER WARSKOW: Okay, that's my only question is we're asking them to spend the money and plant something that they're just going to wind up taking right back out again. So, that's all I have.

CHAIRMAN ENNES: Maybe there's another place we could have them put those two trees.

MR. HUBBARD: Or perhaps they could be transplanted. They don't have to be cut down and destroyed.

CHAIRMAN ENNES: Is that it?

COMMISSIONER WARSKOW: Yes.

CHAIRMAN ENNES: Okay, Commissioner Green?

COMMISSIONER GREEN: I really have no questions. I remember seeing this in the Conceptual Plan Review. I think it's a good use of the property. I really have no questions.

CHAIRMAN ENNES: Commissioner Cherwin?

COMMISSIONER CHERWIN: I concur with my colleagues. I saw it at the Conceptual Review. I think it's a good project. I would just say I think the developer and 7-Eleven have done a nice job of accommodating some of the requests that have come through. I know at the Conceptual Review one of the issues I had was with the westerly elevation being a little bit, you know, monotonous I guess, and asked them to take a look at that. I think even though that's not really our, you know, that's really Design Committee stuff, but I had mentioned it. I know that they, it looks like they had put a few more features on the westerly elevation with the windows and stuff. I think that goes a long way, you know, looking at some of the

improvements that have been made in the Rolling Meadows side and everything. I think it's important to make sure we're improving.

So, I appreciate the work the developer and 7-Eleven have done to make the site, you know, as good as can be for this type of use. I guess the one thing I'd ask is a little bit on this question with the westerly access on Wilke. You know, if they're concerned about it from a business perspective, and I'm thinking about this just because I've, you know, lived in that area for, you know, over 30 years, and maybe thousands of times through this intersection when using multiple times a day, I use that gas station site. I will use it if this one goes in. A lot of times we're coming southbound on Wilke, and so, you know, the entrance here will be a westerly turn and I think there's probably a considerable amount of traffic that they're trying to capture on that southbound Wilke run westerly into that site. I think that's your concern as a developer is that traffic pattern.

So, is it realistic I guess the way the connection with Taco Bell is, would you expect southbound traffic then to come in to that service drive, circle that around through the front of Taco Bell and come in? Would that be kind of how Staff visualizes that?

MR. HUBBARD: Yes, it could certainly function that way. You know, there's a condition of approval and the Taco Bell is required to provide that reciprocal access.

COMMISSIONER CHERWIN: Right.

MR. HUBBARD: I will say the traffic engineer's main concern was left-hand turns out of the site, and not as much with left-hand turns into the site.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: So, I think if anything, at first it would be a restriction to make it limited to right-out only. If, you know, left-hand turns coming into the site was also a problem, that could be restricted as well, but I don't think that's --

COMMISSIONER CHERWIN: So, would it be like a half, so you would have, you're not saying it would just be a right-in/right-out. You would still have a left in? You would still have full access inbound?

MR. HUBBARD: That would be our first option and, you know, if it's determined that that's viable, I think we would certainly be amenable to that.

COMMISSIONER CHERWIN: So, the only movement you'd be restricting is southbound exit from there?

MR. HUBBARD: At first, yes.

COMMISSIONER CHERWIN: At first.

MR. HUBBARD: Yes, that was the chief concern from the traffic engineer.

COMMISSIONER CHERWIN: And had there been incidents at that site? Because that site has been open full access as long as I can remember. I mean is there, if they're concerned about it, is the concern based on, I don't ever remember seeing an accident at that site in all my years. I'm wondering if the traffic engineer, if they've seen something or is it a problem that's just hypothetical or what?

MR. HUBBARD: I think it's more in relation to when that second, the new turn lane is added.

COMMISSIONER CHERWIN: The new turn lane?

MR. HUBBARD: How that's going to affect the geometry of the intersection and, you know, is it going to be two dual left-hand turn lanes southbound on Wilke going to Algonquin? Is it going to be just one? I mean, there's just so many unknowns at this point that

it's just kind of, you know, we want to make sure all of our bases are covered.

COMMISSIONER CHERWIN: Is another potential step to maybe halfway or accommodate the developer is maybe a time restriction on that? So, you know, if you can come to an agreement on full access, maybe something that's, you know, 7:00 to 9:00 and 4:00 to 6:00 kind of thing so that, you know, we're eliminating that heavy traffic volume where we're making that movement?

MR. HUBBARD: I think we'd be flexible in exploring all options and what makes the most sense. I mean, I don't want to, you know, limit us to say that that's the only thing we would require. But, you know, I think we would be as flexible as possible realizing we don't want to handicap a business, you know, but we want to make sure our movements are safe.

COMMISSIONER CHERWIN: All right, no further questions. Thanks, Sam.

CHAIRMAN ENNES: If I could just clarify? There will be a curb cut on Wilke?

MR. HUBBARD: Correct. Yes, there's two now and they're going to be reducing it to only one.

CHAIRMAN ENNES: Okay, okay. So, a truck should still be able to use that, right?

MR. HUBBARD: Right, yes.

CHAIRMAN ENNES: Okay, and is that required for the Fire Department also?

MR. HUBBARD: Yes, it does help with the maneuverability of a fire truck.

CHAIRMAN ENNES: Because I don't know how a fire truck could get in there and out if there wasn't at Wilke.

MR. HUBBARD: Right.

CHAIRMAN ENNES: So, there would be one, not two, that's the change?

MR. HUBBARD: The change would be to limit the use of the entrance on Wilke to a right-in/right-out only as opposed to full access.

COMMISSIONER CHERWIN: Just for clarification, if we looked at the comparison of where the proposed curb cut is for that compared to where it is now, I didn't see an overlay but is it shifting south a little bit or is it on the site?

MR. HUBBARD: I mean, generally it's in the same place, there's one farther south and then there's one, you know, generally in the location that they're proposing. This one, it may be shifting a little bit north, but the whole site is pushing back a little bit on, you know, on this property.

COMMISSIONER CHERWIN: Okay, all right, yes. My biggest concern is obviously being too restrictive on the developer with that condition. That's my concern right now is if that condition is, you know, the right thing to do. I'm sorry, go ahead.

CHAIRMAN ENNES: Thanks for raising that, Jay. Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes. I was also at the Conceptual Plan Review Committee meeting. At that time, I voiced a concern with the location of the trash enclosure. I think at that time it was a little bit farther south and projected beyond the face of the building. It looks now like it's been moved where it seems like it aligns with the front of the building. Is that correct?

MR. HUBBARD: Yes.

COMMISSIONER SIGALOS: I'm assuming that meets code? I mean --

MR. HUBBARD: Yes.

COMMISSIONER SIGALOS: They have a trash enclosure right there as you pull into the 7-Eleven and staring in the face, and so many times you see these gates are left open and it's not the most desirable place to put it. But I'm assuming you've looked and there's really no other place you can have that trash enclosure instead of back any farther because of the property line, am I correct?

MR. HUBBARD: Well, there are certain restrictions for how far away a trash enclosure has to be from a property line. So, the farther they push it back, the closure they're getting to needing a variation on that setback from the property line on the side. So, it meets code in its current location; you know, if they were to push it back, it may require a variation.

COMMISSIONER SIGALOS: No, I understand, as long as it meets code where it is now. I think before it was projected further beyond the face of the building.

MR. HUBBARD: Correct.

COMMISSIONER SIGALOS: Again, that was my only concern. I think the rest of the project is great, so I'm in favor of it.

CHAIRMAN ENNES: Thank you. Commissioner Dawson?

COMMISSIONER DAWSON: I don't have any questions. The only comment is regarding the condition number one. Perhaps it's just the use of the word 'full' in that line that might be somewhat intimidating to the Petitioner because it makes it sound as if you're just going to get rid of it all together. But now that you've explained the step-in process, so just a thought that it might be something between now and the full Village Board to maybe discuss the wording of that to make it a little bit more clear to the Petitioner what you're envisioning. But that's it.

CHAIRMAN ENNES: That it?

COMMISSIONER DAWSON: That's it.

CHAIRMAN ENNES: Commissioner Drost?

COMMISSIONER DROST: Yes. Do we know who the gas retailer is going to be?

MR. BETTENHAUSEN: 7-Eleven.

COMMISSIONER DROST: 7-Eleven is actually, they don't distribute or manufacture processed --

MR. BETTENHAUSEN: 7-Eleven distributes fuel.

COMMISSIONER DROST: Does it really? What's the, sort of the ratio between the gas sale versus the convenience food volume?

MR. HUBBARD: Please step up to the podium.

MR. BETTENHAUSEN: Mark Bettenhausen, M-a-r-k B-e-t-t-e-n-h-a-u-s-e-n, 7-Eleven.

CHAIRMAN ENNES: Thank you.

MR. BETTENHAUSEN: Can you repeat the question please?

COMMISSIONER DROST: Yes, the ratio or the percentages of fuel versus the, whatever you sell at 7-Eleven. I know you sell a lot of stuff.

MR. BETTENHAUSEN: So, 7-Eleven will brand it 7-Eleven fuel. We are a

C store first company. The majority of where we put the emphasis on our business is in the C store. But in terms of sales, obviously it depends on, excuse me, it depends on the price per gallon and in terms of how many gallons --

COMMISSIONER DROST: Oh, no, I know that's going to be fluctuating.

MR. BETTENHAUSEN: Yes.

COMMISSIONER DROST: But you obviously have some historical data that show that 30 percent comes from fuel and 70 from the retail side of the business, or you know 30.

MR. BETTENHAUSEN: Dollars to fuel will be high.

COMMISSIONER DROST: But the attraction is, it's sort of the model is to get them to buy stuff in the store, correct? It's not the fuel.

MR. BETTENHAUSEN: Yes, the trick is bring in the customer from the pump when they use their card in to buy a bottle of water or something else, a bag of chips or sandwich. But it's usually a 50-50 split with how high gas prices are.

COMMISSIONER DROST: I mean, and that's the model that you guys have been using. How long has 7-Eleven been in the fuel business?

MR. BETTENHAUSEN: Well, we've been a company for 90 years, and we've been in the fuel business here in Chicago for over 30 years.

COMMISSIONER DROST: Wasn't it automotive? I mean, that was automotive and logistics?

MR. BETTENHAUSEN: 7-Eleven? No, they started originally way back when as always a convenience store.

COMMISSIONER DROST: Yes, but I meant, you know, from the standpoint of Bettenhausen and that name.

MR. BETTENHAUSEN: Oh, that's just me, yes.

COMMISSIONER DROST: Right.

CHAIRMAN ENNES: Okay, got you.

MR. BETTENHAUSEN: Yes.

COMMISSIONER DROST: Okay, and the other question, and this is more a tongue-in-cheek, have you heard about the Green Deal?

MR. BETTENHAUSEN: Yes. No.

COMMISSIONER DROST: Yes, no, there's certain individuals in Congress that want to eliminate fossil fuel. So, what's plan B?

MR. BETTENHAUSEN: Well, right now, obviously we see gas stations and cars being extremely, they're not going away. I mean we have not seen it where, our company is based out of Texas where fuel is pretty big.

COMMISSIONER DROST: Yes, I've heard about that. Kind of like Houston maybe is an area, Galveston.

MR. BETTENHAUSEN: We're in Dallas.

COMMISSIONER DROST: Dallas, well, that's getting away from all the swampy stuff. But that's interesting. I just, you know, find the fact that fossil fuel is maybe here to stay.

MR. BETTENHAUSEN: Yes, it is.

COMMISSIONER DROST: Okay, well, I'm not going to work you over too much. But I just find it interesting, and you're not a surrogate for the Venezuelan Citgo, so all

right. Good, I had my fun. All right.

CHAIRMAN ENNES: At least in our rural areas, you might still have, you know --

COMMISSIONER DROST: Yes, right.

CHAIRMAN ENNES: Otherwise, we've got to walk to the Expressway to catch the train.

COMMISSIONER DROST: Correct.

CHAIRMAN ENNES: But while I have you up here, there is a, at the rear of your lot, there is a piece of land that abuts the drive aisle. With the bushes and the fence, you're not going to have access to that for your customers?

MR. BETTENHAUSEN: Technically, no. We've screened it completely, and then that property which is owned by the grocery store is going to remain untouched. It's theirs. So, we will be building up to it with the setback.

CHAIRMAN ENNES: Okay, so it looks like that's wider behind your property than the other two properties that utilize it, the little strip shopping center and the Taco Bell?

MR. BETTENHAUSEN: Correct. So, I don't know if you have a tax map in the presentation, but there's this rectangle.

CHAIRMAN ENNES: Right.

MR. BETTENHAUSEN: So, Taco Bell goes all the way up to the drive aisle, and we have a rectangle of a parcel that's completely separate.

CHAIRMAN ENNES: But that's not your parcel?

MR. BETTENHAUSEN: No.

CHAIRMAN ENNES: That belongs with the easement to the rear.

MR. BETTENHAUSEN: Yes. We will not have access to it, no.

CHAIRMAN ENNES: Is that something they might sell to you?

MR. BETTENHAUSEN: Well, we have talked to them in the past and it was not part of, we tried but --

CHAIRMAN ENNES: Okay, I can't see it having value to much of anybody other than you guys, which could help you with this IDOT situation in the front to allow you to move a little farther back.

MR. BETTENHAUSEN: Right, right.

CHAIRMAN ENNES: Okay, but you're aware of it.

MR. BETTENHAUSEN: Yes.

CHAIRMAN ENNES: Yes, one of my concerns about if there wasn't an access on Wilke would be how would our fire trucks get in there if they ever had to. So, knowing that there is going to be an access there, and I'm sure they've reviewed, the Fire Department has reviewed that and that that would work for them. That's all I have at this time.

Is there anyone from the audience that would like to come up and talk? I see one person out there. If you would please come forward? Spell your name for our court reporter.

MS. DANIELS: Sure.

CHAIRMAN ENNES: If you have any questions about the project or comments, please let us hear them.

MS. DANIELS: Okay, I'm Kathleen Daniels, K-a-t-h-l-e-e-n D-a-n-i-e-l-s.

I'm actually the homeowner just north of there, so the corner plot on New Wilke and Russell Court. Yes.

So, our question was when they were like deconstructing the previous station, there was a ton of shaking that happened in a lot of our homes that live right there, like the five homes back there. If for some reason we had some foundational issues when you guys put back in the tanks in the ground, who would we contact for that reason?

CHAIRMAN ENNES: Wait, so you had shaking issues when?

MS. DANIELS: When they were deconstructing the previous.

CHAIRMAN ENNES: Oh, when they took down that building?

MS. DANIELS: Yes, well, not just, no, it wasn't really the building part. It was digging into the ground and taking the wells out.

CHAIRMAN ENNES: You know what, we are not a legal department, we're a Plan Commission.

MS. DANIELS: Okay, yes.

CHAIRMAN ENNES: What we look at is people that want to come in and develop property, whether or not they have the right to do that under the zoning. So, that's something that if there was a problem, you'd need to --

MS. DANIELS: Would we contact Vequity or would we contact Arlington Heights?

CHAIRMAN ENNES: I think you'd call an attorney. But there's attorneys here, what would you say?

COMMISSIONER CHERWIN: I think the intermediate step I would take is probably advise the Building Department because ultimately they're in charge of the permitting process. So, if you felt there was something going on in the site that wasn't appropriate or that you questioned or, you know, that --

MS. DANIELS: I mean it's just a lot of force.

COMMISSIONER CHERWIN: Yes. Right, no, it's right. When they, you know, so there are different methods, you know, I think maybe that could be used, but I think that would be my first call would be the Building Department and maybe have somebody go out there and make sure that the site is being conducted the way it should be.

MS. DANIELS: Okay.

COMMISSIONER CHERWIN: John, as a contractor, I don't know if you have a different perspective.

COMMISSIONER SIGALOS: No, I agree. I mean that's the first call you'd make would be to the Building Department.

MS. DANIELS: Okay.

COMMISSIONER CHERWIN: Sam can probably give you that information before you leave here.

MS. DANIELS: Okay, yes, thanks. I appreciate it.

MR. HUBBARD: Absolutely.

MS. DANIELS: Otherwise, we're appreciative that you guys are bringing in a nicer building.

CHAIRMAN ENNES: It should improve the area.

MS. DANIELS: Yes, definitely, it should improve it. So, thank you for that. That's all.

CHAIRMAN ENNES: Okay, someone else just walked into the room. We are in the public section of our hearing. Did you have a comment about the petition? No? Okay, then I'm going to close the public portion of the hearing and ask the Commissioners if they have any further deliberations or if they wanted to make a motion.

COMMISSIONER DAWSON: I can make a motion. I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#18-026, a Special Use permit to allow an automobile service station with convenience store, and the following variations:

1. Chapter 28, Section 10.2-9, Access, to allow a 37-foot wide driveway entrance where code limits driveway entrances to 36 feet in width.
2. Chapter 28, Section 10.2-8, to reduce the required driveway width from 24 feet to 23 feet.

Approval shall be subject to the following conditions:

1. At the request of the Village, the Petitioner shall implement improvements to the ingress/egress along New Wilke Road to restrict full access to and from the subject property along this street.
2. At the request of the Village, the Petitioner shall grant, and cause to be recorded, an access easement that provides two-way cross access to the property to the east, which shall only be required if and when the Taco Bell property provides reciprocal access to the subject property.
3. Deliveries and trash collection shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.
4. Compliance with the January 8, 2019 motion from the Design Commission shall be required.
5. IDOT review and approval shall be required.
6. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

COMMISSIONER CHERWIN: I second.

CHAIRMAN ENNES: Can we have a roll call vote?

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, with comment.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

CHAIRMAN ENNES: Okay, can we have your comments?

COMMISSIONER CHERWIN: Yes, I would just echo I think what

Commissioner Dawson was referring to earlier which is maybe in the interim here build out a little more detail around the westerly access and make sure that there's some, you know, accommodation for the stepped evaluation of how we're going to restrict that site. That's all, thank you.

CHAIRMAN ENNES: As far as the ingress and egress?

COMMISSIONER CHERWIN: Yes.

CHAIRMAN ENNES: Yes.

COMMISSIONER DAWSON: And I have the same comment.

CHAIRMAN ENNES: Okay, so we have a unanimous approval. You can proceed on to the Village Board once you got the rest of your details wrapped up. So, congratulations and good luck with your new business venture. Thank you very much.

Sam, do we have anything else on the agenda that I might not be aware of?

MR. HUBBARD: We do not.

CHAIRMAN ENNES: Nothing. So, I would entertain a motion to adjourn the meeting.

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: I'll second it.

CHAIRMAN ENNES: Fighting for it. Okay, we have a first and a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: So moved.

MR. HUBBARD: I will mention that next month, our next meeting, we may have kind of a heavy agenda. We have three projects plus one plat. So, one of them is the Goddard School on North Arlington Heights Road in the former Silvia's Flower site. The other is a subdivision on Thomas. The third is a new cell tower by the Cross and Crown Church on Rand Road. So, it may be kind of a lengthy meeting, I just want to give you guys a heads up on that.

(Whereupon, the above-mentioned meeting was adjourned at 8:10 p.m.)



**Plan Commission
2/27/2019**

Item: 1400 W. Thomas St. Subdivision - PC#18-025

Department: Planning & Community Development

Requested Action

1. Preliminary Plat of Subdivision to subdivide one lot into two lots.
2. Rezoning from the R-E District to the R-3 District.
3. Comprehensive Plan Amendment from "Single Family Detached Estate" to "Single Family Detached".

Variations Requested

1. None

Recommendation

The Staff Development Committee has reviewed the proposed Preliminary Plat of Subdivision, Rezoning, and Comprehensive Plan Amendment, and recommends approval of the petition, subject to the following conditions:

1. The petitioner shall demolish the home on Lot 1.
2. Design Review shall be required prior to building permit application for homes on Lots 1 and 2.
3. Final Plat of Subdivision approval shall be required.
4. The petitioner shall provide a \$4,716 fee-in-lieu of onsite detention prior to Final Plat Approval.
5. Land contribution fees shall be paid for the Park District, School Districts, and Library District per Chapter 29 of the Municipal Code.
6. Prior to Final Plat Approval, the petitioner shall provide Final Engineering plans showing storm water infrastructure, such as a swale and inlet adjacent to Harvard Avenue connecting to the existing Village storm water system (or other

engineering/infrastructure solution that will address necessary removal of storm water), as deemed acceptable by the Public Works Department and Engineering Division.

7. The petitioner shall provide all engineering fees, bonds, and deposits prior to Final Plat Approval.

8. Installation of storm water improvements, as deemed acceptable by the Public Works Department and Engineering Division, shall be required prior to issuance of a building permit for Lot 1 or Lot 2.

9. As part of the Final Plat of Subdivision approval, the subject property owner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Thomas Street and Harvard Avenue Right-of-Way.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
Conceptual Plan Review Minutes 8/29/18	Minutes
Neighborhood Meeting Summary	Correspondence
Plat of Survey	Exhibits
Preliminary Plat	Exhibits
Engineering Plans	Exhibits
Topographic Survey	Exhibits
Setback Calculation	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



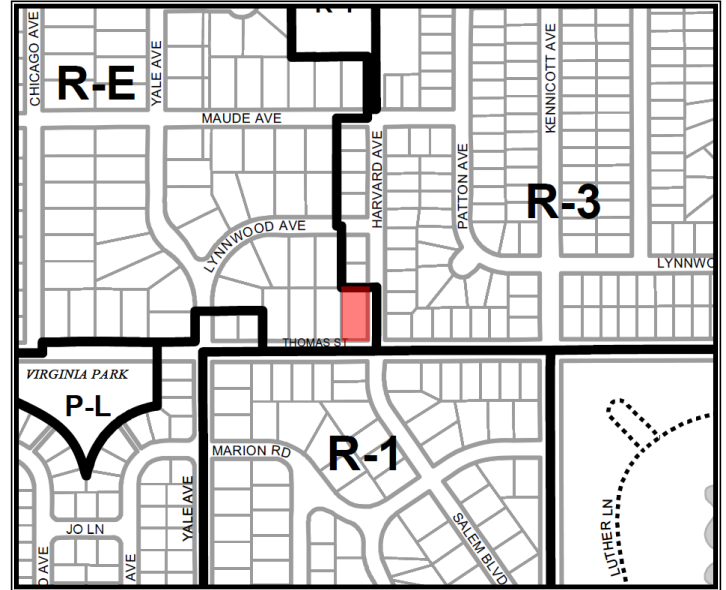
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

PC File Number: PC 18-025
Project Title: 1400 W. Thomas Subdivision
Address: 1400 W. Thomas Street
PIN: 03-19-107-005

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: February 27, 2019
Date Prepared: February 19, 2019

Petitioner: Marcie Glueckert
Address: 1510 N. Harvard Ave.
 Arlington Heights, IL 60004

Existing Zoning: R-E: One-Family Dwelling District
Comprehensive Plan: Single Family Detached Estate



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate
South	R-1, One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate 1
East	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached
West	R-E, One-Family Dwelling District	Single-Family Home	Single-Family Detached Estate

Requested Action:

1. Preliminary Plat of Subdivision to subdivide one lot into two lots.
2. Rezoning from the R-E District to the R-3 District
3. Comprehensive Plan Amendment from "Single Family Detached Estate" to "Single Family Detached"

Variations Requested:

1. None

Project Background:

The subject property is 20,740 square feet in size (0.48 acres) and is located at the northwest corner of Thomas Street and Harvard Avenue. The site is currently occupied by a single-family home, which, due a fire that took place in December of 2017, has been deemed uninhabitable by the Fire and Building Departments. Access to the property comes from a driveway off of Thomas Street. The dimensions of the property are 103.7 feet wide by 200 feet deep.

The petitioner, who resides at the home abutting the subject property to the north, would like to subdivide the lot to allow for two single-family homes on the site, and rezone the property from the R-E District to the R-3 District. The two lots would be 100 feet wide by 103.7 feet deep (10,370 square feet or 0.24 acres). The petitioner has indicated that they will be demolishing the existing home, due to the uninhabitable nature of the structure.

Zoning Analysis

As part of the Plan Commission review process, Staff has evaluated the relationship of the proposed two lots to the applicable zoning and subdivision regulations (see **Table 1**).

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)	Front yard setback (feet)	Side yard setback (feet)	Exterior Side yard setback (feet)	Rear yard setback (feet)
Required:						
R-3 Lot	8,750	75' (when lot size is between 10,000 and 14,999 sq. ft.)	25' or average of block if 40% of frontage is developed	10% of lot width.	10% of lot width or average of block if 40% of frontage is developed	30'
Lot 1	10,370	100'	32.02'	10'	39.32'	30'
Lot 2	10,370	100'	32.02'	10'	-	30'

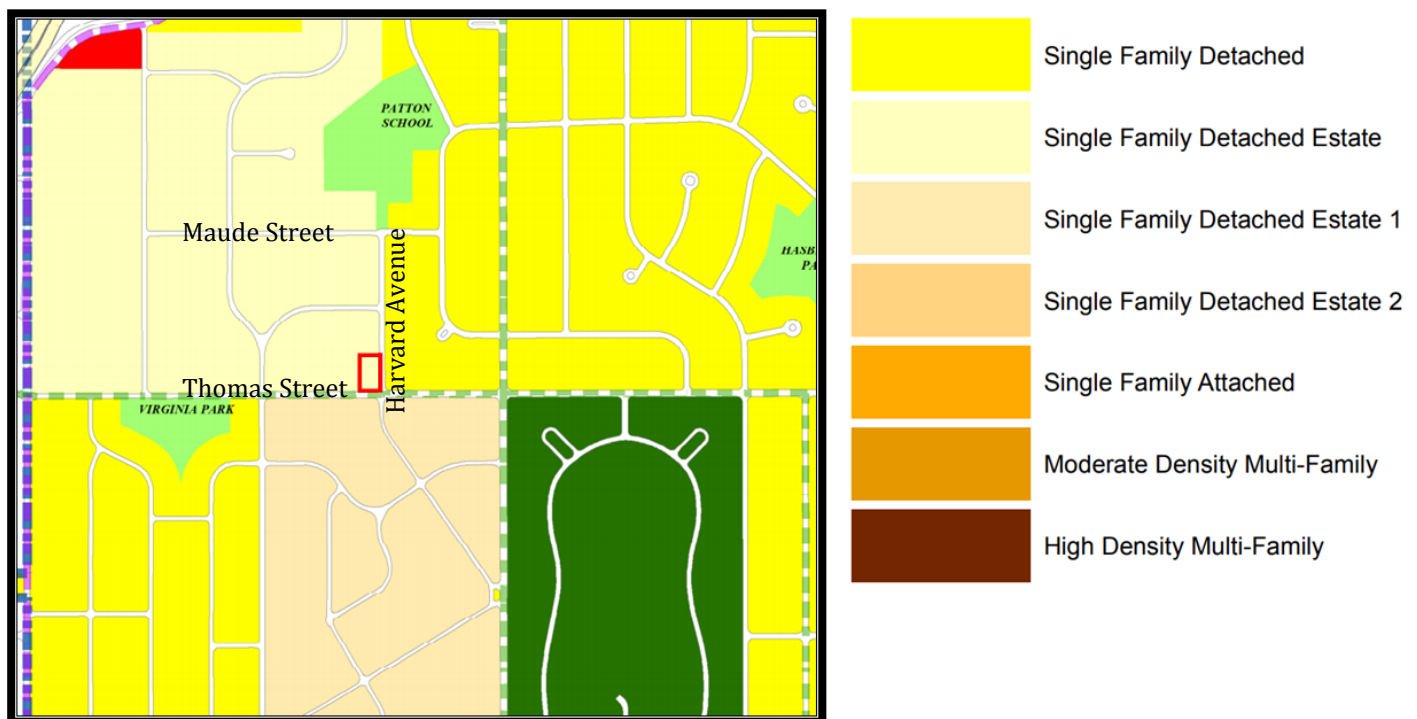
Relative to the required setbacks (shown above) along Harvard Avenue and along Thomas Street, the petitioner has provided an exhibit outlining the existing setbacks of the homes fronting on Thomas Street and Harvard Avenue. The average setback along Thomas Street includes all of the homes fronting along the north side of Thomas between Harvard Avenue and Yale Avenue, and the average setback along Harvard Avenue includes all of the homes fronting along west side of Harvard between Thomas Street and Lynnwood Avenue.

Zoning and Comprehensive Plan

As previously mentioned, the subject property is currently located within the R-E, One Family Dwelling residential zoning district and the petitioner has requested a rezoning from the R-E District to the R-3 District (One Family Dwelling District). The Village's Comprehensive Plan designates the subject site as *Single-Family Detached Estate*, which indicates that this property is suitable for R-E zoning. Therefore, the proposed rezoning is not consistent with the Comprehensive Plan.

Staff believes that, should the proposed subdivision be approved, the requested rezoning to R-3 is the appropriate zoning action, as opposed to retaining the existing R-E zoning and granting multiple variations for two lots that are well below the minimum size requirements of the R-E District (R-E zoning requires minimum lot sizes of 20,000 square feet).

An amendment to the Comprehensive Plan is proposed to change the classification of the subject property from *Single-Family Detached Estate* to *Single-Family Detached*. For reference, the Comprehensive Plan map is shown below (subject property outlined in red):



Neighborhood Character

There have been several subdivisions within the vicinity of the subject site, similar to the requested subdivision, that have been approved over the last several decades. **Map 1** at the end of this report shows these subdivisions. It should be noted that all of these subdivisions occurred prior to the establishment of the R-E District and the *Single Family Detached Estate* residential classification within the Comprehensive Plan (2004). At the Conceptual Plan Review Committee meeting for this project, it was noted that the R-E District and *Single Family Detached Estate* classification were established following years of development, with sentiment at the time that larger lots such as the subject property should be preserved.

Considering the sentiment and impetus behind the establishment of the R-E District, Staff requested that the petitioner hold a neighborhood meeting well in advance of any appearance before the Plan Commission, to understand what concerns neighbors may have regarding subdivision of the subject property. This meeting was held one week prior to the Plan Commission meeting, on Tuesday, February 19th. A summary of the meeting provided by the petitioner on 2/20/19 indicated that two members of the public attended the neighborhood meeting, with general questions on the scope of the project. The summary did not state that the attendees had any concerns regarding the proposal.

Additionally, Staff has analyzed the lot size of all properties within the vicinity of the subject property to determine if the proposed lot sizes are consistent with neighboring lot sizes (**Map 2** at the end of this report shows the properties included in this analysis). The average lot size within this area is 13,913 square feet (proposed lot sizes are 10,370 square feet). **Table 2** below shows this relationship and breaks down the lot sizes within the vicinity - on average and by zoning district.

Table 2 - Lot Comparison with Surrounding Properties

Proposed Lot Sizes	10,370 sq. ft.
Lots within the vicinity of the subject property	
Average Lot Size (all properties)	13,913 sq. ft.
Average Lot Size of R-E Properties in the Vicinity	20,651 sq. ft.
Average Lot Size of R-1 Properties in the Vicinity	14,267 sq. ft.
Average Lot Size of R-3 Properties in the Vicinity	9,900 sq. ft.

This analysis demonstrates that the proposed lot sizes are suitable for properties within the R-3 District and are comparable to similar R-3 properties within the vicinity, though the proposed lots are approximately 25% smaller than the average lot in the vicinity.

Due to the existing subdivisions of the properties north of the subject site, in addition to the proposed lots exceeding the minimum lot size requirements of the R-3 District and being of comparable size to existing R-3 lots in the immediate vicinity, Staff is supportive of the proposed subdivision, as well as the required rezoning and Comprehensive Plan Amendment.

Building, Site, Landscaping:

When a property is subdivided, the subdivision code (Chapter 29, Section 29-501) requires that all abutting roadways are fully improved with the code required infrastructure (sidewalks, curb & gutter, parkway trees, street lights, storm sewer, etc.). The subdivision code also requires public improvement plans, cost estimates, and surety bonds be provided for these required public improvements (Chapter 29, Section 29-201, 29-206 and 29-503). The western side of Harvard Avenue abutting the subject property has no curb & gutter, sidewalk, or parkway trees, though the eastern side of Harvard Avenue is improved with curb & gutter, sidewalks, and parkway trees. The north side of Thomas Street currently has no curb & gutter, but does have an existing sidewalk and parkway tree. The south side of Thomas Street is improved with curb & gutter, as well as sidewalk and a parkway tree.

Staff has identified that sidewalk, curb & gutter, and storm sewer improvements are required along Harvard Avenue, in addition to curb & gutter and possibly storm sewer improvements along Thomas Street. Storm Sewer improvements along Thomas Street may be necessary after curb installation – those improvements consisting of an inlet near the corner, and a section of storm sewer to connect to the existing Village system.

The petitioner's engineer would have to make the final determination as to the necessity of the inlet. (Map 3 at the end of this report shows the existing storm sewer, sidewalk, and curb & gutter adjacent to the subject site.) As part of the subdivision process, the petitioner has requested relief from the requirement to provide these improvements, at present or at a later date.

Given the characteristics of the neighborhood, (an area with unimproved streets constructed prior to annexation) Staff recommends that the approval of the proposed subdivision be conditioned upon the petitioner entering into an Estoppel agreement with the Village. This would allow the petitioner to forgo immediate installation of required public improvements, but provides the Village with the option to request compensation for installation of improvements at a later date, when deemed necessary. Such Estoppel agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, street trees, and sidewalk improvements within the Thomas Street and Harvard Avenue Right-of-Way. Said Estoppel is in perpetuity, and runs with the land.

The Public Works Department and Engineering Division, while amenable to an estoppel for paving, curb and gutter, street trees, and sidewalk improvements, does require that some storm water infrastructure be installed. Due to the grading of the site, storm water would flow directly off of the site in a sheet, spilling into the street and posing a risk of flooding. To prevent this, a system such as a swale with inlet along Harvard Avenue that connects directly to the existing Village storm water system would be required. Other engineering or infrastructure improvements addressing the need to remove storm water could be explored as well. The storm water infrastructure would need to be designed by the petitioner's engineer, and reviewed for acceptability by the Public Works Department and Engineering Division. Engineering Plans showing the required storm water infrastructure shall be required prior to Final Plat Approval. Installation of such improvements shall be required prior to issuance of a building permit for Lot 1 or Lot 2.

A fee-in-lieu of detention shall be provided as part of the subdivision process (per detention calculations) prior to Final Plat approval.

With respect to landscaping requirements, landscape plans are only required in subdivisions involving three or more lots.

A Design Commission application will be required prior to building permit application. School, Library, and Park District impact fees will be also be required prior to building permit application.

Traffic and Parking:

According to the Village's Subdivision Regulations (Chapter 29, Section 201-5) and Zoning Code (Chapter 28, Section 6.12-2) a traffic study is required for R-3 residential developments that have at least 100 dwelling units or more. Since the petitioner is only proposing a two-lot subdivision, no formal traffic study by a certified Traffic Engineer is required. Additionally, no bicycle parking spaces are required for single-family residential uses.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Preliminary Plat of Subdivision, Rezoning, and Comprehensive Plan Amendment, and recommends approval of the petition, subject to the following conditions:

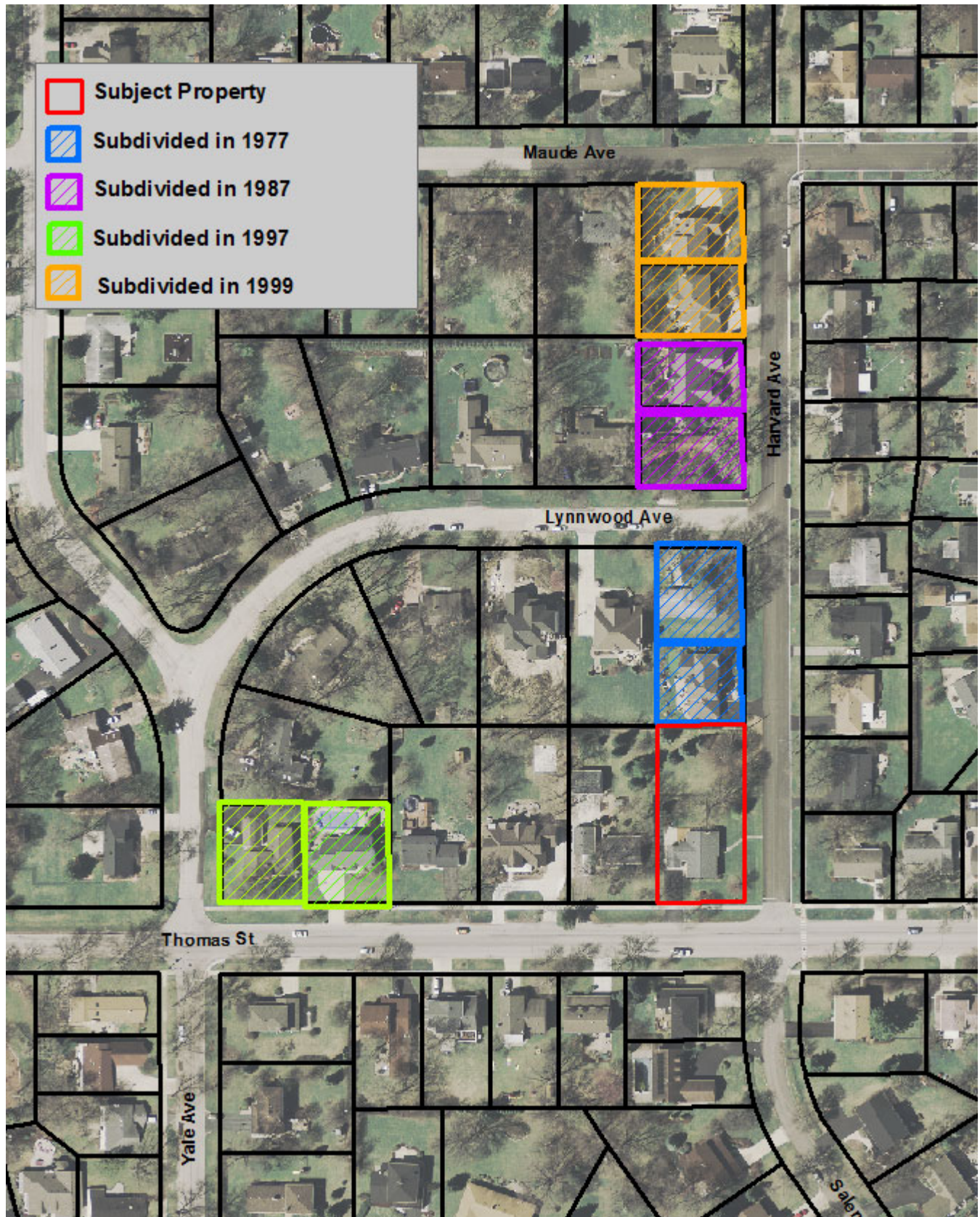
1. The petitioner shall demolish the home on Lot 1.
2. Design Review shall be required prior to building permit application for homes on Lots 1 and 2.
3. Final Plat of Subdivision approval shall be required.
4. The petitioner shall provide a \$4,716 fee-in-lieu of onsite detention prior to Final Plat Approval.
5. Land contribution fees shall be paid for the Park District, School Districts, and Library District per Chapter 29 of the Municipal Code.
6. Prior to Final Plat Approval, the petitioner shall provide Final Engineering plans showing storm water infrastructure, such as a swale and inlet adjacent to Harvard Avenue connecting to the existing Village storm water system (or other engineering/infrastructure solution that will address necessary removal of storm water), as deemed acceptable by the Public Works Department and Engineering Division.
7. The petitioner shall provide all engineering fees, bonds, and deposits prior to Final Plat Approval.
8. Installation of storm water improvements, as deemed acceptable by the Public Works Department and Engineering Division, shall be required prior to issuance of a building permit for Lot 1 or Lot 2.
9. As part of the Final Plat of Subdivision approval, the subject property owner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Thomas Street and Harvard Avenue Right-of-Way.
10. The petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

February 22, 2018

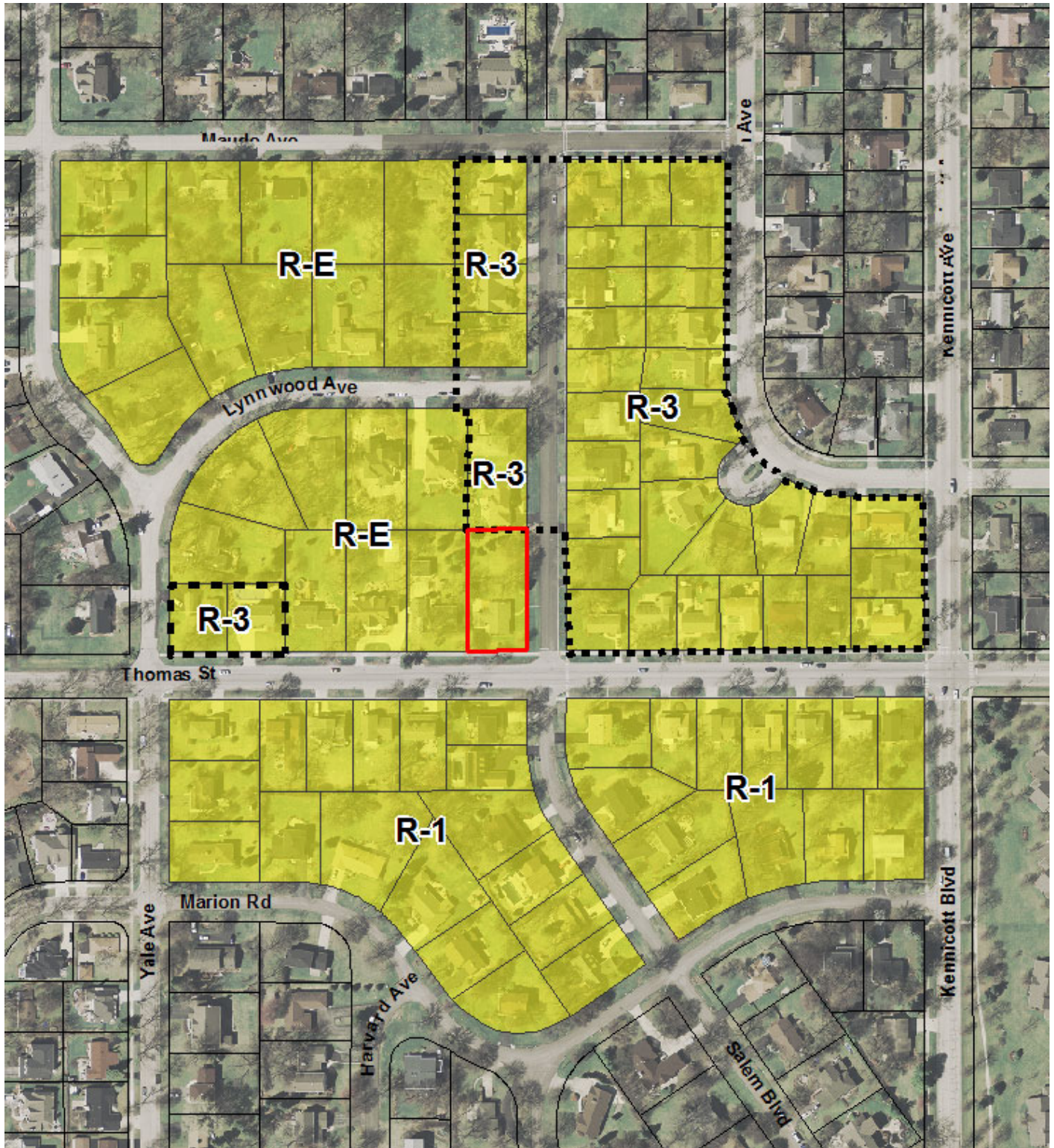
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC 18-025

Map 1 – Subdivisions within the Vicinity



Map 2 - Adjacent Properties analyzed relative to lot size.



NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
FEBRUARY 27, 2019, AT
7:30 P.M. in the Municipal
Building, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 18-025, a Pre-
liminary and Final Plat of
Subdivision on the subject
property, a Rezoning from
R-E, One-Family Dwelling
District, to R-3, One-Family
Dwelling District on the sub-
ject property, and an
amendment to the Compre-
hensive Plan to change the
land use classification from
Single-Family Detached Es-
tate to Single Family De-
tached for the property lo-
cated at 1400 W. Thomas
Street in Arlington Heights,
IL, and legally described as
follows:

LOT 1 IN LYNNWOOD
SUBDIVISION NO. TWO,
BEING A SUBDIVISION IN
THE EAST 1/2 OF THE
WEST 1/2 OF THE NORTH-
WEST 1/4 OF SECTION 19
AND IN THE WEST 1/2 OF
THE EAST 1/2 OF THE
NORTHWEST 1/4 OF SEC-
TION 19, TOWNSHIP 42
NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK
COUNTY ILLINOIS. COM-
MONLY KNOWN AS: 1400
W. THOMAS STREET, AR-
LINGTON HEIGHTS, IL
60004. PROPERTY INDEX
NUMBER: 03-19-107-005

As part of said petition, the
petitioner is requesting the
following variations from
Chapter 29 of the Municipal
Code:

1. Variation from Chapter
29, Section 29-501a, to waive
the requirement to improve
the roadway, curb, and gut-
ter along Thomas Street and
Harvard Avenue.

2. Variation from Chapter
29, Section 29-501b, to waive
the requirement to provide
a sidewalk along Harvard
Avenue.

3. Variation from Chapter
29, Section 29-501f, to waive
the requirement to provide
storm sewer improvements
along Harvard Avenue and
possibly along Thomas
Street.

And other variations as de-
termined necessary by the
Plan Commission.

All persons desiring to be
heard shall be given the op-
portunity 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 Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Terrance Ennes, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
February 12, 2019 (4518121)

RECEIVED

FEB 19 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, 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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12-FEB-19 in said **DAILY HERALD**.

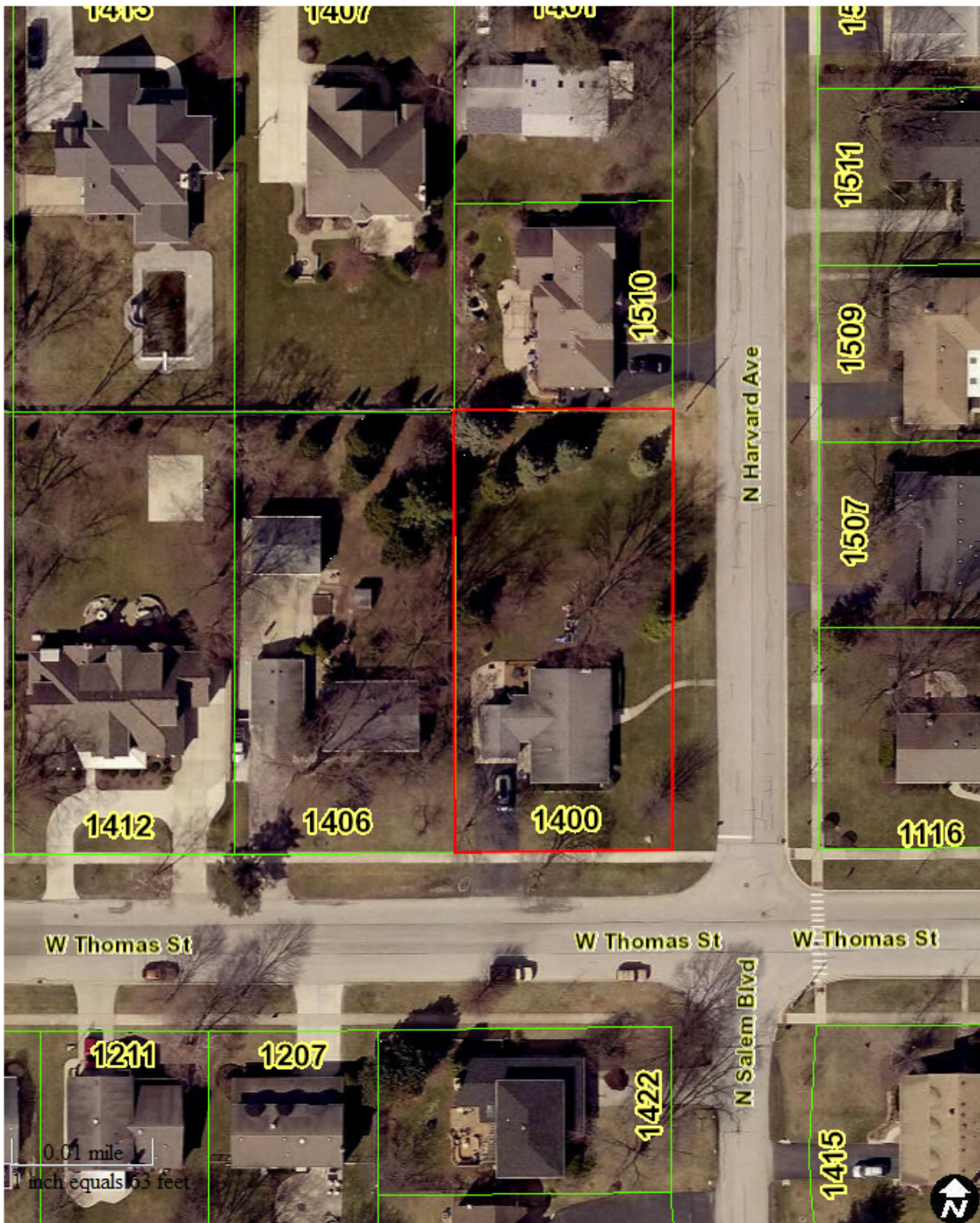
IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Laurel Baltz
Authorized Agent

Control # 4518121



Map created on August 24, 2018.

© 2018 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

August 29, 2018

Project Title: 1400 W. Thomas Subdivision

Address: 1400 W. Thomas Street.

Petitioner: Marcie Glueckert
1510 N. Harvard Ave
Arlington Heights, IL 60004

Requested Action:

1. Plat of Subdivision to subdivide one lot into two lots.
2. Rezoning from the R-E District to the R-3 District
3. Comprehensive Plan Amendment from “Single Family

Variations Required:

- None identified as of meeting

Attendees:

Marcie Glueckert, Petitioner
Marc Heidkamp, Partner of Petitioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is 20,740 square feet in size (0.48 acres) and is located at the northwest corner of Thomas Street and Harvard Avenue. The site is currently occupied by a single-family home, which is damaged and uninhabitable due to a fire that took place in December of 2017. Access to the property comes from a driveway off of Thomas Street. The dimensions of the property are 103.7 feet wide by 200 feet deep.

The petitioner, who resides at the home abutting the subject property to the north, would like to subdivide the lot to allow for two single-family homes on the site, and rezone the property from the R-E District to the R-3 District. The two lots would be approximately 100 feet wide by 103.7 feet deep (10,370 square feet or 0.24 acres). The petitioner has not decided if they will demolish the existing home or try to repair it. If the existing home were to remain and be repaired, Lot 1 would be designed to accommodate the home, and the second lot would be located on the north side of the subject property which is currently open space.

Meeting Discussion:

Marcie Glueckert began by explaining that she currently owns a home in the Lynwood subdivision, on a lot that had formerly been a rear yard of the home immediately adjacent. In 2015, she purchased the property immediately south of her home at 1400 W. Thomas Street with the intention of her son moving into the home. In December of 2017, the home became uninhabitable due to an electrical fire. She is now seeking to subdivide the approximately 100 by 200 foot lot into two 100 by 100 foot lots.

Commissioner Green asked **Mr. Hubbard** to provide the Staff Report.

Mr. Hubbard explained that the property is currently zoned R-E, Residential Estate, which requires a minimum lot size of 20,000 square feet. As the petitioner is seeking to divide the approximately 20,000 square foot lot into two separate lots, the new lots would not meet the minimum lot size requirements of the R-E District. Therefore, Staff encourages rezoning of the property into the R-3 District, as the proposed lot sizes would exceed the minimum R-3 lot size requirement of 8,750 square-

feet. The Comprehensive Plan designates the subject property as Residential Single-Family Detached Estate, which is compatible with R-E zoning, rather than R-3 zoning. While the proposed rezoning is not compatible with the Comprehensive Plan, there is precedent in the neighborhood for this type of subdivision. The lots immediately north of the subject site, on the west side of Harvard Avenue, were previously 20,000 square-foot lots that had been subdivided in a manner similar to the subdivision proposed at 1400 W. Thomas Street.

Commissioner Green clarified that the previously subdivided properties did not require rezoning from R-E.

Mr. Hubbard confirmed that those properties did not require rezoning, as the R-E District was established in 2004. There is a patchwork of zoning in the area, and therefore the proposed subdivision would not be entirely out of character for the neighborhood. However, as noted previously, the properties to the north were subdivided prior to the R-E zoning District and the Comprehensive Plan designation of Single Family Estate. The opinion of the Conceptual Plan Review Committee would be valuable to the petitioners, so that they may make an informed decision on whether or not to proceed forward with their petition. Beyond the requests listed, Staff also recommends that the Comprehensive Plan be amended to support R-3 zoning at the subject site and aforementioned previously subdivided lots to the north. It was also recommended that the fire damaged home at the property be removed. The petitioner is amenable to demolition of the home. As part of a subdivision request, engineering plans would be required, as well as preliminary detention calculations used to calculate the storm water detention fee. Also, infrastructure improvements (street trees, curb and gutter, sidewalk, etc.) would be required, unless a variation with written justification is provided. It is also recommended that a neighborhood meeting be held prior to the Plan Commission meeting, in order to inform the neighbors of the proposed subdivision and receive initial feedback on the proposal. Staff does not support or oppose the proposed subdivision at this time, however does have concerns with the nonconformity of the proposal with the Comprehensive Plan.

Commissioner Jensen asked what the rationale was behind the establishment of the R-E zoning district, and the year in which it was established.

Mr. Hubbard explained that the R-E District was established in 2004. In 2001, a taskforce had been established examining the subdivision of R-1 properties. There had been many requests to subdivide the larger R-1 properties, and there was no guidance on whether or not these requests should be supported. The R-E designation was created to provide a framework for analyzing requests such as the subject petition. He reiterated that the subject request was not compatible with R-E zoning and the Single Family Detached Estate designations implemented in 2004.

Commissioner Green stated that he was a part of the 2001 taskforce that initiated the R-E zoning classification. He stated that a major reason for the establishment of the R-E District was to prevent the “corner-subdivision” that had been happening in many areas of the Village. There had been many objections from residents in the large-lot, ranch neighborhoods to the “McMansions” that were built on the new lots. In the 30 years prior to the task force, the Village had allowed 100-foot lots to be split into substandard 50-foot wide lots. This had been occurring at a rapid pace, and **Commissioner Green** stated that he had pushed to end this practice when he joined the Plan Commission in 1999. Additionally, the regulations at the time permitted a larger home to be constructed on a 50-foot wide lot than a 100-foot wide lot. For these reasons, there was desire within the Village to prevent these types of subdivisions.

Commissioner Jensen asked how it was possible to build a larger home on a 50-foot wide lot than a 100-foot wide lot.

Commissioner Green stated that is was due to the regulations in place at the time. Greater impervious surface coverage was allowed on a 50-foot wide R-3 lot than on a 100-foot wide R-1 lot.

Marcie Glueckert stated that she had approached the Village in 1999 with a proposal to acquire a portion of the neighbor’s yard, and was told that a larger home could be put on the smaller lot.

Commissioner Jensen asked if there were other R-E zoning districts in Arlington Heights.

Mr. Hubbard stated that there were.

Commissioner Jensen asked if there were many.

Mr. Hubbard stated that there were a few. It is a small percentage of all single-family districts, but it is not an extensively rare zoning designation.

Commissioner Jensen asked what the significance was for amending the Comprehensive Plan.

Mr. Hubbard stated that the primary purpose would be to have the zoning designations match the Comprehensive Plan designations. One could argue that rezoning a property to a designation not identified on the Comprehensive Plan is unlawful, as the Comprehensive Plan should govern rezoning.

Commissioner Jensen asked if the change to the Comprehensive Plan for the subject site and northern properties would be taken on at the same time.

Mr. Hubbard indicated that both changes were recommended to take place at the same time.

Commissioner Green and **Commissioner Jensen** asked for clarification on the rezoning proposed.

Mr. Hubbard stated that the subject site would be rezoned from R-E to R-3. No other properties would be rezoned. It is recommended that the properties north of the subject site, currently zoned R-3, be included in the Comprehensive Plan amendment reclassifying the use as “Single Family Detached”.

Commissioner Sigalos asked the petitioners to clarify if they lived on the property immediately north of the subject site.

Marcie Glueckert confirmed the statement to be true.

Commissioner Sigalos stated that he drove by the property earlier in the day, and that he was concerned the homes would not have much of a backyard.

Marc Heidkamp stated that the homes north of the subject site had similar yards, and that the yards were very comfortable.

Marcie Glueckert added that there were homes on Lynwood and Maude that had similar configurations.

Commissioner Green stated that he was concerned for the neighbor living immediately west of the subject site, who would now have two homes abutting his property instead of one. He would recommend obtaining feedback from this neighbor at the neighborhood meeting should the petitioners choose to move forward.

Commissioner Sigalos stated that he was on the fence regarding the subdivision of an Estate lot, and placing more development onto smaller properties.

Commissioner Green stated that the purpose of R-E zoning was to prevent corner subdivisions from occurring. He had experienced a similar situation next door to his home prior to establishment of the R-E District. There is nothing wrong with trying to profit off of the property, but that should not come at the expense of the neighbors. He is opposed to the subdivision. If approved, this subdivision would set a precedent for subdividing other R-E properties, which could bring about the same issues experienced prior to R-E zoning.

Marcie Glueckert stated that she felt the subdivision would “finish off the street”.

Commissioner Green stated that he felt it was more likely to disturb the neighbor.

Marcie Glueckert stated that the neighbor has only lived there for 3 months, and she did not believe they would have any

problems with the subdivision proposed.

Commissioner Green stated that if the petitioner chooses to move forward, that she is encouraged to hold a neighborhood meeting. The input of all neighbors should be obtained. The R-E zoning classification took 5 years to develop, and the change was not made hastily.

Commissioner Jensen asked **Mr. Hubbard** why the Village was requiring the petitioner to demolish the existing home on the property, rather than allowing them the option to seek a variation.

Mr. Hubbard stated that Fire Department had determined that rehabilitation of the structure was not feasible.

Commissioner Jensen stated that he understood that, and was happy that the petitioners were agreeing to demolish the home; however, he did not like the idea of setting a precedent of the Village requesting demolition of structures as a condition of approval. He stated that he would be more uncomfortable with the subdivision if there were 75-foot wide lots proposed, however the lots proposed will be 100 feet wide.

Commissioner Green stated that 50 to 60 feet would be taken away with setbacks. He asked **Mr. Hubbard** if the corner lot would be subject to a “double setback”.

Mr. Hubbard confirmed that the corner lot would be subject to two setbacks.

Commissioner Jensen asked what the setbacks would be for the corner lot.

Mr. Hubbard stated that the setbacks would be determined by the average setback of the frontage. The setbacks would be approximately 25 to 30 feet along Harvard Avenue, and likely 40 feet along Thomas Street. This would leave an approximately 60 by 70-foot area, before taking required side and rear setbacks into account.

Commissioner Green stated that approximately 50 feet would be available after adding the required side setback.

Commissioner Jensen asked if the same would be true for the other proposed lot.

Commissioner Green stated that the interior lot would have less of a restriction since it is not on a corner. He added that, with respect to a possible variation for the existing home, if the home is damaged beyond 50% any repairs would have to comply with current code just as a new home would.

Mr. Hubbard added that the creation of a lot line, as proposed, would also trigger the requirement for a variation if the home were to remain. As this situation of non-code compliance would be created through the actions of the petitioner, he does not believe that Staff would support the variation, which would render the property unusable. Considering the damage to the home, and the nature of the variation request, demolition of the home is the best course of action.

Commissioner Jensen asked what size of home would be placed on the corner lot.

Commissioner Green stated that the petitioners would have approximately 50 by 50 feet of area in which to build. It would likely be two stories with a garage. He reiterated that the neighbor bordering this property would be the biggest objector, as there would be two houses where there was one, and the homes would have two-story elevations.

Commissioner Jensen asked the petitioners to clarify if they lived on the property immediately north of the subject site.

Marcie Glueckert confirmed the statement to be true.

Commissioner Jensen asked if it was the petitioner’s intent to sell the two lots after subdivision.

Marcie Glueckert stated that they would build the homes or sell the lots.

Commissioner Jensen stated that he was unsure how he felt about the proposed subdivision. He would like to hear discussion from the Plan Commission prior to making a decision. However, he did not want to discourage the petitioner from moving forward.

Marc Heidkamp stated that the homes north of the subject site had similar lots, and that his home was very comfortable with a decent yard. He had no objection talking with the neighbors. He did not believe that the neighbors behind him or the neighbor abutting 1400 W. Tomas Street would have any issues.

Marcie Glueckert stated that she did not believe the neighbors across the street would have any objections either, and that they have smaller lots than the petitioners.

Commissioner Green stated that the zoning districts were divided by the street. The property is likely surrounded by exiting R-3 Districts.

Marc Heidkamp stated that if he had an interior lot rather than a corner lot, he would not consider a subdivision. One lot would be landlocked.

Marcie Glueckert stated that a street would have to be constructed to access the second lot.

Mr. Hubbard stated that such a property would be split down the middle so both lots would have street access.

Commissioner Sigalos stated that that would not be allowed.

Marc Heidkamp stated that he has seen homes being built in other areas of the Village that are almost touching each other with short backyards.

Commissioner Jensen stated that he would need to hear from the whole Plan Commission, and that he did not discourage the petitioners from applying. He asked if Staff was neutral on the proposal, and if they encouraged the petitioner to move forward.

Mr. Hubbard stated that Staff did not have an opinion at this point, but they did have concerns that the proposal is not compatible with the neighborhood. He said that the recommendation will depend on the justification the petitioners provide for the subdivision; he wouldn't be surprised if Staff had a negative recommendation, however he would not be making that call.

Commissioner Green thanked the petitioners for coming in.

Marcie Glueckert asked what the next steps would be.

Mr. Hubbard stated that application submittal would be the next step. He could schedule an appointment to go over the application and requirements, including the engineering plan requirements, so the petitioner is aware of what is involved.

Commissioner Jensen asked if Sam could provide a rundown of the plans needed.

Mr. Hubbard stated that Engineering Plans and a Plat of Subdivision would be required. The cost would likely be less than \$5,000.

Marcie Glueckert stated that her other choice if she did not obtain the subdivision would be to put up a large house on the property which would not fit the context of the neighborhood.

Commissioner Green said he was sure they would, but they could also sell the property to someone else who would not. They would also be limited in terms of what they could construct on the property. It is not a threat to say the petitioners would build a house on the property; they would have to be happy with what they built. He reiterated that he did not want to establish a precedent of subdividing these types of properties.

Mr. Hubbard added that the Village had previously indicated that they value large lots and wish to preserve them. It was not desirable to see these large lots be slowly chopped up over time.

Commissioner Green confirmed that that was the sentiment in 2001.

Commissioner Jensen stated that it was worth it for the petitioner to take the next step. They will be able to make the best case they can to all nine Commissioners.

Marc Heidkamp again stated that the homes north of the subject site had similar lots.

Commissioner Jensen added that the Plan Commission only makes a recommendation to the Village Board; the Village Board of Trustees has the final say on the subdivision.

Marc Heidkamp asked **Mr. Hubbard** what the next steps would be, and if they should talk to the neighbors now.

Mr. Hubbard recommended they start by scheduling a neighborhood meeting, but it will take some time to create the required plans. He said they could hold the meeting soon, or after application submittal. Typically, it is encouraged that all property owners within 250-feet of the subject site be invited to the public meeting.

RECOMMENDATION

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

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

Regarding the Public Meeting Tuesday February 19, 2019.

The number in attendance were 2 neighbors.

One neighbors concern was- if we were putting an Apartment building or Duplex on the property. Our response was that we were seeking to subdivide the property and put a single-family home on the corner lot.

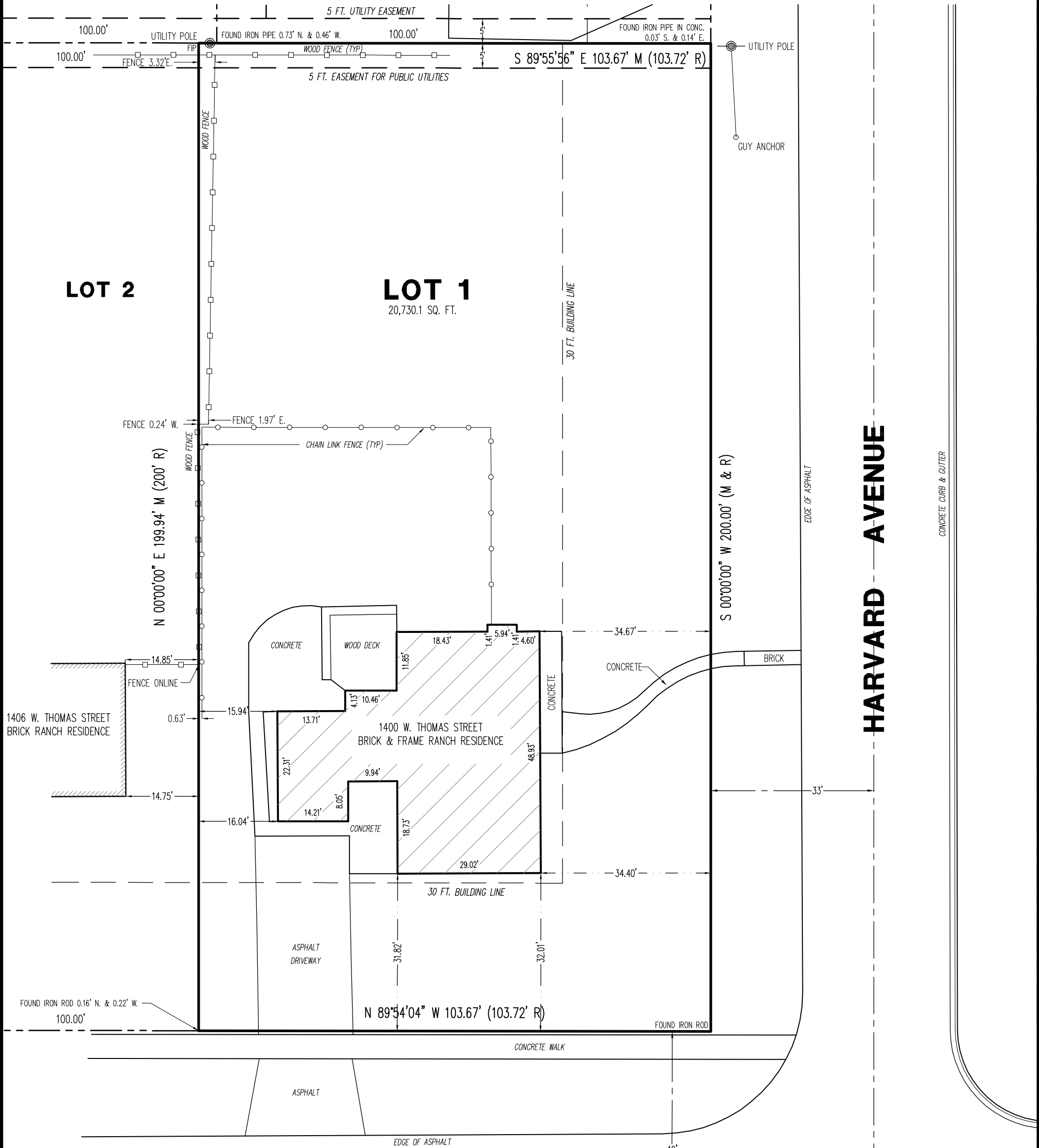
The 2nd neighbor was just curious on our intentions were and were given the same response.

We did have several neighbors call by phone and were in full support of the project.

Marcie Glueckert-Heidkamp

PLAT OF SURVEY

LOT 1 IN LYNNWOOD SUBDIVISION NO. TWO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 AND IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1400 W. THOMAS STREET, ARLINGTON HEIGHTS, IL 60004.
PROPERTY INDEX NUMBER: 03-19-107-005.



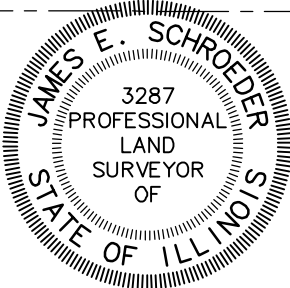
W. THOMAS STREET

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, JAMES E. SCHROEDER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSION ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

James E Schroeder

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3287 OCTOBER 29, 2018



LICENSE EXPIRES 11/30/2018

SCHROEDER & ASSOCIATES

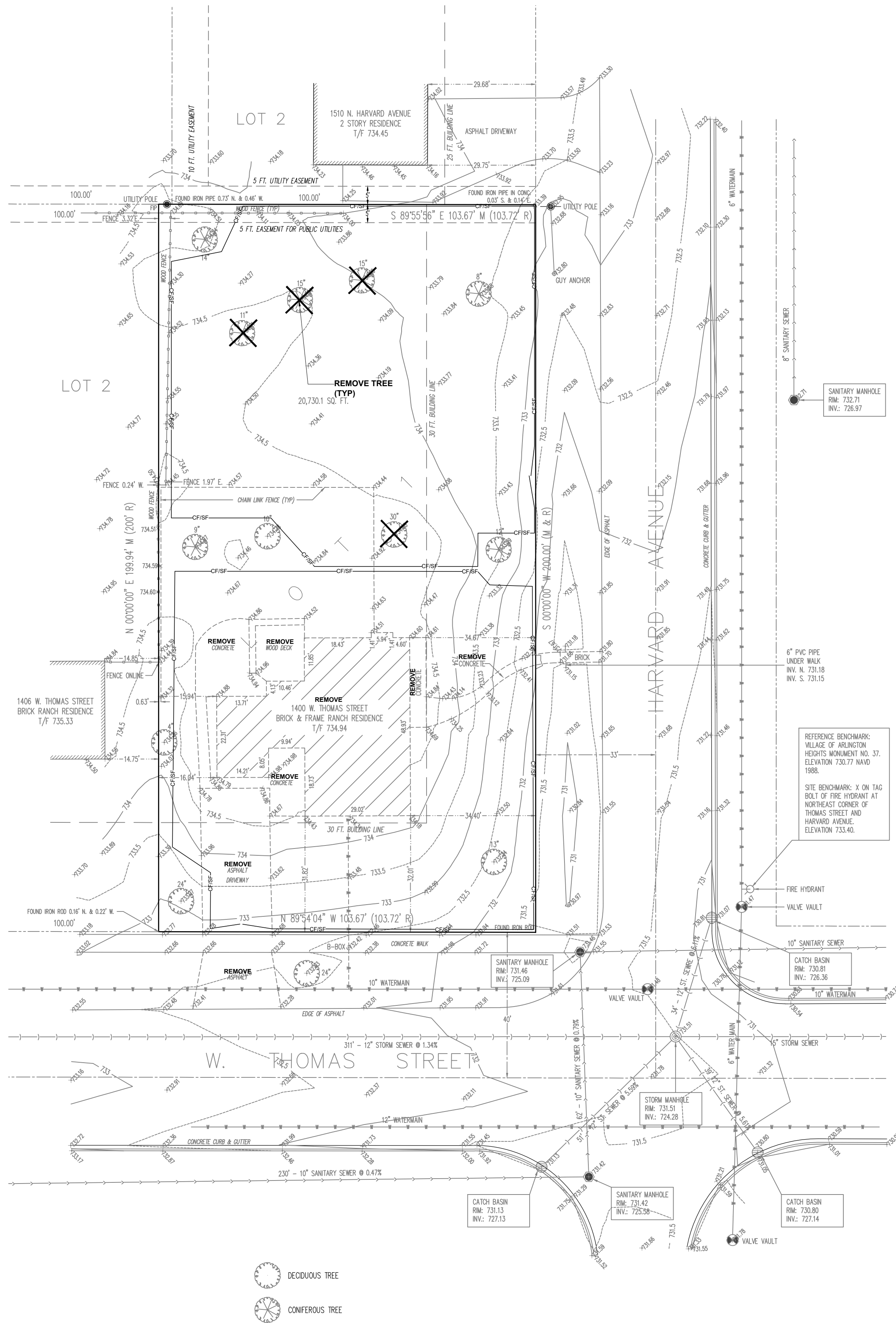
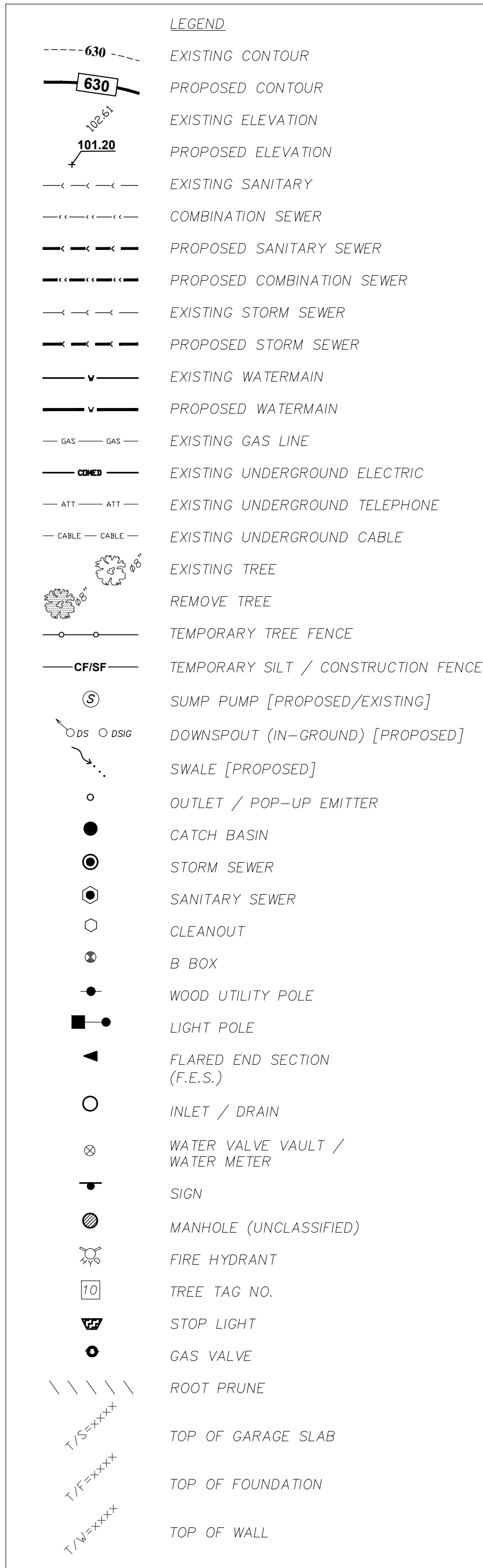
66 PINE CIRCLE - CARY, ILLINOIS 60013
TEL. 847-639-1415 CELL 847-650-1416 JSCHR08956@AOL.COM

CLIENT: MARCIE GLUECKERT HEIDKAMP	FIELD WORK COMPLETED: 10/29/18
JOB NO. 18079 - 11X17	DATE: OCTOBER 29, 2018

LOT 1 IN LYNNWOOD SUBDIVISION NO. TWO, BEING A SUBDIVISION IN THE EAST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 19 AND IN THE WEST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 03-19-107-005

SITE BENCHMARK: X ON TAG
BOLT OF FIRE HYDRANT AT
NORTHEAST CORNER OF
THOMAS STREET AND
HARVARD AVENUE.
ELEVATION 733.40.



LOCATIONS OF EXISTING UTILITY SERVICES
ARE BASED ON VISUAL OBSERVATIONS.
CONTRACTOR MUST CONFIRM LOCATION AND
CONDITION OF ALL UTILITY SERVICES TO REMAIN.

[illegible]

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

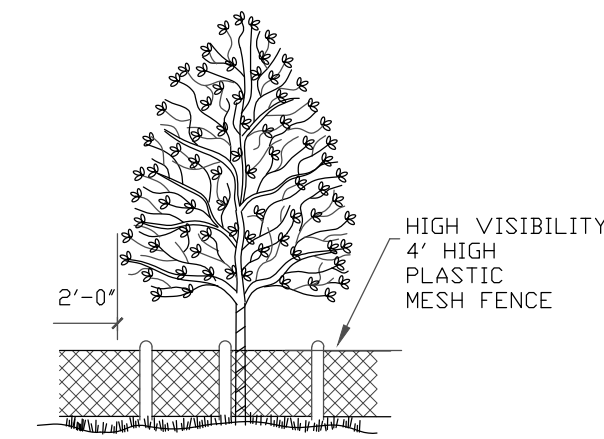
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068

EXISTING TOPOGRAPHY

NEW SUBDIVISION

1400 W THOMAS ST, ARLINGTON HEIGHTS, IL 60004



SCALE: N.T.S. TREE PROTECTION DURING CONSTRUCTION

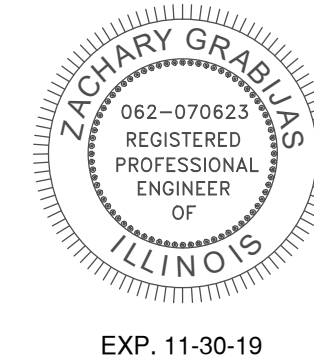
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

1/22/2019

DATE

MY LICENSE EXPIRES ON NOVEMBER 30, 2019

PAGES OR SHEETS COVERED BY THIS SEAL: C-1, C-2



EXP. 11-30-19

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.	
PROJECT NO.:	18432
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	NOV. 30, 2018
SCALE:	1"=20'
SHEET NUMBER C-1	

LOT SIZE: 20730 SF
NORTH LOT SIZE: 10365 SF
SOUTH LOT SIZE: 10365 SF

	EXISTING IMPERVIOUS AREA EXISTING LOT (s.f.)	PROPOSED IMPERVIOUS AREA SOUTH LOT (s.f.)	PROPOSED IMPERVIOUS AREA NORTH LOT (s.f.)
HOUSE AND GARAGE	1929	2576	2576
DRIVEWAY	753	481	481
WALKS, STOOPS, & PATIO	1872	339	364
TOTALS	4554	3396	3421
% OF LOT	21.97%	32.77%	33.01%

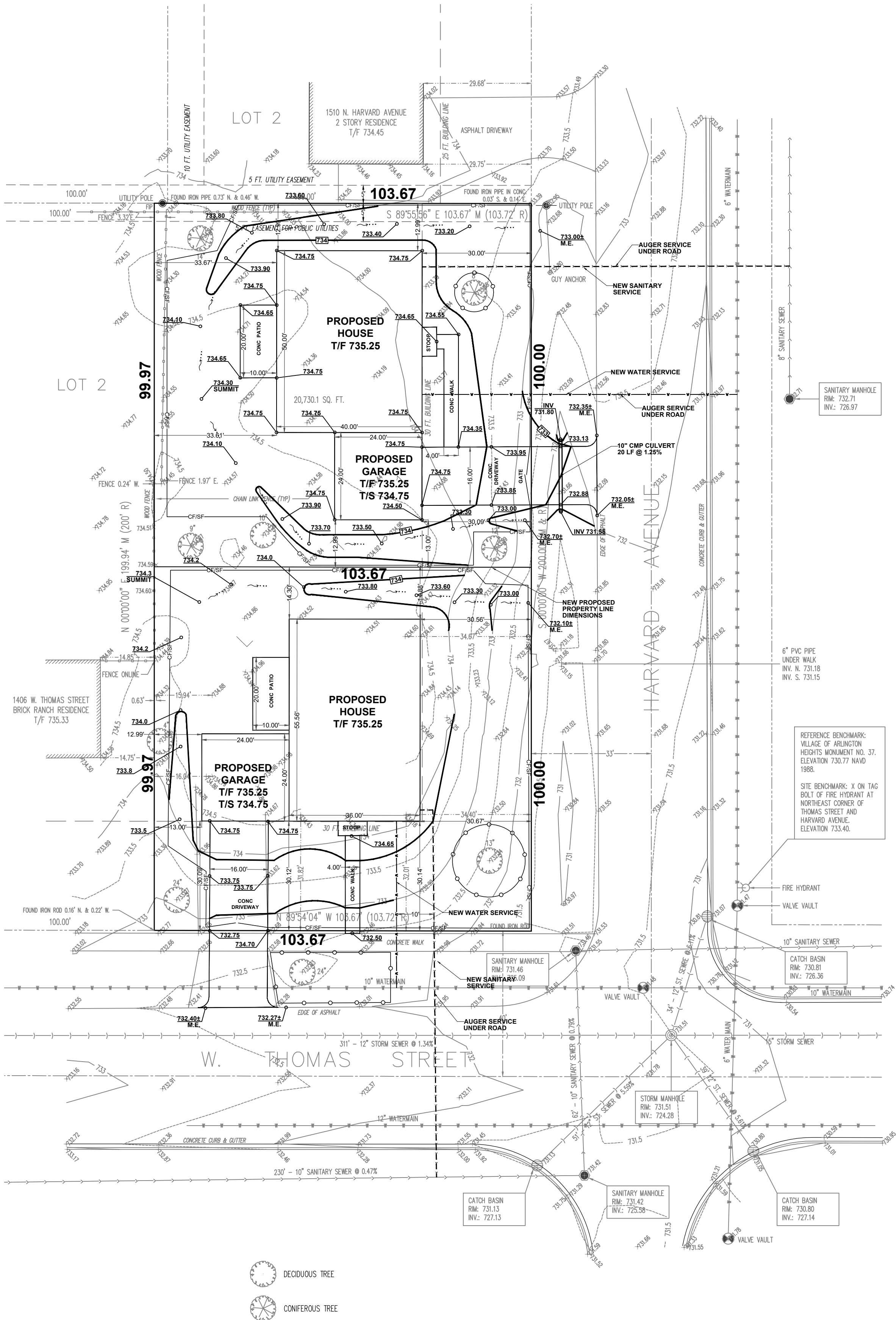
PROJECT MANAGER:	PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT ENGINEER:	Z. GABRIELIS, P.E.	1	PERMIT DRAWINGS	11-30-2013
TECHNICIAN:	M. WANG	2	REVISION FOR VILLAGE COMMENTS	07-26-2019

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

1018 RIDGE HIGHWAY
PARK BUSSIE, IL 60068

THIS PLAN IS TO SATISFY VILLAGE OF ARLINGTON HEIGHTS REQUIREMENTS FOR A SUBDIVISION. THIS PLAN SHOWS THAT THE PROPOSED NEW LOTS WILL ALLOW ADEQUATE DRAINAGE FOR A NEW HOUSE ON THE NORTH LOT WHILE MAINTAINING DRAINAGE ON THE SOUTH LOT. THIS IS A TEMPLATE HOUSE AND WHEN A FINAL HOUSE DESIGN IS PRODUCED BY AN ARCHITECT THE ENGINEERING PLAN WILL NEED TO BE UPDATED.



LOCATION OF UNDERGROUND UTILITIES WHERE NOT
SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN
FROM RECORDS NORMALLY CONSIDERED RELIABLE.
NO RESPONSIBILITY FOR THEIR ACCURACY IS
ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @
1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES
ARE BASED ON VISUAL OBSERVATIONS.
CONTRACTOR MUST CONFIRM LOCATION AND
CONDITION OF ALL UTILITY SERVICES TO REMAIN.

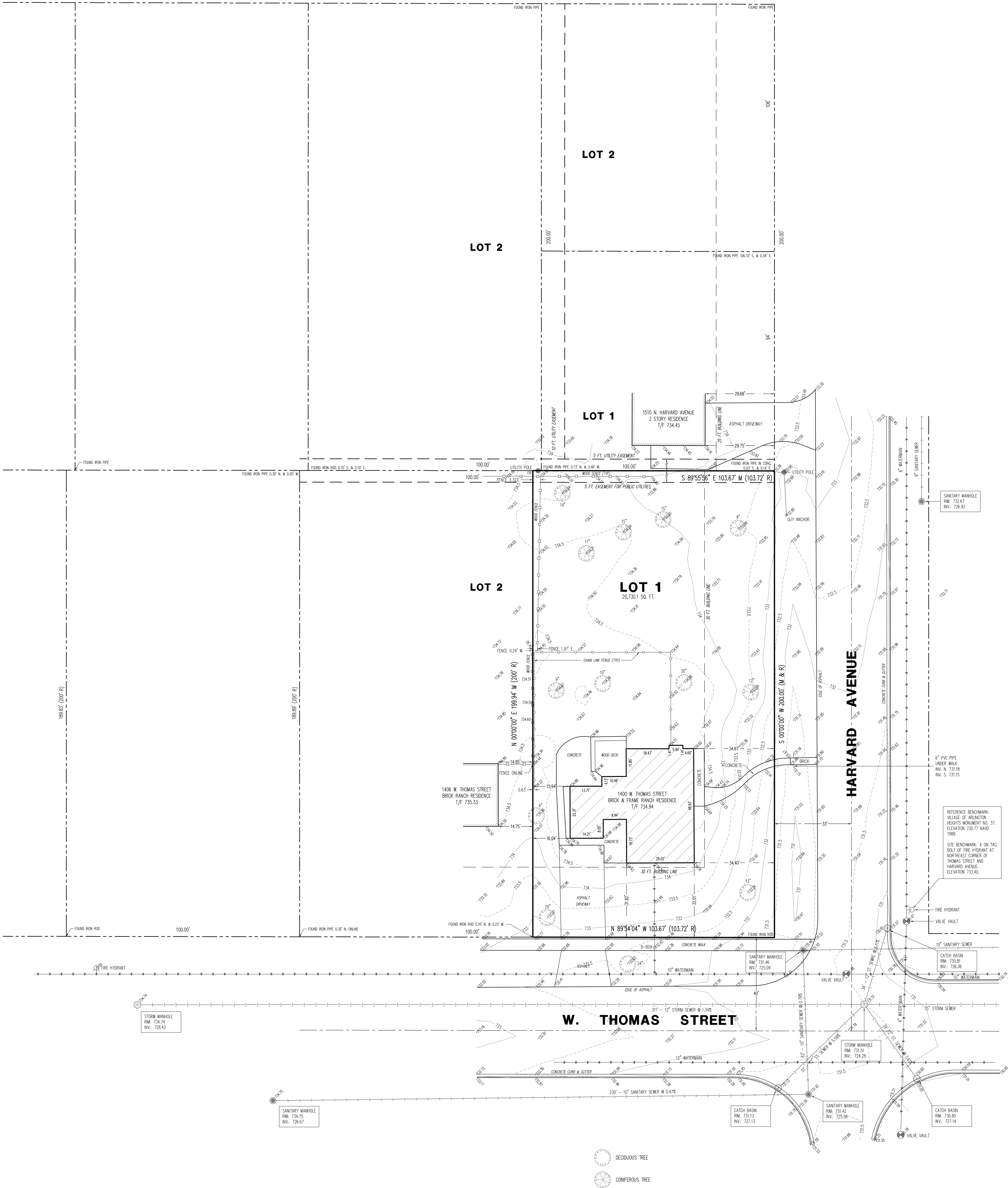
PROPOSED SUBDIVISION PLAN
NEW SUBDIVISION
1400 W THOMAS ST, ARLINGTON HEIGHTS, IL 60004

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED,
REPRODUCED, MODIFIED OR SOLD EITHER
WHOLLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.:	18432
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	NOV. 30, 2018
SCALE:	1"=20'
SHEET NUMBER	

TOPOGRAPHIC SURVEY

LOT 1 IN LYNNWOOD SUBDIVISION NO. TWO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 AND IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1400 W. THOMAS STREET, ARLINGTON HEIGHTS, IL 60004.
PROPERTY INDEX NUMBER: 03-19-107-005.



STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, JAMES E. SCHROEDER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSION ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

James E. Schroeder

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3287 OCTOBER 29, 2018



LICENSE EXPIRES 11/30/2018

REVISIONS

NO.	DATE	DESCRIPTION

SCHROEDER & ASSOCIATES
66 PINE CIRCLE - CARY, ILLINOIS 60013

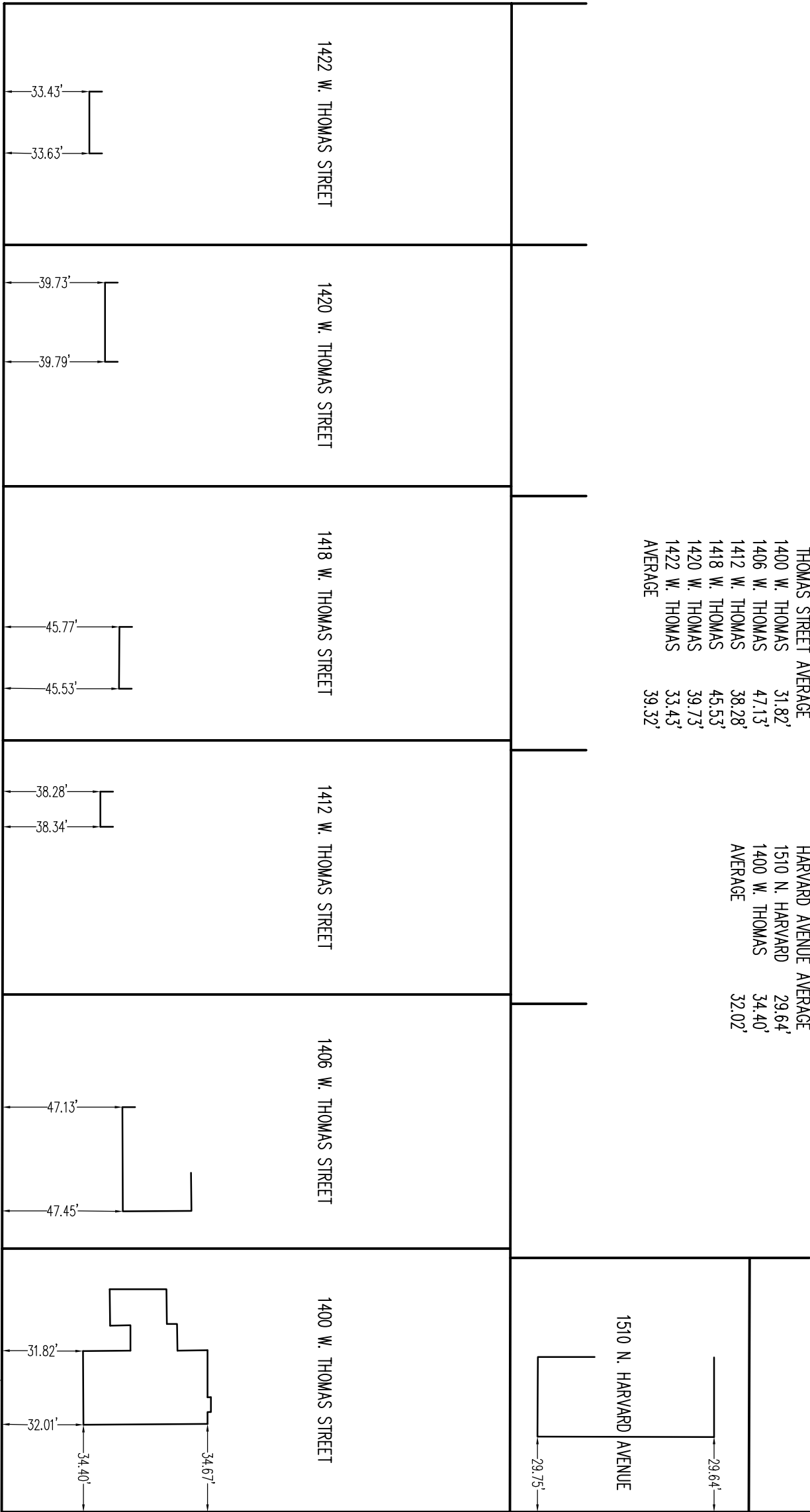
TEL: 847-639-1415 CELL: 847-650-1416 JSCHRO8956@AOL.COM

CLIENT: MARCI GLUCKERT HEIDKAMP FIELD WORK COMPLETED: 10/29/18

JOB NO. 18079-TOP DATE: OCTOBER 29, 2018

FRONT YARD SETBACK EXHIBIT

THOMAS STREET AVERAGE		HARVARD AVENUE AVERAGE	
1400 W. THOMAS	31.82'	1510 N. HARVARD	29.64'
1406 W. THOMAS	47.13'	1400 W. THOMAS	34.40'
1412 W. THOMAS	38.28'	AVERAGE	32.02'
1418 W. THOMAS	45.53'		
1420 W. THOMAS	39.73'		
1422 W. THOMAS	33.43'		
AVERAGE	39.32'		



N. YALE AVENUE

N. HARVARD AVENUE

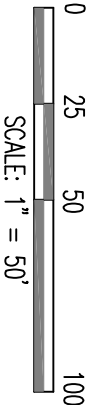
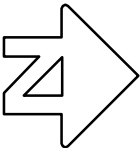
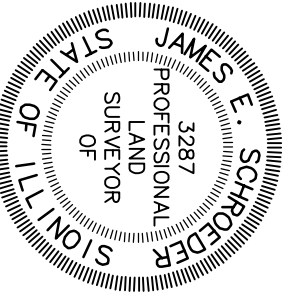
W. THOMAS STREET

STATE OF ILLINOIS)
COUNTY OF MCHENRY) S.S.

I, JAMES E. SCHROEDER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED BY
ME IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. DIMENSION ARE
SHOWN IN FEET AND DECIMAL PARTS.

James E Schroeder

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3287 JANUARY 4, 2019



SCHROEDER & ASSOCIATES

66 PINE CIRCLE - CARY, ILLINOIS 60013

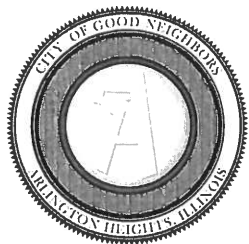
TEL. 847-639-1415 CELL 847-650-1416 JSCHR08956@AOL.COM

CLIENT: MARCIE GUECKERT

FIELD WORK COMPLETED: 01/03/19

JOB NO. 18079

DATE: JANUARY 4, 2019



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 1400 W Thomas St – Plat of Subdivision, Rezoning from R-E to R-3,
Comprehensive Plan Amendment, Possible Setback Variations

PC#: 18-025– Round 1

Date: December 17, 2018

Jake –

I have reviewed the documents submitted and have no objection to the request.

RECEIVED
DEC 18 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-025
 Petitioner: Marcie Glueckert
Marc Heidkamp
 Owner: Marcie Glueckert
Marc Heidkamp
 Contact Person: Marcie Glueckert
 Address: 1510 N. Harvard Ave
Arlington Heights, IL 60004
 Phone #: 847-809-2110
 Fax #: _____
 E-Mail: Marcie@glueckertfh.com

P.I.N.# 03-19-107-005-0000
 Location: 1400 W. Thomas St. Arlington Heights 4
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: X
 # of Lots: 2 Current: 1 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

FIRE PREVENTION

No comments @ this time.

RECEIVED
 DEC - 7 2018
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

[Signature] 12/6/18
 Director Date

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: December 11, 2018

Subject: 1400 W Thomas St., P.C. #18-025

With regard to the proposed Plat of Subdivision, I have the following comments:

- 1) The proposed connection (private sanitary sewer) to the sewer start manhole is not acceptable, connect no closer than 3' from the structure (downstream).
- 2) Show storm water run-off into the Village system.
- 3) Will the proposed sanitary connection be connected to an overhead sewer?

VAHPW has no further comments at this time. If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-025
 Petitioner: Marcie Glueckert
Marc Heidkamp
 Owner: Marcie Glueckert
Marc Heidkamp
 Contact Person: Marcie Glueckert
 Address: 1510 N. Harvard Ave
Arlington Heights, IL 60004
 Phone #: 847-809-2110
 Fax #: _____
 E-Mail: Marcie@glueckertfh.com

P.I.N.# 03-19-107-005-0000
 Location: 1400 W. Thomas St. Arlington Heights 4
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: X
 # of Lots: 2 Current: 1 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO

Sanitary Sewer _____ NO

Storm Sewer _____ YES

b. Surface Improvement

Pavement _____ YES (ADJACENT TO CURB)

Curb & Gutter _____ YES

Sidewalks _____ YES

Street Lighting _____ NO

c. Easements

Utility & Drainage _____ YES

Access _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X

_____ X

_____ X

_____ X N/A (NO COMMENTS)

_____ X FEE IN LIEN

_____ X 65-103, PAID NOV 1, 1966

_____ X

_____ X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: BONODATE OF PLANS: 11/30/18

 Director

12/14/18
 Date

PLAN COMMISSION PC #18-025
1400 W Thomas St
Plat of Subdivision, Rezoning from R-E to R-3, Comprehensive Plan Amendment,
Possible Setback Variations
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a resubdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be curb, public sidewalk & storm sewer on Harvard Ave, and curb and possibly storm sewer on Thomas St. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

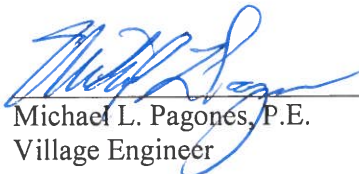
Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

14. The Final Plat of Resubdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. No public improvement plans have been submitted. Subdivision Code, Chapter 29, requires public improvements as part of the subdivision.

16. Being a resubdivision, fee-in-lieu of detention is acceptable. Attached is the Village's detention calculations showing a required volume of 4,516 cubic feet. The Village rate for fee-in-lieu is \$1.00 per cubic foot, so the fee will be \$4,716.
17. The proposed sanitary sewer line shall be connected to the sewer main using a wye connection. Connecting to the existing sanitary manhole is not acceptable. This can be addressed at final engineering.
18. The sidewalk thru the proposed driveway shall be 6" thick. Regarding the sidewalk at the NW corner of Harvard & Thomas St, an ADA ramp shall be installed meeting the Public Rights-of-Way Accessibility Guidelines (PROWAG). This can be addressed at final engineering.

Final Plat:

19. The title of the plat should be Harvard Thomas Resubdivision.
20. Provide the building setback lines for Lot 1 and Lot 2, and provide a 5' utility easement on both sides of the common lot line between Lot 1 and Lot 2.
21. Complete the Deed of Dedication, including name(s) and the year for the forgoing covenants (or restrictions).
22. Revise "Director of Engineering" to "Village Engineer".
23. Provide the name and address for "Send Tax Bill To:"
24. Provide the area of each lot.


Michael L. Pagonis, P.E. 12/14/18
Village Engineer Date

Attachment:
Detention Calculation Spreadsheet (1 page)

Name

12/14/2018

Detention Calculation Verification PC# 15-000

Site Requirements

Site Area = 0.476 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) = 0.086 cfs
Weighted "C" Factor = 0.673
Pervious= 0.293 Acres
Impervious= 0.183 Acres
Water= 0.000 Acres
Synth Turf= 0.000 Acres

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		Rainfall Intensity "I"	Site Area "A"	Inflow Rate (C _x I _x A)	Release Rate	Storage Rate	Storage Required	
	(min)	(hrs)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cu-ft)	(Ac-ft)
0.673	5	0.08	10.92	0.476	3.50	0.086	3.41	983	0.023
0.673	10	0.17	10.02	0.476	3.21	0.086	3.12	1912	0.044
0.673	15	0.25	8.20	0.476	2.63	0.086	2.54	2287	0.052
0.673	30	0.50	5.60	0.476	1.79	0.086	1.71	3074	0.071
0.673	60	1.00	3.56	0.476	1.14	0.086	1.05	3796	0.087
0.673	90	1.50	2.75	0.476	0.88	0.086	0.79	4293	0.099
0.673	120	2.00	2.24	0.476	0.72	0.086	0.63	4547	0.104
0.673	180	3.00	1.62	0.476	0.52	0.086	0.43	4676	0.107
0.673	240	4.00	1.28	0.476	0.41	0.086	0.32	4666	0.107
0.673	300	5.00	1.08	0.476	0.35	0.086	0.26	4680	0.107
0.673	360	6.00	0.95	0.476	0.30	0.086	0.22	4716	0.108
0.673	420	7.00	0.83	0.476	0.27	0.086	0.18	4533	0.104
0.673	480	8.00	0.75	0.476	0.24	0.086	0.15	4443	0.102
0.673	540	9.00	0.68	0.476	0.22	0.086	0.13	4272	0.098
0.673	600	10.00	0.63	0.476	0.20	0.086	0.12	4169	0.096
0.673	660	11.00	0.59	0.476	0.19	0.086	0.10	4079	0.094
0.673	720	12.00	0.55	0.476	0.18	0.086	0.09	3896	0.089
0.673	780	13.00	0.52	0.476	0.17	0.086	0.08	3771	0.087
0.673	840	14.00	0.49	0.476	0.16	0.086	0.07	3577	0.082
0.673	900	15.00	0.46	0.476	0.15	0.086	0.06	3313	0.076
0.673	960	16.00	0.43	0.476	0.14	0.086	0.05	2981	0.068
0.673	1020	17.00	0.41	0.476	0.13	0.086	0.05	2775	0.064
0.673	1080	18.00	0.39	0.476	0.12	0.086	0.04	2523	0.058
A*D*E							F-G	C*H*3600	J/43560

Max Volume = 0.108 Acre-Ft
= 4,716 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.086	<u>Free Flow</u>	<u>Submerged Flow</u>
2) High Water Elevation			0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation			0.00
5) Diameter of Restrictor (inch)			0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	0.00	0.00	0.00
8) Discharge Coefficient			0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

$Q = C * a * (\text{sqrt } 2 * g * h)$

Orifice area: $a = \frac{Q}{C * (\text{sqrt } 2 * g * h)}$

Q (cfs) = 0.00 0.000

a(sq ft) = ##### dia(in) = #DIV/0!



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-025

Project Name 1400 W. Thomas

Project Location 1400 W. Thomas

Planning Department Contact Jake Schmidt

General Comments

Round 1

The Fire Department has no comments at this time.

RECEIVED
DEC - 7 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Date December 7, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

1400 W. Thomas
Plat of Subdivision
PC#18-025

Round 1 Review Comments

12/19/2018

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should meet Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

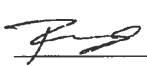
This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any traffic problems.

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.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

 #557
Supervisor's Signature

RECEIVED
DEC 20 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

[Print Form \(To Mail\)](#)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-025
Petitioner: Marcie Glueckert
Marc Heidkamp
Owner: Marcie Glueckert
Marc Heidkamp
Contact Person: Marcie Glueckert
Address: 1510 N. Harvard Ave
Arlington Heights, IL 60004
Phone #: 847-809-2110
Fax #: _____
E-Mail: Marcie@glueckertfh.com

P.I.N.# 03-19-107-005-0000
Location: 1400 W. Thomas St. Arlington Heights 4
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: X
of Lots: 2 Current: 1 Proposed: 2
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: _____
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner

12/11/18

Environmental Health Officer

Date

James McCalister 12/11/18

tor

Director
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-025
 Petitioner: Marcie Glueckert
Marc Heidkamp
 Owner: Marcie Glueckert
Marc Heidkamp
 Contact Person: Marcie Glueckert
 Address: 1510 N. Harvard Ave
Arlington Heights, IL 60004
 Phone #: 847-809-2110
 Fax #: _____
 E-Mail: Marcie@glueckertfh.com

P.I.N.# 03-19-107-005-0000
 Location: 1400 W. Thomas St. Arlington Heights 4
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: X
 # of Lots: 2 Current: 1 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

- | | <u>YES</u> | <u>NO</u> | |
|----|---------------|-----------|---|
| 1. | <u>X</u> | <u>X</u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>X</u> | | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | | <u>X</u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u>T.B.D.</u> | | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <u>X</u> | | SUBDIVISION REQUIRED? |
| 6. | <u>X</u> | | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

PLEASE SEE ATTACHED.



12.20.18

Date

Planning & Community Development Dept. Review

December 20, 2018



REVIEW ROUND 1

Project: 1400 W. Thomas Street – Subdivision

Case Number: PC 18-025

General:

7. The following approvals have been requested:
 - a. **Preliminary and Final Plat of Subdivision.**
 - b. **Rezoning from R-E to R-3**
8. The following approval is required:
 - c. **An amendment to the Village's Comprehensive Plan for the subject site, reclassifying the site as "Single-Family Detached" from the existing designation as "Single-Family Detached Estate".**
9. The Engineering Division has noted that installation of storm sewer, curb and gutter, and sidewalk along Harvard Avenue is required, in addition to the installation of curb and gutter and possibly storm sewer along Thomas Street. Please revise engineering plans to show these improvements, or clarify if the following variations are being sought:
 - a. **Variation from Chapter 29, Section 29-501a, to waive the requirement to improve the roadway, curb, and gutter along Thomas Street and Harvard Avenue.**
 - b. **Variation from Chapter 29, Section 29-501b, to waive the requirement to provide a sidewalk along Harvard Avenue.**
 - c. **Variation from Chapter 29, Section 29-501f, to waive the requirement to provide storm sewer improvements along Harvard Avenue and possibly along Thomas Street.**
10. If seeking the variations as noted in comment 9, please provide written justification demonstrating compliance with the following standards of approval, as outlined in the Plan Commission Application Packet:
 - a. **The proposed use will not alter the essential character of the locality and will be compatible with 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.**
 - c. **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - d. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
11. The existing home at 1400 W. Thomas Street is shown on the Engineering Plans. The Building and Fire Departments have determined that the home is not salvageable. Design Commission Review is required prior to demolition of the home, in addition to permit approval from the Village and Cook County. When do you anticipate applying for the necessary approvals for the demolition of the home?
12. Please note that, per Chapter 29, Section 29-501j, all original utility distribution lines for telephone and electric service shall be located underground.
13. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.

14. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lot 1.
16. A Design Commission application will be required for any new construction on each lot within the subdivision.
17. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?
18. Please ensure that all plans resubmitted as a result of the Round 1 Department review comments include a revision date.
19. A neighborhood meeting is required to be held in advance of the Plan Commission meeting. All neighbors within 250 feet of the subject property, exclusive of right-of-ways, should be invited. If needed, meeting rooms are available at Village Hall to host the neighborhood meeting, and can be booked via the Village website, vah.com.

Final Plat of Subdivision:

20. Front yard setbacks in the R-3 District are based on the average of the setbacks of the existing homes on the frontage. Please provide an exhibit showing the existing front yard setback of the homes at 1400 – 1422 W. Thomas Street, and the existing front yard setback of the home at 1510 N Harvard Ave.
21. Please revise the 30' front and exterior side yard setback lines so that it is the average of the front yard setbacks of the existing homes on the frontage, as outlined above. At end of the word "SETBACK" for the front yard setback on each lot and exterior side yard setback on Lot 2, there should be an asterisk, which should reference a note elsewhere on the plat that reads "The actual required front yard building setback line may be less than or greater than XX' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.6(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing front yard setbacks of the frontage when 40% or more of the frontage is developed with front yards of more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements." Please note that XX should be the average of the existing setback (XX was used in these comments because you have not provided that average yet).

Prepared by: _____

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-025
 Petitioner: MARLIE GLVCKERT
MARL HEDKAMP
 Owner: MARLIE GLVCKERT
MARL HEDKAMP
 Contact Person: MARLIE GLVCKERT
 Address: 1510 N. HARVARD AVENUE
ARLINGTON HEIGHTS, IL 60004
 Phone #: 847/809/2110
 Fax #: _____
 E-Mail: MARLIE@GLVCKERTFH.COM

P.I.N.# 03-19-107-005-0000
 Location: 1400 W. THOMAS ST. ARL. HTS.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: X
 # of Lots: 2 Current: 1 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

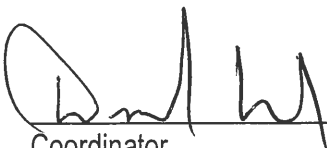
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

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

Comments:

It is recommended that any existing trees be preserved where feasible.


 Coordinator _____ Date 12/17/10



B O N O C O N S U L T I N G , I N C .

January 22, 2019

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department

RE: 1400 W Thomas St., P.C. #18-025
 First Round Comments

Dear Mr. Schmidt,

We have received your comments to the propose Plat of Subdivision and have revised the plans accordingly.

Attached for your further review and approval:

1. Three (3) copies of civil engineering plans.

Please note the attached engineering plans are showing spec houses for demonstration purposes. Comments regarding the plat will be responded under a separate letter. Following are our responses to your comments, our responses are in bold.

Sincerely,

A handwritten signature in cursive script that reads 'Minkai Wang'.

Minkai Wang
Civil Engineer 1

RECEIVED
JAN 28 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Public Works Department

- 1) The proposed connection (private sanitary sewer) to the sewer start manhole is not acceptable, connect no closer than 3' from the structure (downstream).

The proposed connection to sewer has been shown more than 3' from structure.

- 2) Show storm water run-off into the Village system.

The owner is going to apply for a variation to waive the public improvements, including storm sewer along Harvard Ave. Stormwater from site will flow overland to right-of-way and enter the Village system through the inlet at the intersection.

- 3) Will the proposed sanitary connection be connected to an overhead sewer?

Yes, the proposed sanitary will be connected to an overhead sewer.

Engineering Department

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

Understood.

12. Since a resubdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be curb, public sidewalk & storm sewer on Harvard Ave, and curb and possibly storm sewer on Thomas St. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

Understood. The owner is going to apply for a variation to waive the public improvements

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East.

Understood.

14. The Final Plat of Resubdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

Understood.

15. No public improvement plans have been submitted. Subdivision Code, Chapter 29, requires public improvements as part of the subdivision.

Understood. The owner is going to apply for a variation to waive the public improvements.

16. Being a resubdivision, fee-in-lieu of detention is acceptable. Attached is the Village's detention calculations showing a required volume of 4,516 cubic feet. The Village rate for fee-in-lieu is \$1.00 per cubic foot, so the fee will be \$4,716.

Understood. The owner will pay the fee.

17. The proposed sanitary sewer line shall be connected to the sewer main using a wye

connection. Connecting to the existing sanitary manhole is not acceptable. This can be addressed at final engineering.

Understood.

18. The sidewalk thru the proposed driveway shall be 6" thick. Regarding the sidewalk at the NW corner of Harvard & Thomas St, an ADA ramp shall be installed meeting the Public Rights-of-Way Accessibility Guidelines (PROW AG). This can be addressed at final engineering.

Understood. The owner is going to apply for a variation to waive the public improvements.

Planning & Community Development Department

7. The following approvals have been requested:
- Preliminary and Final Plat of Subdivision.
 - Rezoning from R-E to R-3

Understood.

8. The following approval is required:
- An amendment to the Village's Comprehensive Plan for the subject site, reclassifying the site as "Single-Family Detached" from the existing designation as "Single-Family Detached Estate".

Understood.

9. The Engineering Division has noted that installation of storm sewer, curb and gutter, and sidewalk along Harvard Avenue is required, in addition to the installation of curb and gutter and possibly storm sewer along Thomas Street. Please revise engineering plans to show these improvements, or clarify if the following variations are being sought:
- Variation from Chapter 29, Section 29-501 a, to waive the requirement to improve the roadway, curb, and gutter along Thomas Street and Harvard Avenue.
 - Variation from Chapter 29, Section 29-S01 b, to waive the requirement to provide a sidewalk along Harvard Avenue.
 - Variation from Chapter 29, Section 29-501 f, to waive the requirement to provide storm sewer improvements along Harvard Avenue and possibly along Thomas Street.

The owner is going to apply for a variation to waive the public improvements.

10. If seeking the variations as noted in comment 9, please provide written justification demonstrating compliance with the following standards of approval, as outlined in the Plan Commission Application Packet:
- 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.

Understood.

11. The existing home at 1400 W. Thomas Street is shown on the Engineering Plans. The Building and Fire Departments have determined that the home is not salvageable. Design Commission Review is required prior to demolition of the home, in addition to permit approval from the Village and Cook County. When do you anticipate applying for the necessary approvals for the demolition of the home?

Please see revised engineering plans showing the demolition and proposed house at 1400 W. Thomas. The spec houses are for demonstration purposes to

show positive drainage.

12. Please note that, per Chapter 29, Section 29-501 j, all original utility distribution lines for telephone and electric service shall be located underground.

Understood.

13. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.

Understood.

14. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.

Understood.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lot 1.

Understood.

16. A Design Commission application will be required for any new construction on each lot within the subdivision.

Understood. Owner to provide required application.

17. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?

No.

18. Please ensure that all plans resubmitted as a result of the Round 1 Department review comments include a revision date.

Understood.

19. A neighborhood meeting is required to be held in advance of the Plan Commission meeting. All neighbors within 250 feet of the subject property, exclusive of right-of-ways, should be invited. If needed, meeting rooms are available at Village Hall to host the neighborhood meeting, and can be booked via the Village website, vah.com

Understood.

**Village of Arlington Heights
Public Works Department**

Memorandum

To: Jake Schmidt, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 08, 2019
Subject: 1400 W Thomas St., P.C. #18-025 round 2

With regard to the proposed Plat of Subdivision, I have the following comments:

- 1) VAHPW is not in favor of a variance to waive public improvements which include storm sewer along Harvard Avenue. Storm water from the proposed site must be intercepted at the site and not in the intersection of Thomas & Harvard.
- 2) The roadway will be patched as necessary due to work on the concrete drive. The patch will be a minimum of 2' in width.
- 3) The Village will not maintain the proposed 10" CMP. There must be a maintenance agreement on file regarding future maintenance of this pipe.

VAHPW has no further comments at this time. If you have any questions, please feel free to contact me.

C. file

RECEIVED

FEB - 8 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PLAN COMMISSION PC #18-025
1400 W Thomas St
Plat of Subdivision, Rezoning from R-E to R-3, Comprehensive Plan Amendment,
Possible Setback Variations
Round 2

25. The petitioner's response to Comment No. 11 is acceptable.
26. The petitioner's response to Comment No. 12 is noted. In the event a variation is granted to waive the public improvements, the petitioner will be required to enter into an Estoppel Agreement for these public improvements. This agreement will be provided by the Village Engineer. Execution of this agreement will be required at Final Engineering.
27. The petitioner's response to Comment Nos. 13 and 14 is acceptable.
28. The petitioner's response to Comment No. 15 regarding the Subdivision Code, Chapter 29, is noted. Please see Comment No. 26.
29. The petitioner's response to Comment Nos. 16 and 17 is acceptable.
30. The petitioner's response to Comment No. 18 is noted. Please see Comment No. 26.

Final Plat:

31. Comment Nos. 19, 21, 22 23 and 24 have been addressed on the Final Plat.
32. Regarding Comment No. 20, all setback lines are not shown on the final plat. Provide the rear setback, north and south side yard setbacks for Lot 1, and the rear setback and north side yard setback for Lot 2.

 2/4/19
Michael L. Pagones, P.E. Date
Village Engineer

Final Engineering:

Fee in Lieu of Detention \$4,716
Estoppel Agreement (if public improvements are waived)

RECEIVED
FEB - 5 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 6, 2019



REVIEW ROUND 2

Project: 1400 W. Thomas Street – Subdivision

Case Number: PC 18-025

General:

1. The responses to comments 7, 8, and 9 are acceptable.
2. The response to comment 10 is not acceptable. Written justification addressing the criteria for variation approval has not been provided. Please provide written justification for the requested variations, addressing the following criteria:
 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 2. The plight of the owner is due to unique circumstances.
 3. The variation, if granted, will not alter the essential character of the locality.
3. The response to comment 11 is acceptable. Please note that the conceptual home on Lot 2 does not comply with minimum rear yard setback requirements. The conceptual attached garage is proposed to be located 13 feet from the rear property line. A minimum rear yard setback requirement of 30 feet is required by code. A limited building area is available on Lot 2 due to the required setbacks (2,009 SF footprint).
4. The response to comment 12 is acceptable.
5. The response to comment 13 is acceptable. Please note that the Final Plat, as approved by the Engineering Division, must be printed on mylar and submitted to the Village with signatures obtained from all parties (except those to be coordinated by the Village) no later than February 20, 2019 (One week prior to the Plan Commission meeting date). If this cannot be accomplished by February 20th, Final Plat can be pursued at a later date.
6. The response to comments 13, 14, 15, 16, 17, and 18 are acceptable.
7. The response to comment 19 is not acceptable. Please provide details on the neighborhood meeting to be held, such as the date, time, and location of the meeting.

Public Improvements:

8. The Engineering Division has noted that, should a variation be granted waiving provision of required public improvements, the property owner shall enter into an Estoppel Agreement for said public improvements. Should approval of this petition be recommended, such approval would be conditioned upon entering into an Estoppel Agreement for public improvements.

Final Plat of Subdivision:

9. The provided setback exhibit requested via comment 20 is acceptable.
10. The modification to the plat requested via comment 21 is not acceptable. Please replace "XX" as listed in the note at the bottom of the Plat with the respective front and exterior side yard averages. As noted previously, XX was used in the first round comments because you had not provided that average yet.

Prepared by: 

2-13-19

Project: 1400 W. Thomas St.

Village of Arlington Heights Planning and Community Dev. Response

- 2d. 1. The proposed use is consistent with and identical to the adjoining use.
2. The home experienced a fire in December 2017 and is unlivable.
3. The proposed use is consistent with the adjoining use.
3. This is a conceptual design and we will build within the setback requirements.
7. The neighborhood meeting is being held at The Village of Arlington Heights Municipal Building
33 S. Arlington Heights Rd. Arlington Heights, Ill 60005
Tuesday February 19, 2019
at 7:00 PM
Community Room
8. Understood
10. See Final Plat

Marcia Muchut Haidkamp

2-13-19

Project 1400 W. Thomas St.- Subdivision

Village of Arlington Heights Plan Commission Response

26. Understood

32. Please see Final Plat dated 2-12-19

Marcie Gluckert Haidkamp

Project: 1400 W. Thomas St.

Feb 13, 2019

Response to Village of Arlington Heights Public Works

1. We will be seeking a variance on the public improvements as well as the storm sewer to keep with the integrity of the neighborhood.
2. There is no concrete road way involved in our project or property.
3. Understood

Marcia Gluck-Harding

Public Works Department

- 1) VAHPW is not in favor of a variance to waive public improvements which include storm sewer along Harvard Avenue. Storm water from the proposed site must be intercepted at the site and not in the intersection of Thomas & Harvard.

Understood. Owner to provide written justification for variance.

- 2) The roadway will be patched as necessary due to work on the concrete drive. The patch will be a minimum of 2' in width.

Roadway patch has been shown.

- 3) The Village will not maintain the proposed 10" CMP. There must be a maintenance agreement on file regarding future maintenance of this pipe.

Owner to provide the agreement for future maintenance of this pipe.

Planning & Community Development Department

2. The response to comment 10 is not acceptable. Written justification addressing the criteria for variation approval has not been provided. Please provide written justification for the requested variations, addressing the following criteria:
 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 2. The plight of the owner is due to unique circumstances.
 3. The variation, if granted, will not alter the essential character of the locality.

Owner to provide written justification for variance.

3. The response to comment 11 is acceptable. Please note that the conceptual home on Lot 2 does not comply with minimum rear yard setback requirements. The conceptual attached garage is proposed to be located 13 feet from the rear property line. A minimum rear yard setback requirement of 30 feet is required by code. A limited building area is available on Lot 2 due to the required setbacks (2,009 SF footprint).

A detached garage has been proposed to meet zoning requirements.



Plan Commission 2/27/2019

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

Department: Planning & Community Development

Requested Action

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

Variations Required

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

Recommendation

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

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

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

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

ATTACHMENTS:

Description	Type
PC Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
CPRC Minutes - 6/13/18	Minutes
DC Minutes 11/27/18	Minutes
DC Staff Report	Board or Commission Report
Project Narrative	Correspondence
Justification for Land Use Variation & Variations	Correspondence
Plans	Exhibits
Market Analysis	Exhibits
Traffic Study	Exhibits
Lighting Cut Sheets	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



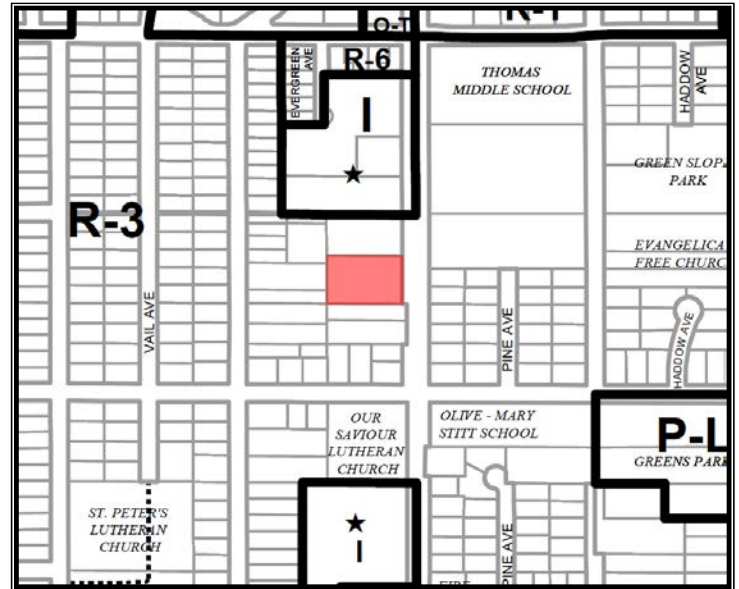
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

File Number: PC 18-023
Project Title: Goddard School
Address: 1316 N. Arlington Heights Rd.
PIN: 03-20-305-045

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: February 27, 2019
Date Prepared: February 22, 2019

Petitioner: Amir Khowaja
Address: 1584 E. Citadel Ct.
 Palatine, IL 60074

Existing Zoning: R-3: One-Family Dwelling District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

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

Requested Action:

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

Variations Required:

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

Project Background:

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

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

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

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

Conceptual Plan Review Committee:

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

Neighborhood Meeting:

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

Zoning and Comprehensive Plan

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

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

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

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

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

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

Building, Site, Landscaping:

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

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

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

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

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

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

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

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

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

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

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

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

Traffic and Parking:

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

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

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

Table 1: Trip Generation Analysis

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

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

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

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

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

Table 2: Parking Calculations

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

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

Table 3: Parking Analysis

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

*Per 9 Goddard Day Care Facilities in Chicago Suburbs

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

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

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

RECOMMENDATION

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

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

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

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

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

February 22, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON FEBRUARY 27, 2019, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 18-023, a rezoning of the subject property from the R-2 District to the O-T District, Planned Unit Development approval to allow a day care facility on the subject property, and a Land Use Variation to allow a day care facility within the O-T District, all on property located at 1316 North Arlington Heights Road in Arlington Heights, IL, and legally described as follows:

LOT 2 IN CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS BEING A RESUBDIVISION OF LOT 21 IN AL- LISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST ½ OF THE SOUTHWEST ¼ THEREOF AND THE SOUTH ¼ ACRES OF THE EAST ½ OF THE SOUTHWEST ¼ THEREOF), ACCORDING TO THE PLAT OF CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS REGIS- TERED IN THE OFFICE OF THE REGISTRAR OF TIT- LES, OF COOK COUNTY, ILLINOIS, ON JUNE 23, 1977 AS DOCUMENT NUMBER 2946719 IN COOK COUNTY, ILLINOIS.

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

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

- Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
- Variation to Chapter 28, Section 6.13-3(a) to allow a 6 foot tall open and 6 foot tall solid fence in the front yard where code restricts open fences in a front yard to 36-inches in height and prohibits solid fences in a front yard.

And 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.

Terry Ennes, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald February 12, 2019 (4518181)

RECEIVED
FEB 19 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, 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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12-FEB-19 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

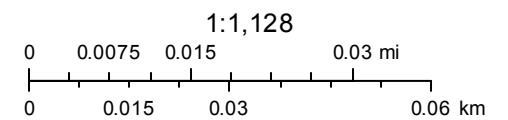
Laurel Baitz

Control # 4518181

Aerial - 1316 N Arlington Heights Rd



June 8, 2018



**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

June 13, 2018

Project Title: Goddard School
Address: 1316 N. Arlington Heights Rd.
Petitioner: Atul Karkhanis
Atul Karkhanis Architects, Ltd.
2514 W. Peterson Avenue
Chicago, IL 60659

Requested Action:

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

Variations Required:

1. Chapter 28, Section 5.1-9.3(b), Required Minimum Yards, to reduce the required side yard setback from 20 feet to approximately 5 feet for the existing building
2. Additional variations may be identified once formal plans are submitted.

Attendees: Andrew Foster, Atul Karkhanis Architects
Aidan Quinn, Atul Karkhanis Architects
Erin Witt, Goddard Schools
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is approximately 50,337 square feet in size (1.15 acres) and is the former home to Sylvia's Flower shop. The site is occupied by two buildings; the first is a two-story former residential structure located at the front of the site. Immediately adjacent to this structure at the rear is a larger 2-story building, which extends back towards the rear of the site. There are two separate parking lots on the site, each with their own access to Arlington Heights Road, which has two lanes of travel in each direction and a posted speed limit of 30 miles per hour.

The petitioner has proposed the establishment of a Goddard School daycare facility on the subject property. The Goddard School is a national franchise with 460 locations across 36 states that offers daycare and preschool services for infants and children up to five years old, as well as private Kindergarten classes and after-school programs for children in elementary school. The proposed location will offer care for children as young as six weeks up to pre-school aged kids (five years old). The facility may offer in the future a private kindergarten option and after-school care for elementary age children, and the petitioner should clarify the age range of these children. It should be noted that the definition of "Day Care Center" within the zoning code encompasses care for children under six years of age; if care for children six and above will be offered, additional approvals may be needed. Upon completion of the project, the building size would be approximately 12,103 square feet.

Meeting Discussion:

Ms. Witt provided some background information relative to the Goddard School, outlining that it was in its thirtieth year and had 480 locations within the United States and they are expecting to reach 500 locations by the end of the year. They provide services for children as young as six weeks old up to six years old. Typically, schools run through pre-school, but if there is a community need, operators can petition the franchise to provide kindergarten. However, kindergarten services are never offered at the onset of a facility opening and are only offered later on as determined on need. The facility would have an onsite owner/operator and an onsite director. They follow all state guidelines for number of teachers, class size, playground space, etc.

Mr. Hubbard stated that property is currently zoned R-3, which was a residential one-family dwelling district. Day care facilities were not a permitted or special use within the R-3 district, therefore, staff was recommending that the property be rezoned into the O-T district, which is an Office Transitional zoning district. This rezoning would be compatible with the Comprehensive Plan, which designated this property as “Offices Only”. Day care facilities were not a permitted or special use within the O-T district, so a land use variation would be required. The O-T district requires that all properties must develop as a PUD, and therefore PUD approval would also be required. Strictly speaking about the proposed land use, staff believes that the use of the property as a day care facility has merit since the use would be compatible with neighboring uses. There is an existing day care facility abutting the subject property to the north. However, before staff could support any such proposal, they were asking for additional details from the petitioner, specifically related to the criteria for land use variation approval, traffic, and market need for this type of project.

Staff has requested a market analysis that should analyze the similarities and differences between the proposed day care facility and the existing day care facilities in the market area, as well as the effect that this day care would have on other day care facilities in the market area. The study should identify what niche the proposed day care occupies within the market and what sets it apart from the existing day cares within the vicinity; perhaps there is a specific target demographic that this day care caters to, perhaps there are specific services or programming that this day care provides, or the rates for this day care may be different than surrounding day care facilities.

The site will require onsite detention to be constructed and an MWRD application. Preliminary engineering plans will be required within the Plan Commission application. Detailed plans will be required to enable staff to analyze whether the site conforms to the bulk and setback regulations within the O-T District. On a preliminary basis, staff has identified the need for a setback variation on the northern side of the building, where the existing building is setback only 5' from the property line and a 20 setback would be required. Justification for this variation would need to be provided, and staff support for this variation is likely.

Staff has requested the petitioner to submit a code-compliant landscape plan as part of their application and the staff report highlighted certain items that the petitioner should consider when creating this plan. A landscape buffer is required to the north, south, and west of the subject property, and staff has asked the petitioner to evaluate the site layout to provide as much of a landscape buffer area in these locations as possible. The staff report also highlighted certain items relative to signage, Design Commission requirements, and onsite lighting that should be considered by the petitioner.

A traffic and parking study is required as part of the Plan Commission application. Staff has some concerns about safe ingress and egress to/from the site, especially given that the property was located along Arlington Heights Road which provides two lanes of travel in both directions with no dedicated or shared left-hand turn lane.

Commissioner Jensen asked if staff had changed the criteria for land use variation approval, and asked what was meant by the “spirit and intent” of the chapter.

Mr. Hubbard responded that the Plan Commission and Village Board had recently adopted changes to the standards for land use variation approval. The spirit and intent of the chapter related to the purpose statement for each zoning district and the intent and purpose of the overall zoning code.

Commissioner Jensen stated that the market study for this proposal would be of significant interest to him. He noted that within a 15-mile radius of this site, there were 33 KinderCare facilities, and there was one located directly next door to the

proposed facility. Within a 25-mile radius, there were 90 KinderCare facilities. He acknowledged that a 25-mile radius was quite large, but pointed out that there were a lot of establishments that provided day care services within the vicinity. There was a Kensington School facility to the east of the subject property that was under construction and would be bringing additional supply to the market. He felt it was important for the market study to illustrate that the market was underserved and that there was a market demand for this use in this location. He wanted to know if there was something that this particular facility offered that was different, which would allow this facility to have a viable business operation at this location. He noted that there was a fairly significant amount of work that was being proposed for the site, and he would hate to see a business owner pursue this amount of work to create a site that was viable for a day care, if there wasn't a clear market demand for a day care in this location. He reiterated that the market study should clearly indicate that there was a shortage of supply for the type of services and rates that the proposed facility would be offering.

Ms. Witt explained that the Goddard franchise has a real estate manager that looks at every potential site with a franchisee. They will put together a whole packet of information based on demand. Relative to this particular site, there is over 21,000 children under the age of five. Within that same area, 42% of the population utilize a day care. In doing a competitive analysis of surrounding day care facilities, they've found that they're at capacity. According to their figures, there were 58% of the 21,000 children within five miles that were in need of childcare.

Commissioner Jensen asked if the 58% could afford childcare.

Ms. Witt responded "yes". She said that the median income in the area was right around \$100,000 per year. This group was Goddard School's target demographic. The Goddard School targets this particular demographic since they provide "educational childcare". They offer a curriculum that starts in the infant rooms. The Goddard School has an educational advisory board made of up pediatricians and well known educators from across the country. They also have franchise business consultants and educational support specialists that go out and visit every school. They train all teachers to make sure that the curriculum is the same across the county.

Commissioner Jensen asked about local pricing.

Ms. Witt replied that she did not have the competitive analysis with her, but that they could provide that analysis. The franchise does a competitive analysis, and they ask their franchisees to do one as well. They would not be charging double the rate of the KinderCare located next door. KinderCare was one of their national competitors, and Goddard Schools would be very inline with the prices that KinderCare charged, however, Goddard Schools rates were slightly higher due to all of the educational background and services that they provide.

Commissioner Jensen asked about locating next to a strong competitor and whether this was something that was done often.

Ms. Witt responded that it was not uncommon.

Commissioner Jensen asked about advantages and disadvantages for both the Goddard School and the competitor.

Ms. Witt explained that the KinderCare was full, and parents were already driving by this area and utilizing services in this area. Having the option for a second facility that provided services that were already in demand was a fantastic situation. She acknowledged that there would likely be other day cares that would show up at the public hearing and would testify that the proposed day care would not be a good thing for the market. She explained that it works both ways; franchisees would often come to her and inform her that a competitor would be opening in close proximity. In these situations she would remind the franchisee that they were already at capacity and would remind them of the strength of the Goddard School model. They strive to have an onsite owner who is a face that is always present, they strive to retain their teachers, and they build great word of mouth advertising that sustains each business.

Commissioner Jensen said he would be looking forward to their market study.

Commissioner Sigalos said he shared the same concern about potential market saturation. He asked about another daycare that was potentially locating on Dundee Road.

Mr. Hubbard replied that he did not think that that project was going to move forward.

Commissioner Sigalos pointed out that when they had discussed that particular day care proposal, it seemed like there were a lot of other day care facilities that had stated the market was over saturated. He mentioned another day care facility that had been proposed close to the subject property along Arlington Heights Road, and that project had been denied by the Village due to concerns about traffic and safe ingress/egress. The proposed site plan for this project did not appear to provide a large drop-off/pick-up area. Traffic, congestion, and safety related to these issues were a concern for him. He also had concerns about the impact of an outdoor playground area for the residents to the south and west of the subject property.

Ms. Witt asked about KinderCare and whether they allowed full access to and from the site.

Commissioner Sigalos said he was not sure how access was for that site, but he thought that they had a longer driveway and more space for stacking during drop-off and pick-up.

Ms. Witt stated that the plan was to turn the front area into additional parking, and have the driveway extend to the rear of the site to allow for more space for stacking of cars. Any parent that wants to use the drop-off/pick-up abilities of the site would be properly trained by staff. The procedure was to have the parents be able to identify which spaces can be used for drop-off/pick-up, and which ones couldn't. Parents would be required to park and walk their kids into the school.

Commissioner Green asked when the peak in drop-off/pick-up was.

Ms. Witt said that average drop-off/pick-ups took anywhere from 5-10 minutes. On a site such as the subject property, typically they will make sure that every staff member has a parking spot, and parents had anywhere from 8 to 12 parking spaces for drop off.

Commissioner Sigalos commented that traffic during drop-off and pick-ups could be an issue given the traffic along Arlington Heights Rd. during peak times. He wanted to see the analysis from the traffic and parking consultant to ensure that the site had enough space for parent parking and drop-off/pick-ups. His final concern was relative to the playground and noise to neighbors to the west and south.

Ms. Witt responded that only one class would be using the playground at any one time, and the playground at the rear would be slightly sunken and will not tower over the neighbors to the west. The proposed location is not unlike many of their other locations which are adjacent to single family residential homes. The key was to give the teachers and operator proper training so they are able to avoid disturbances to nearby homes.

Commissioner Sigalos asked about buffers for the playgrounds.

Ms. Witt replied that they had not yet determined screening for the playgrounds. She mentioned that playgrounds are only typically used between 9:00am and 11:00am and 2:00pm and 5:00pm.

Commissioner Sigalos said he understood that playgrounds weren't in use 24/7, and he was primarily interested in how the playgrounds would be buffered.

Mr. Quinn replied that the rear playground would have a 5' retaining wall around the rear of the site, and in combination with landscaping, it should provide a good buffer to the west.

Ms. Witt stated that a 6' fence would be built around the playgrounds, and that fence could be a privacy fence upon request.

Commissioner Cherwin said stacking space and traffic during peak times were his biggest concerns. He asked when peak

times were.

Ms. Witt replied that peak morning times were 7:00am to 9:00am and afternoon times were 3:00pm to 5:00pm.

Commissioner Cherwin said that the traffic and site circulation were his only big concerns. Relative to the use, he thought that the existence of a daycare to the north meant that the proposed use is compatible with neighboring uses. From a land use perspective he thought that this use made sense here. He was not as concerned about a market study. He felt like the petitioner would not risk their own capital making improvements to the site if they did not believe that the proposed business would be successful.

Commissioner Green expressed a concern about a potential lack of parking in the rear, and that if the parking study could show that there was enough parking on the property, it would address his concern. He speculated that the neighbors would likely take an interest in this project.

Ms. Witt asked about a neighborhood meeting.

Commissioner Green said they encouraged neighborhood meetings before appearing in front of the Plan Commission.

Commissioner Cherwin asked about process relative to the requested approvals for rezoning, PUD, and variations.

Mr. Hubbard responded that all approvals could run concurrently.

Commissioner Cherwin asked if there was another zoning district outside of the O-T District, that could allow the proposed use but would not require a land use variation.

Mr. Hubbard explained that a day care facility was considered a “special use” in any zoning district where it was allowed, so regardless of whether it was O-T or not, it would require special zoning consideration. The next most restrictive zoning that would allow day care facilities via a SUP was the B-1 District. If the property were rezoned into the B-1 District, it would allow neighborhood retail uses by right. Staff felt that the O-T rezoning would be the most protective to nearby residents should the business be unsuccessful and the property be reused.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to address the issues raised and encouraged them to move forward with their application.

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

APPROVED

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

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Ted Eckhardt

Members Absent: Kirsten Kingsley
Scott Seyer

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

REVIEW OF MEETING MINUTES FROM NOVEMBER 13, 2018

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

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

ITEM 3. COMMERCIAL SCHOOL REVIEWDC#18-097 – Goddard School – 1316 N. Arlington Heights Rd.

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

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

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

The scope of the exterior building improvements include the following:

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

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

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

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

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

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

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

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

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

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

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

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS FOR GODDARD SCHOOL TO BE LOCATED AT 1316 N. ARLINGTON HEIGHTS ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 10/23/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADJUST THE COLOR AND PROFILE OF THE FLAT, WHITE FRONT FACING EXIT DOOR SO THAT IT HAS A MORE DECORATIVE APPEARANCE.
2. A RECOMMENDATION TO ADD LANDSCAPING ALONG THE FRONT WALL OF THE BUILDING.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

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

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

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

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

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

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: November 16, 2018

PETITIONER INFORMATION:

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

Requested Action(s):

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

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

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

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

Summary:

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

The scope of the exterior building improvements include the following:

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

Architectural Design:

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

Signage:

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

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for exterior modifications for Goddard School at 1316 N. Arlington Heights Road. This recommendation is based on the plans dated and received 10/23/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Reduce the size of the ground sign panel to 24 sf to comply with code.
2. Enhance the base of the ground sign with stone to match the building.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30.

November 16, 2018

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

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



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

11/13/18

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

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

Dear Mr. Enright

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

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

concept to completionSM

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

Project Timeline:

The anticipated project timeline is as follows:

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

Business Operations:

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

Students and employees:

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

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

Work Hours:

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

Drop off and Pick up:

Nationally Goddard experiences peak times from 7am-9am

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

<i>concept to completionSM</i>

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

Food Service:

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

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

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

Sincerely,



Atul Karkhanis, AIA, LEED AP BD+C

concept to completionSM

Wednesday, October 17, 2018

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

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

Dear Mr. Enright:

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

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

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

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

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

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

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



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

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

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

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

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

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

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

Very Truly Yours,

AMIN LAW OFFICES, LTD.

Jayal Amin



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

11/13/18

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

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

Dear Mr. Enright

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

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

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

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

- **Plight of the owner.**

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

concept to completionSM

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

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

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

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

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

Sincerely,

Atul Karkhanis, AIA, LEED AP BD+C

concept to completionSM



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

11/13/18

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

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

Dear Mr. Enright

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

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

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

concept to completionSM

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

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

- **Plight of the owner.**

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

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

According to Goddard School representatives and goddardschool.com, granting a variance to allow playground structures within the playground area in the front yard will enhance the welfare, education and development of the children. They will be able to further develop their motor skills and enhance their creativity through imagination and play.

- **The front yard accessory structure variation is the minimum variance necessary to allow reasonable use of the property.**

Given the current site and building conditions, there are (2) separate playgrounds; one for the preschool aged children which is in the rear yard, and one for the toddlers which is in the front yard. Playground equipment within a playground area is a requirement of Goddard and a core element of its curriculum to encourage play, imagination and development. Without the accessory structure variance, that is the playground equipment within the playground area in the front yard, Goddard's curriculum would not be possible within that playground area and would have to be removed. Given the existing building location on the site and the DCFS requirement for outdoor play space, the existing site conditions would only allow for one (1) outdoor play area in the rear yard which would drastically reduce the child capacity of the building making the use no longer feasible for Mr Khowaja.

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

Sincerely,

Atul Karkhanis, AIA, LEED AP BD+C

concept to completionSM



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

2/20/19

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

Re: Goddard School - 1316 Arlington Heights Rd – Side Yard Setback Variance

Dear Mr. Enright

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

The current location is zoned R-3 Residential but is currently being petitioned to be rezoned to OT Office Transitional District. The adjacent lots to the North, South and West of the property are zoned R-3 Residential. The OT district has a minimum required side yard setback of 20 feet when abutting a residential zoned property. The existing building on the property is setback from the north property approximately 1 foot. Because of this, Mr. Khowaja respectfully requests a zoning variation from the Village of Arlington Heights to permit the existing building to be within 1 foot of the northern property line instead of the minimum 20 feet as outline in the Arlington Heights Zoning Code.

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

This is an existing condition of the building and cannot be altered.

- **Plight of the owner.**

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

concept to completionSM

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

By granting the variance it will allow the occupation and beatification of an existing vacant building on Arlington Heights road and help restore the taxable value of land

- **The side yard setback request is the minimum variance necessary to allow reasonable use of the property.**

As mentioned this is an existing condition of the building and cannot be altered. By granting the variance it allows reasonable use and rehabilitation of the property.

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

Sincerely,



Atul Karkhanis, AIA, LEED AP BD+C

concept to completionSM

ARLINGTON HEIGHTS PLANNING COMMISSION REVIEW

N DUNTION AVE

250' - 0"

250' - 0"

250' - 0"

250' - 0"

N ARRLINGTON HEIGHTS RD

THOMAS MIDDLE SCHOOL

SUBJECT PROPERTY LOT LINE

SUBJECT PROPERTY
1316 ARLINGTON HEIGHTS RD

PROPERTY LINES OF NEARBY PROPERTIES PER COOK COUNTY GIS

N BELMONT AVE

N PINE AVE

E OLIVE ST

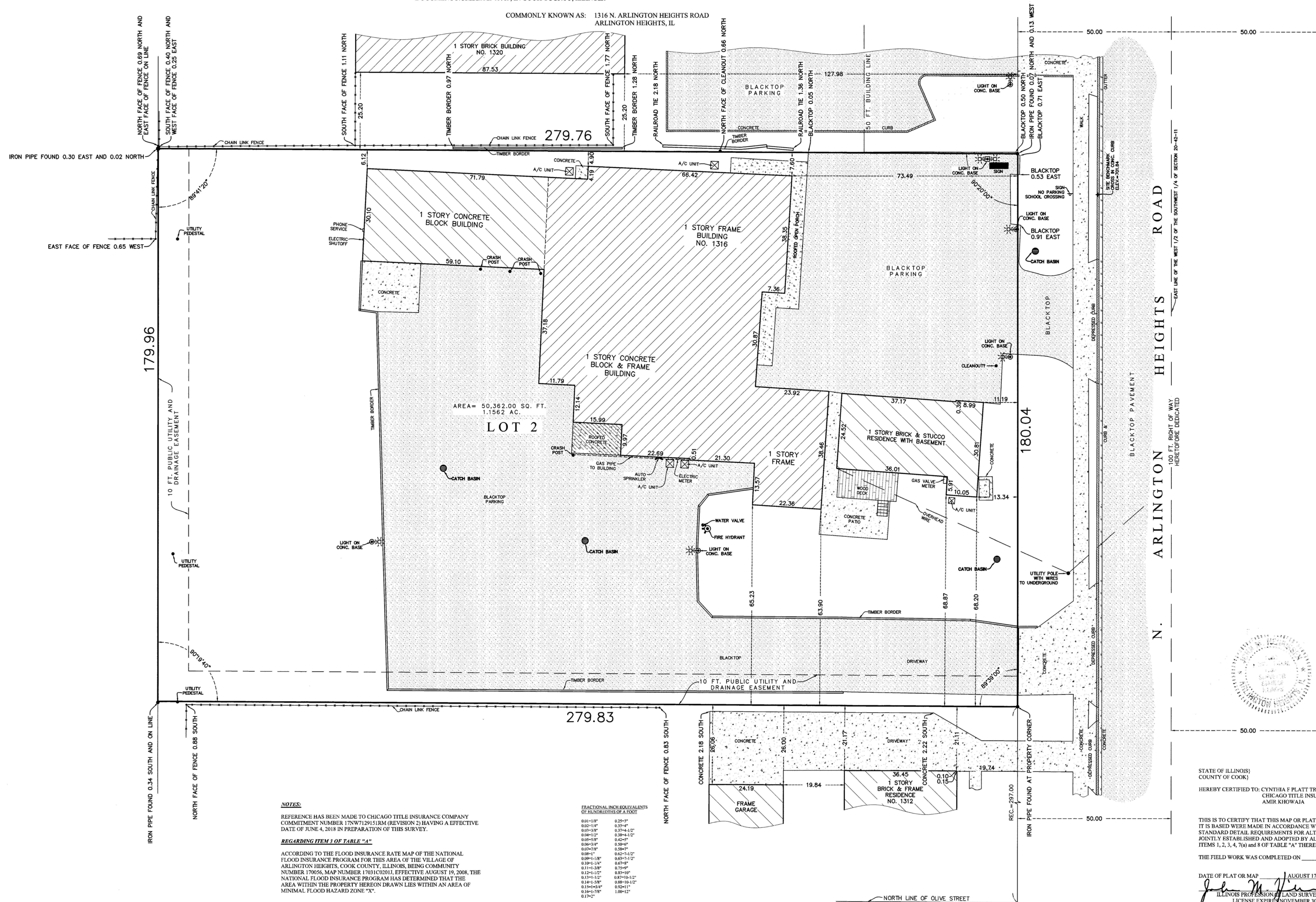
COPYRIGHT 2019 AKA LTD.

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare

2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

LOT 2 IN CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS BEING A RESUBDIVISION OF LOT 21 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF AND THE SOUTH 4 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF), ACCORDING TO THE PLAT OF CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES, OF COOK COUNTY, ILLINOIS, ON JUNE 23, 1977 AS DOCUMENT NUMBER 2946719, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1316 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL



PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

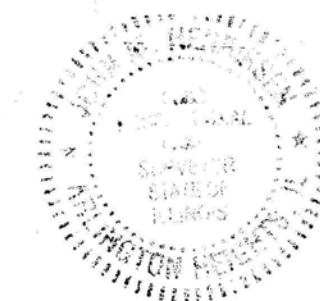
COMPARE ALL POINTS BEFORE BUILDING AND REPORT
ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

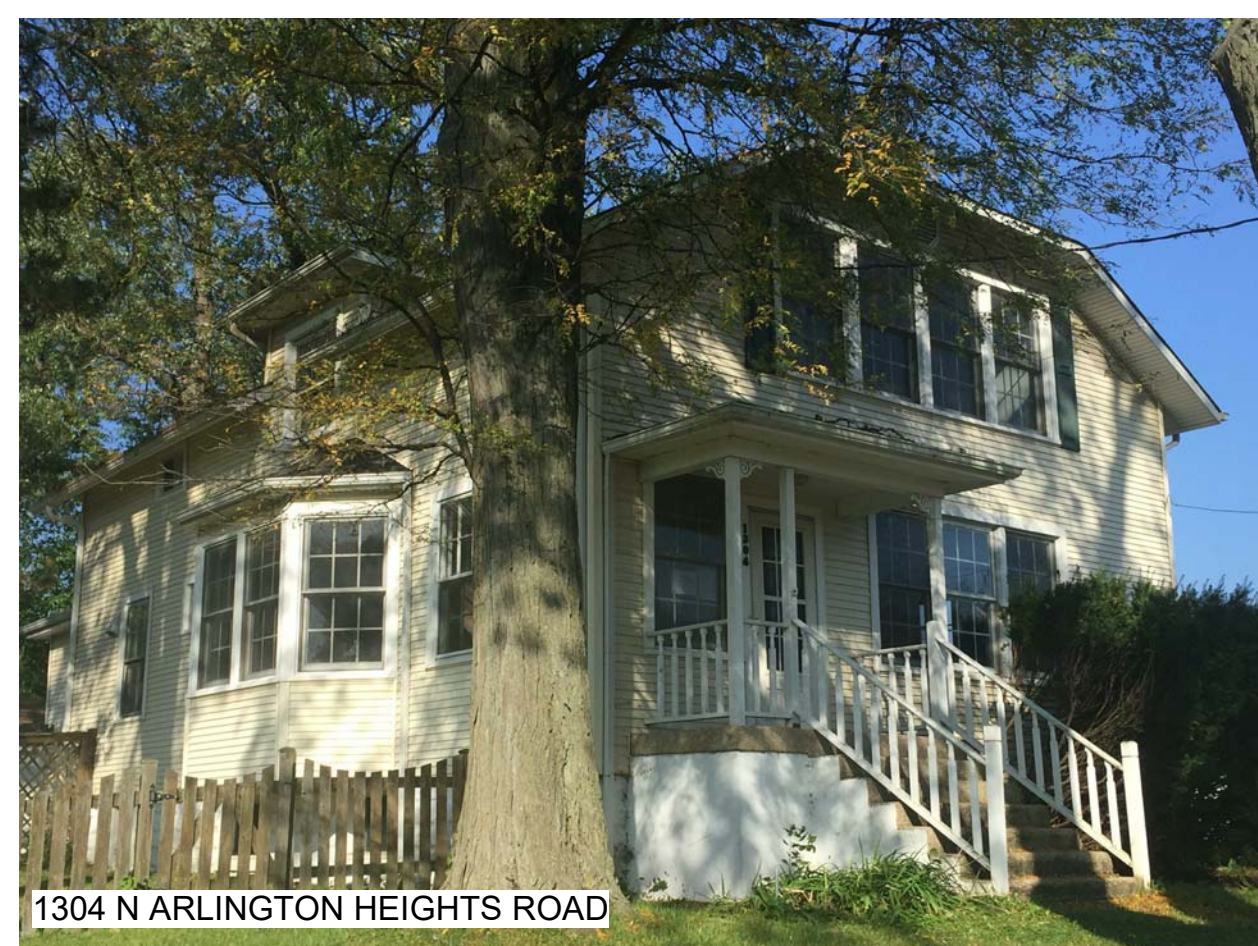
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 170056, MAP NUMBER 17031C0201J, EFFECTIVE AUGUST 19, 2008, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X".

0.01-1/8"	0.25-3"
0.02-1/4"	0.33-4"
0.03-3/8"	0.37-4-1/2"
0.04-1/2"	0.38-4-1/2"
0.05-5/8"	0.42-5"
0.06-3/4"	0.50-6"
0.07-7/8"	0.58-7"
0.08-1"	0.62-7-1/2"
0.09-1-1/8"	0.63-7-1/2"
0.10-1-1/4"	0.67-8"
0.11-1-3/8"	0.75-9"
0.12-1-1/2"	0.83-10"
0.13-1-1/2"	0.87-10-1/2"
0.14-1-5/8"	0.88-10-1/2"
0.15-1-3/4"	0.92-11"
0.16-1-7/8"	1.00-12"
0.17-2"	

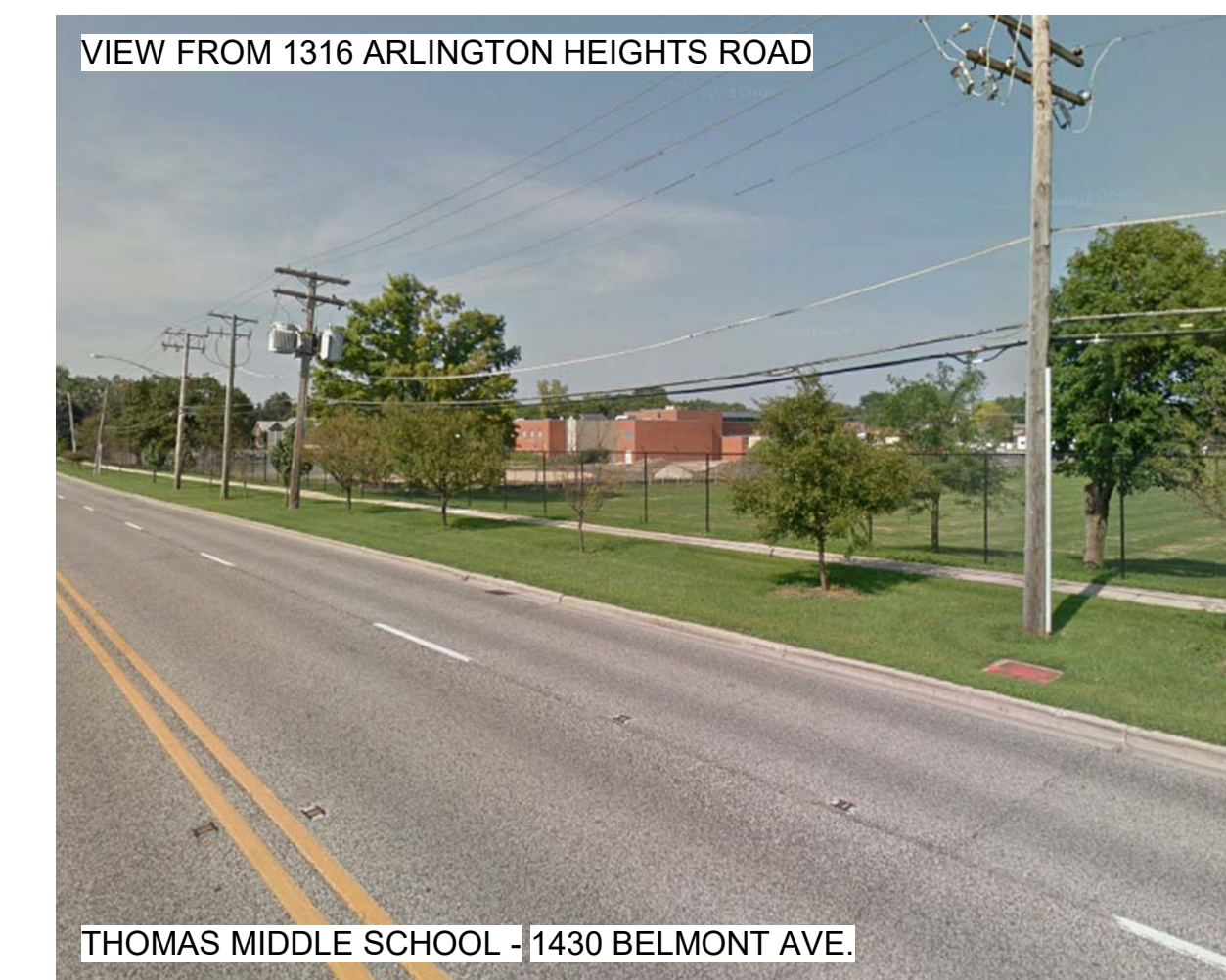
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2018.



No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18

PROPERTIES TO THE SOUTHSUBJECT PROPERTY - 1316 ARLINGTON HEIGHTS ROADPROPERTIES TO THE NORTH

45554-18

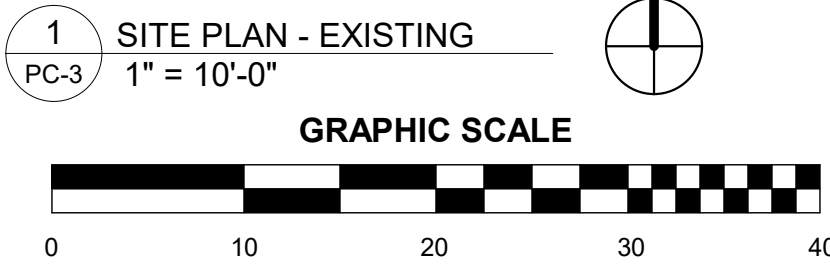
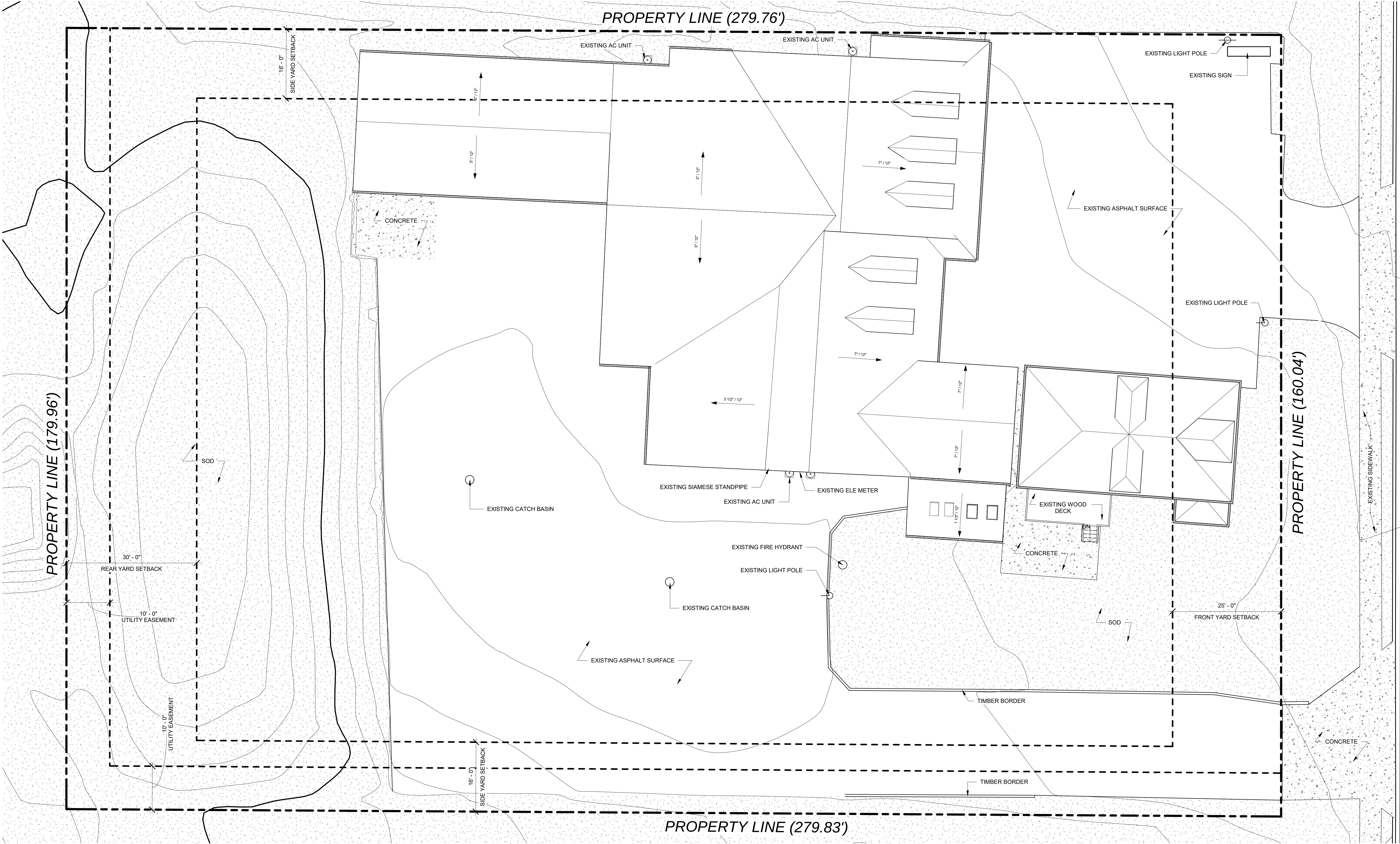
PROPERTIES ACROSS THE STREET

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 Arlington Heights Rd
Arlington Heights, IL 60004
EXISTING PHOTOS

02/20/19

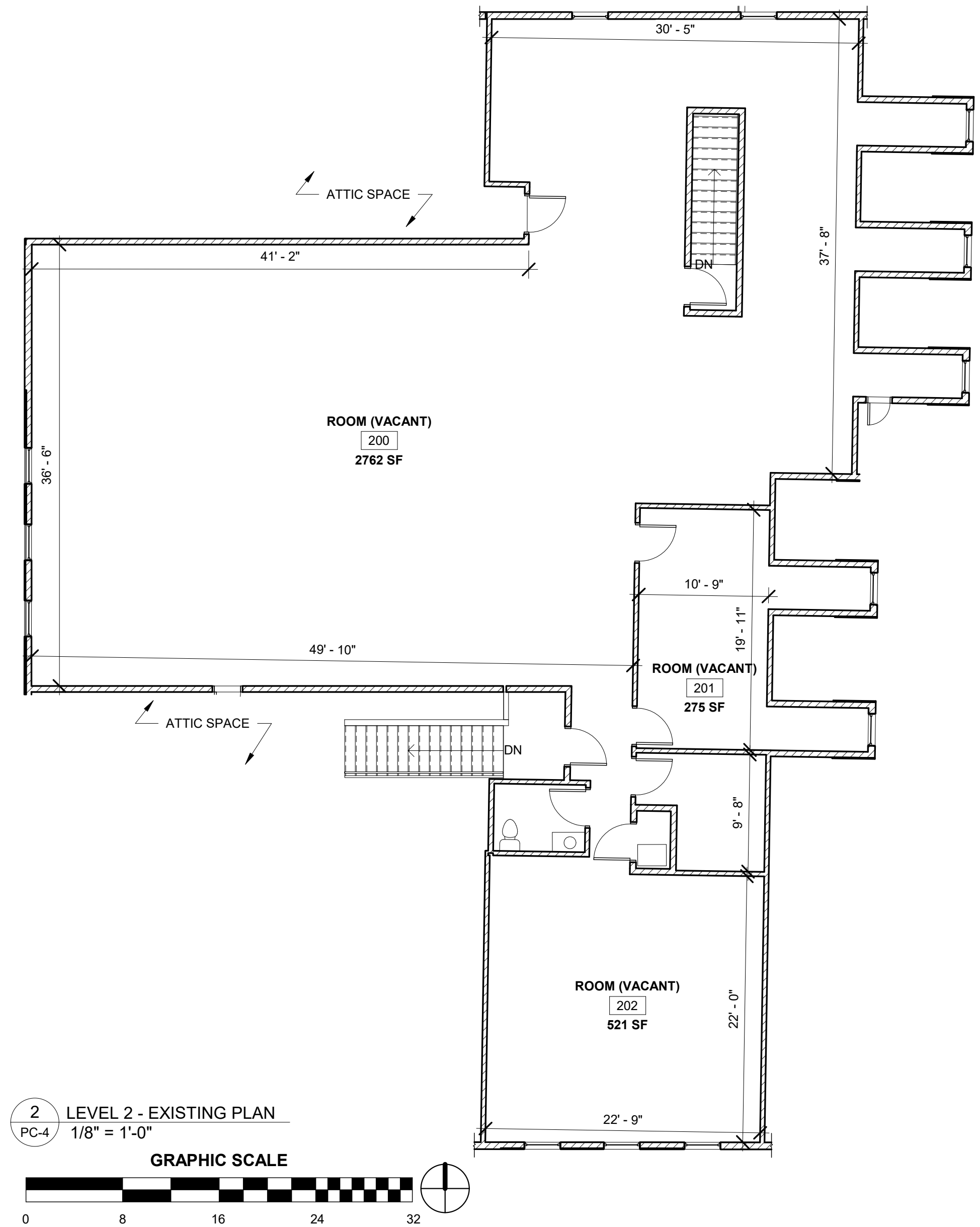
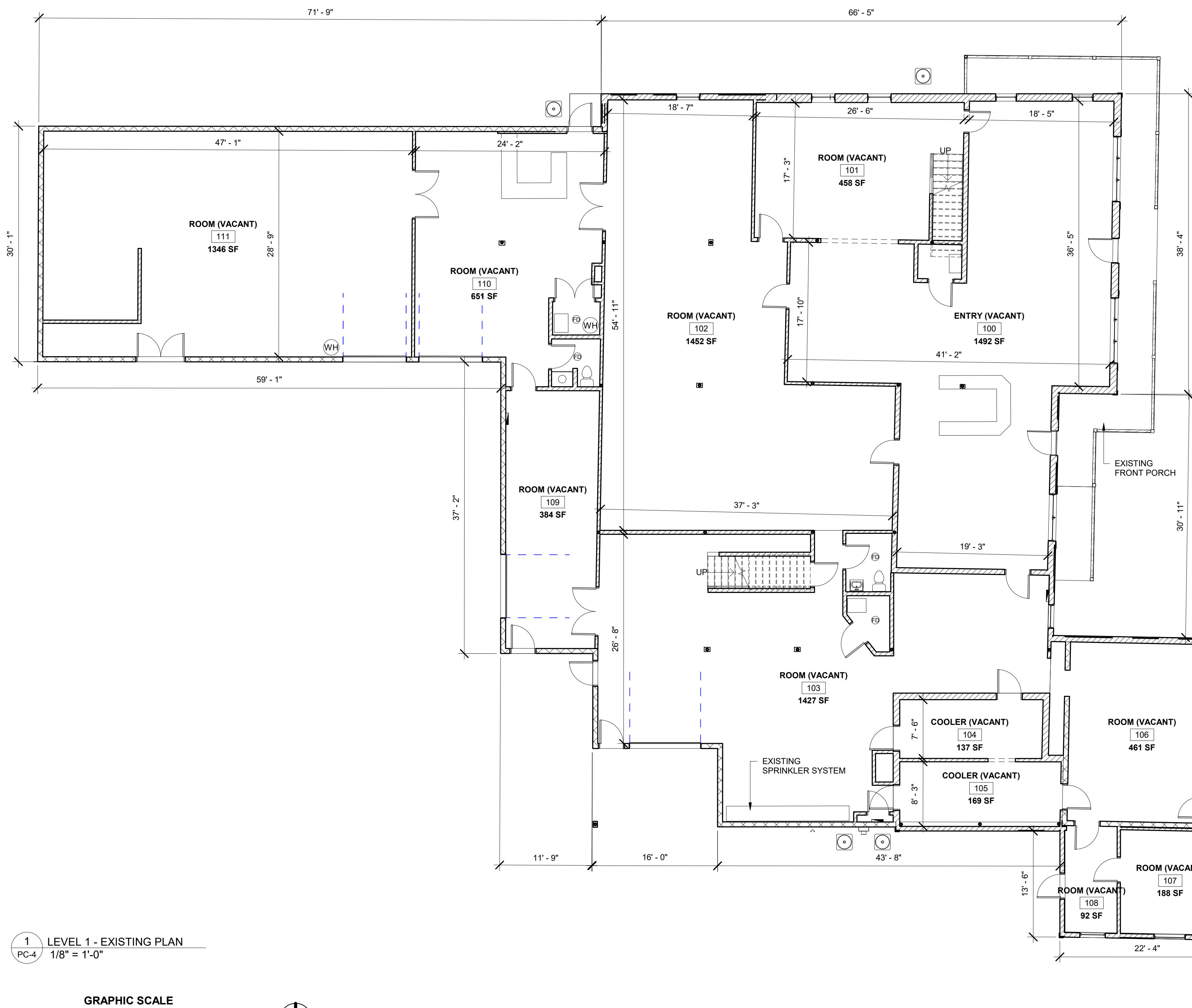
COPYRIGHT 2019 AKA LTD.

No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18



NOTE:
ALL SETBACKS REFLECT THE CURRENT R-3
ZONING DESIGNATION FOR THIS SITE.

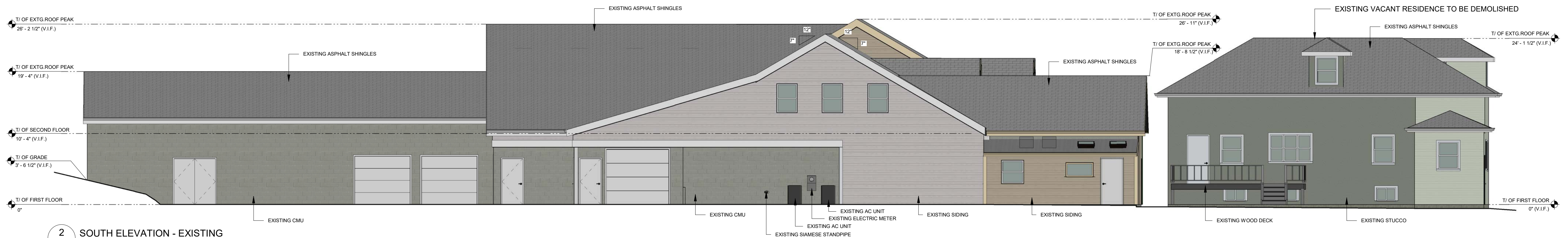
No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18



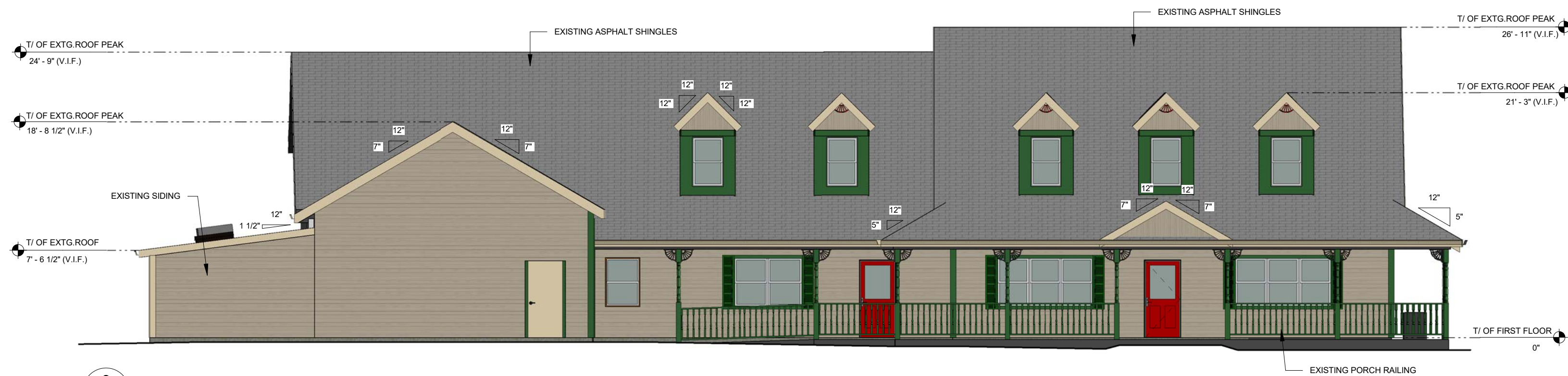
No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18



1 NORTH ELEVATION - EXISTING
PC-5 1/8" = 1'-0"



2 SOUTH ELEVATION - EXISTING
PC-5 1/8" = 1'-0"



3 EAST ELEVATION - EXISTING
PC-5 1/8" = 1'-0"



4 WEST ELEVATION - EXISTING
PC-5 1/8" = 1'-0"

No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18



ALL UTILITIES TO THE BUILDING TO BE DEMOLISHED MUST BE ABANDONED IN ACCORDANCE WITH VILLAGE REQUIREMENTS.

—REPLACE ALL SIDEWALK SQUARES ACROSS THE FRONTAGE THAT RESULT IN PONDING.
—REPLACE ALL DAMAGED SIDEWALK ACROSS THE FRONTAGE DUE TO DEMOLITION.

REMOVE EXISTING CRASH POSTS

EXISTING FIRE HYDRANT TO REMAIN.

EXISTING BUILDING TO REMAIN.

EXISTING SANITARY SERVICE TO REMAIN.

REMOVE BUILDING. DISCONNECT EXISTING SERVICES AT CLEANOUT. EXISTING STORM SEWER SYSTEM AND TIE-IN TO REMAIN.

PROVIDE INLET PROTECTION TO CATCH BASIN-2, 3 & 3A

EXISTING WATER SERVICE TO REMAIN.

CONCRETE WASHOUT

REMOVE EXISTING POLES & TIMBER BORDERS

SEEDING INFORMATION

CONTRACTOR TO SEED ALL DISTURBED AREA.

TURF GRASS SEED MIX:

FURNISH AND APPLY SUNNY TURF GRASS SEED MIX (TIMOTHY-33.3% / ORCHARDGRASS-33.3% / KENTUCKY BLUEGRASS-33.3%, SEEDING RATE=70 LBS./ACRE AND COMMON OATS=30 LBS./ACRE FOR A TOTAL 100 LBS./ACRE. OVERSEED WITH 10 LBS./ACRE ANNUAL RYE. SEEDING MUST COMMENCE WITHIN 1 WEEK OF THE COMPLETION OF FINAL GRADING.

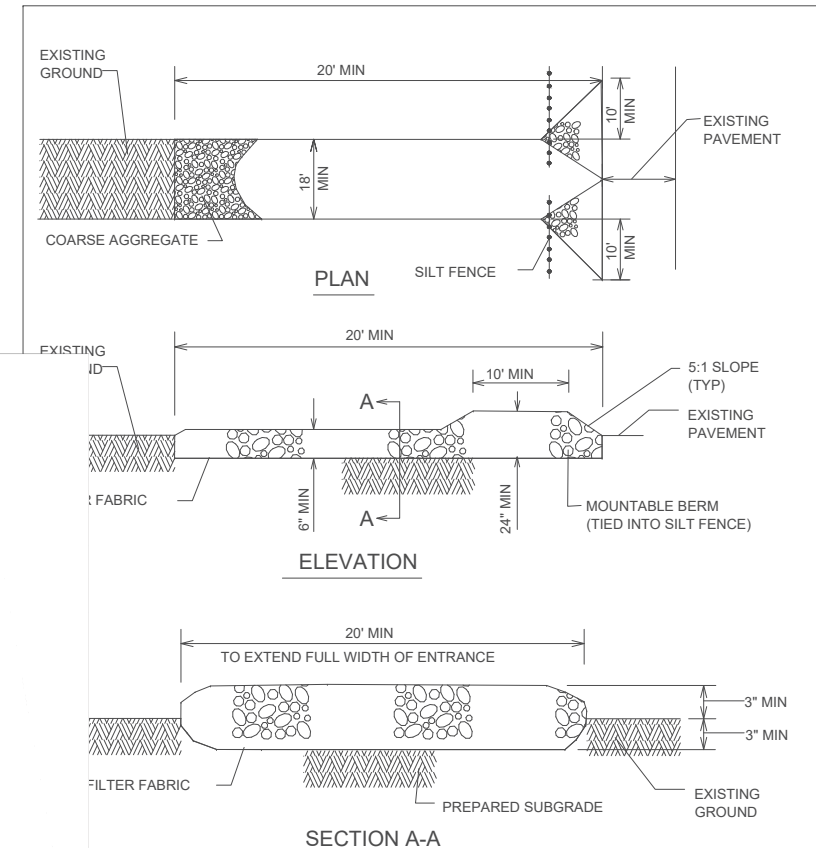
Temporary Seeding, Species, Rates, & Dates												
Species	Lbs./Acre	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.
Oats	90											
Cereal Rye	90											
Winter Wheat	90											
Winter Mulch	25											

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.



IS:

TEXTILE FILTER FABRIC SHALL BE PLACED OVER THE RED AREA PRIOR TO PLACING COARSE AGGREGATE.

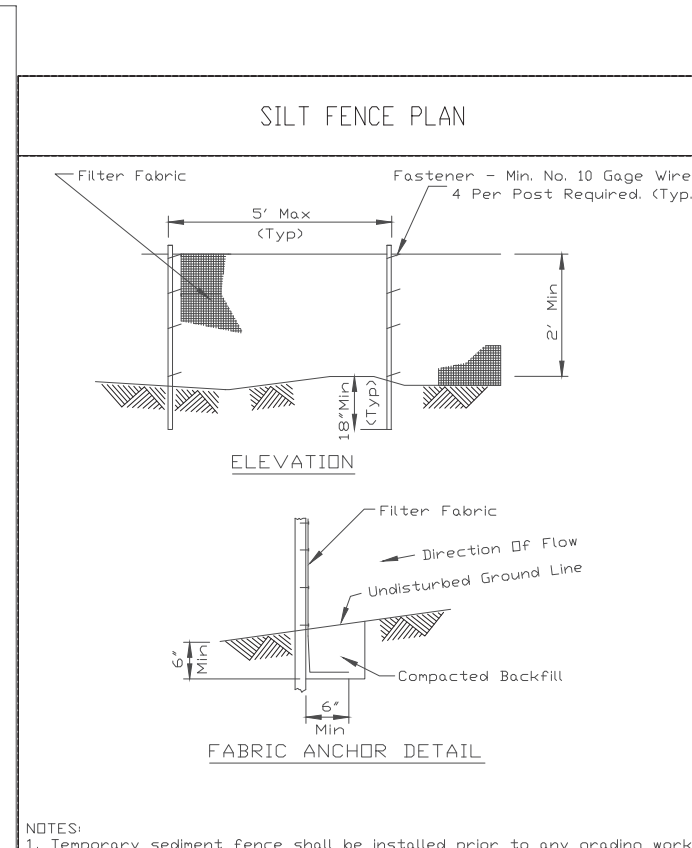
SEE AGGREGATE OR CRUSHED CONCRETE SHALL MEET GRADATION FOR CA-1 CRUSHED AGGREGATE.

BLIND CONSTRUCTION ENTRANCE SHALL BE INSTALLED, 1 TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL REMAIN THROUGHOUT THE PROJECT.

STRUCTURE ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY 1 WEEK.

DIRECTED BY VILLAGE ENGINEERING.

NOT TO SCALE
STABILIZED CONSTRUCTION ENTRANCE DETAIL



NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.

2. Filter fabric shall meet the requirements of material specification 590 (Geotextile Table 1) or 2. Class I with equivalent opening size of at least 30 (Four mesh) and 40 (Four mesh).

3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

4. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

5. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

6. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

7. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

8. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

9. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

10. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

11. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

12. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

13. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

14. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

15. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

16. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

17. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

18. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

19. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

20. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

21. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

22. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

23. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

24. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

25. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

26. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

27. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

28. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

29. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

30. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

31. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

32. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

33. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

34. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

35. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

36. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

37. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

38. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

39. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

40. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

41. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

42. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

43. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

44. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

45. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

46. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

47. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

48. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

49. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

50. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

51. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

52. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

53. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

54. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

55. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

56. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

57. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

58. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

59. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

60. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

61. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

62. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

63. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

64. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

65. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

66. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

67. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

68. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

69. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

70. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

71. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

72. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

73. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

74. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

75. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

76. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

77. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

78. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

79. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

80. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

81. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

82. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

83. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

84. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

85. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

86. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

87. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

88. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

89. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

90. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

91. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

92. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

93. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

94. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

95. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

96. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

97. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

98. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

99. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

100. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

101. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

102. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

103. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

104. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

105. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

106. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

107. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

108. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

109. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

110. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

111. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

112. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

113. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

114. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

115. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

116. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

117. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

118. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

119. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

120. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

121. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

122. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

123. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

124. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

125. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

126. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

127. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

128. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

129. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

130. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

131. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

132. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

133. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

134. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

135. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

136. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

137. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

138. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

139. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

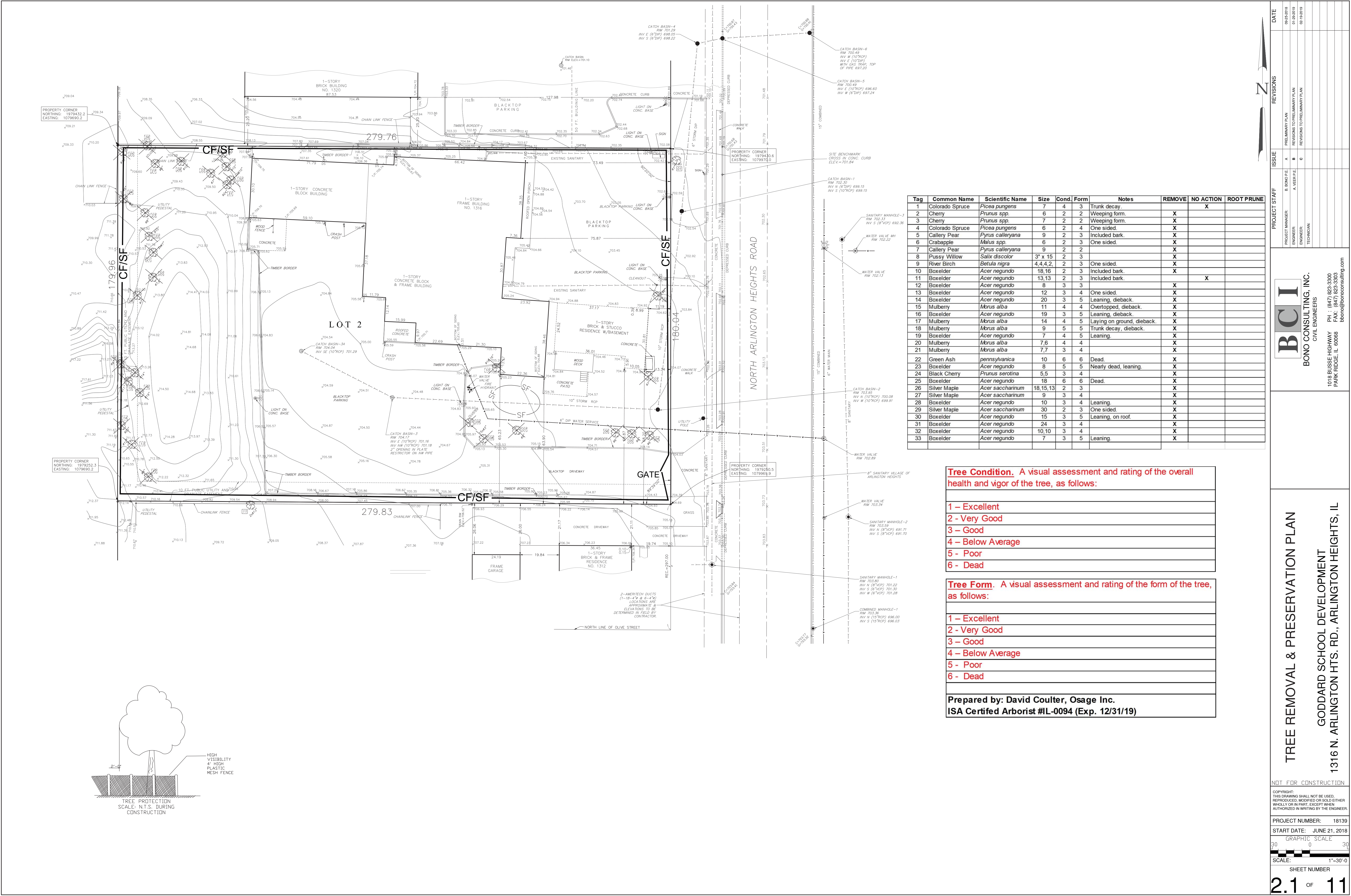
140. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

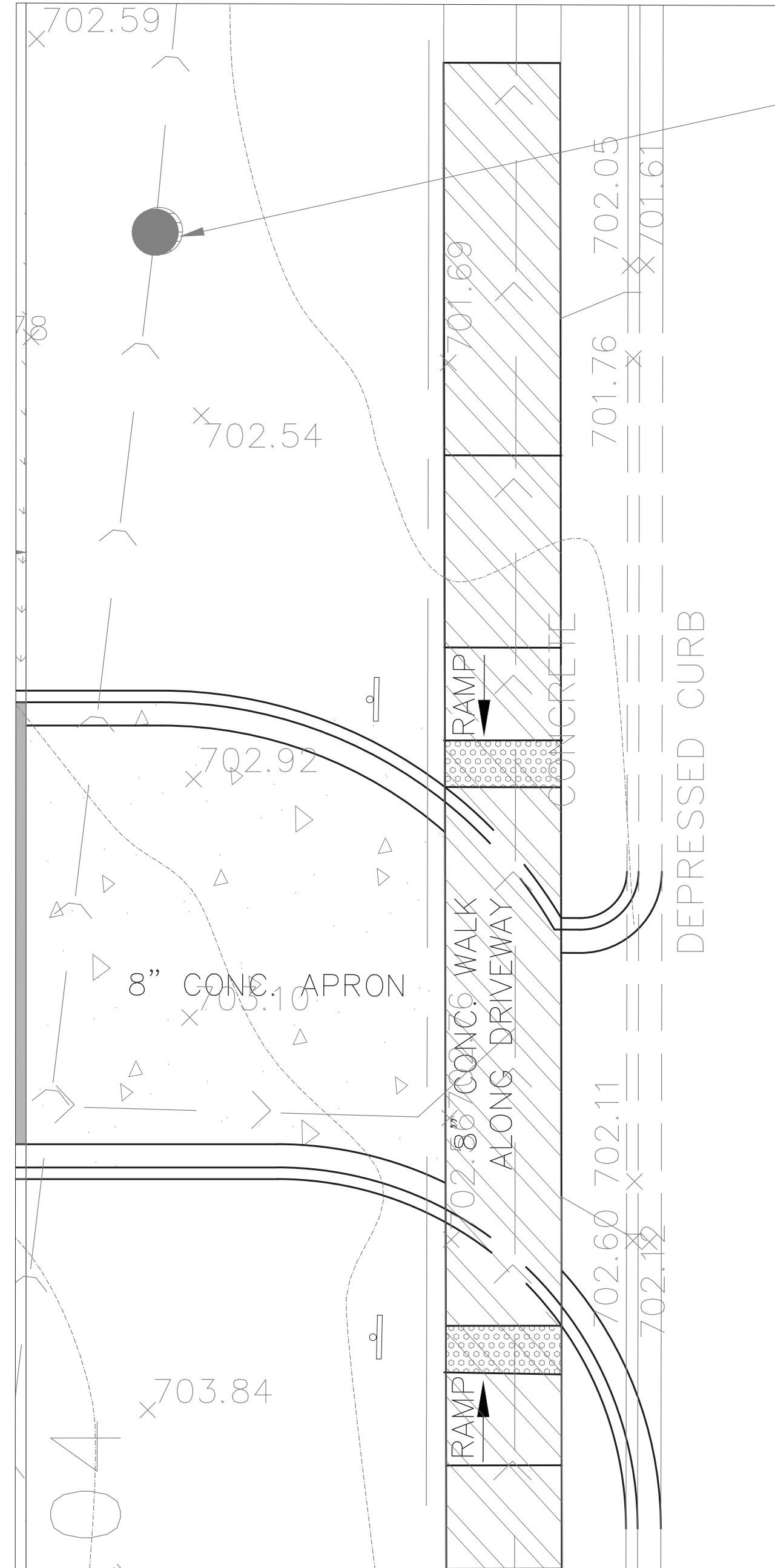
141. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

142. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

143. Filter fabric shall be secured to the ground with a minimum cross-sectional area of 3.0 sq. in.

144. Filter fabric shall be secured to the ground with a minimum cross-sectional area of





Site plan showing property boundaries, utility pole, ramp, and various elevation points. The plan includes a utility pole, a ramp, and a depressed curb. Elevation points are marked with 'x' and values such as 704.03, 704.39, 704.69, 703.78, 703.38, 703.26, 703.74, 703.86, 703.09, 702.91, 703.28, 703.22, 703.47, 703.89, 703.86, 703.82, 703.79, 703.76, 703.73, 703.70, 703.67, 703.64, 703.61, 703.58, 703.55, 703.52, 703.49, 703.46, 703.43, 703.40, 703.37, 703.34, 703.31, 703.28, 703.25, 703.22, 703.19, 703.16, 703.13, 703.10, 703.07, 703.04, 703.01, 702.98, 702.95, 702.92, 702.89, 702.86, 702.83, 702.80, 702.77, 702.74, 702.71, 702.68, 702.65, 702.62, 702.59, 702.56, 702.53, 702.50, 702.47, 702.44, 702.41, 702.38, 702.35, 702.32, 702.29, 702.26, 702.23, 702.20, 702.17, 702.14, 702.11, 702.08, 702.05, 702.02, 701.99, 701.96, 701.93, 701.90, 701.87, 701.84, 701.81, 701.78, 701.75, 701.72, 701.69, 701.66, 701.63, 701.60, 701.57, 701.54, 701.51, 701.48, 701.45, 701.42, 701.39, 701.36, 701.33, 701.30, 701.27, 701.24, 701.21, 701.18, 701.15, 701.12, 701.09, 701.06, 701.03, 701.00, 700.97, 700.94, 700.91, 700.88, 700.85, 700.82, 700.79, 700.76, 700.73, 700.70, 700.67, 700.64, 700.61, 700.58, 700.55, 700.52, 700.49, 700.46, 700.43, 700.40, 700.37, 700.34, 700.31, 700.28, 700.25, 700.22, 700.19, 700.16, 700.13, 700.10, 700.07, 700.04, 700.01, 699.98, 699.95, 699.92, 699.89, 699.86, 699.83, 699.80, 699.77, 699.74, 699.71, 699.68, 699.65, 699.62, 699.59, 699.56, 699.53, 699.50, 699.47, 699.44, 699.41, 699.38, 699.35, 699.32, 699.29, 699.26, 699.23, 699.20, 699.17, 699.14, 699.11, 699.08, 699.05, 699.02, 698.99, 698.96, 698.93, 698.90, 698.87, 698.84, 698.81, 698.78, 698.75, 698.72, 698.69, 698.66, 698.63, 698.60, 698.57, 698.54, 698.51, 698.48, 698.45, 698.42, 698.39, 698.36, 698.33, 698.30, 698.27, 698.24, 698.21, 698.18, 698.15, 698.12, 698.09, 698.06, 698.03, 698.00, 697.97, 697.94, 697.91, 697.88, 697.85, 697.82, 697.79, 697.76, 697.73, 697.70, 697.67, 697.64, 697.61, 697.58, 697.55, 697.52, 697.49, 697.46, 697.43, 697.40, 697.37, 697.34, 697.31, 697.28, 697.25, 697.22, 697.19, 697.16, 697.13, 697.10, 697.07, 697.04, 697.01, 696.98, 696.95, 696.92, 696.89, 696.86, 696.83, 696.80, 696.77, 696.74, 696.71, 696.68, 696.65, 696.62, 696.59, 696.56, 696.53, 696.50, 696.47, 696.44, 696.41, 696.38, 696.35, 696.32, 696.29, 696.26, 696.23, 696.20, 696.17, 696.14, 696.11, 696.08, 696.05, 696.02, 695.99, 695.96, 695.93, 695.90, 695.87, 695.84, 695.81, 695.78, 695.75, 695.72, 695.69, 695.66, 695.63, 695.60, 695.57, 695.54, 695.51, 695.48, 695.45, 695.42, 695.39, 695.36, 695.33, 695.30, 695.27, 695.24, 695.21, 695.18, 695.15, 695.12, 695.09, 695.06, 695.03, 695.00, 694.97, 694.94, 694.91, 694.88, 694.85, 694.82, 694.79, 694.76, 694.73, 694.70, 694.67, 694.64, 694.61, 694.58, 694.55, 694.52, 694.49, 694.46, 694.43, 694.40, 694.37, 694.34, 694.31, 694.28, 694.25, 694.22, 694.19, 694.16, 694.13, 694.10, 694.07, 694.04, 694.01, 693.98, 693.95, 693.92, 693.89, 693.86, 693.83, 693.80, 693.77, 693.74, 693.71, 693.68, 693.65, 693.62, 693.59, 693.56, 693.53, 693.50, 693.47, 693.44, 693.41, 693.38, 693.35, 693.32, 693.29, 693.26, 693.23, 693.20, 693.17, 693.14, 693.11, 693.08, 693.05, 693.02, 692.99, 692.96, 692.93, 692.90, 692.87, 692.84, 692.81, 692.78, 692.75, 692.72, 692.69, 692.66, 692.63, 692.60, 692.57, 692.54, 692.51, 692.48, 692.45, 692.42, 692.39, 692.36, 692.33, 692.30, 692.27, 692.24, 692.21, 692.18, 692.15, 692.12, 692.09, 692.06, 692.03, 692.00, 691.97, 691.94, 691.91, 691.88, 691.85, 691.82, 691.79, 691.76, 691.73, 691.70, 691.67, 691.64, 691.61, 691.58, 691.55, 691.52, 691.49, 691.46, 691.43, 691.40, 691.37, 691.34, 691.31, 691.28, 691.25, 691.22, 691.19, 691.16, 691.13, 691.10, 691.07, 691.04, 691.01, 690.98, 690.95, 690.92, 690.89, 690.86, 690.83, 690.80, 690.77, 690.74, 690.71, 690.68, 690.65, 690.62, 690.59, 690.56, 690.53, 690.50, 690.47, 690.44, 690.41, 690.38, 690.35, 690.32, 690.29, 690.26, 690.23, 690.20, 690.17, 690.14, 690.11, 690.08, 690.05, 690.02, 689.99, 689.96, 689.93, 689.90, 689.87, 689.84, 689.81, 689.78, 689.75, 689.72, 689.69, 689.66, 689.63, 689.60, 689.57, 689.54, 689.51, 689.48, 689.45, 689.42, 689.39, 689.36, 689.33, 689.30, 689.27, 689.24, 689.21, 689.

DETENTION SUMMARY (LOCAL REQUIREMENTS - IN VAULT & STONE VOIDS)

TOTAL DETENTION REQUIRED	= 2,249 CU. FT.
VOLUME IN VAULT	= 312 CU. FT.
VOLUME IN VAULT (BELOW OUTLET)	= 2,187 CU. FT.
VOLUME IN STONE VOIDS	= 306 CU. FT.
TOTAL DETENTION PROVIDED	= 2,524 CU. FT.
VOLUME CONTROL REQUIRED (MWRD)	= 2,289 CU. FT.
VOLUME CONTROL PROVIDED (MWRD)	= 2,493 CU. FT.
HWL	= 703.50
OVERFLOW ELEVATION	703.50

Goddard School, Arlington Heights

Date: 9.18.18

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Project Area	50,362.25	1.156		
Building	10,331.96	0.237	9,137.18	0.210
Walks, Play Ground & Conc.	1,531.89	0.035	8,366.94	0.192
Access & Parking	19,420.56	0.446	19,565.38	0.449
Impervious Area	31,284.41	0.718	37,069.50	0.851
Pervious Area	19,077.84	0.438	13,292.75	0.305
Disturbed area of Site	0.946	Ac.		
Increase in Impervious Area	0.133			

MWRD (MOD.RATIONAL METHOD)
100 YEAR

Project: 1316 N. Arlington Heights Rd., Arlington Heights
Date: 9.18.18

Project No:
Computed By: AV

DETENTION FOR INCREASE IN IMPERVIOUS ONLY

Increase in Impervious Area of Site		
Disturbed Area of Site	0.946	acres
Inc. in Impervious Area of site	0.133	acres

Release Rate = 0.18"0.133 0.024 Per Arlington Heights

Land Use Type	Runoff Coefficient	Area (Acres)	Percentage
Impervious	0.95	0.133	100.0%
Grass & Landscaping	0.50	0.000	0.0%
Surface Ponding	1.00	0.000	0.0%

Composite Characteristics: 0.85 0.133 100.0%

Storm Duration (Min)	Storm Duration (Hours)	Rainfall Intensity (Inch/Hour)	Inflow Rate (CFS)	Release Rate (CFS)	Storage Rate (CFS)	Storage Required (Acre-Feet)
5	0.08	10.90	1.38	0.024	1.35	0.009
10	0.17	10.02	1.27	0.024	1.24	0.017
15	0.25	8.20	1.04	0.024	1.01	0.021
20	0.33	7.30	0.92	0.024	0.90	0.025
30	0.50	5.60	0.71	0.024	0.68	0.028
40	0.67	4.58	0.58	0.024	0.55	0.031
50	0.83	3.97	0.50	0.024	0.48	0.033
60	1.00	3.56	0.45	0.024	0.43	0.035
90	1.50	2.68	0.34	0.024	0.31	0.039
120	2.00	2.24	0.28	0.024	0.26	0.043
180	3.00	1.62	0.20	0.024	0.18	0.045
240	4.00	1.40	0.18	0.024	0.15	0.051
300	5.00	1.17	0.15	0.024	0.12	0.052
360	6.00	0.95	0.12	0.024	0.10	0.048
420	7.00	0.83	0.10	0.024	0.08	0.047
480	8.00	0.75	0.09	0.024	0.07	0.047
540	9.00	0.68	0.09	0.024	0.06	0.046
600	10.00	0.63	0.08	0.024	0.06	0.046
660	11.00	0.59	0.07	0.024	0.05	0.046
720	12.00	0.55	0.07	0.024	0.05	0.046
1080	18.00	0.39	0.05	0.024	0.03	0.038
1440	24.00	0.32	0.04	0.024	0.02	0.033
2160	36.00	0.22	0.03	0.024	0.00	0.012
2880	48.00	0.17	0.02	0.024	0.00	-0.010

Required Detention Volume 2,249 Acre-Feet

A = 0.133 Acres	Impervious 0.133 Acres	C Value 0.95
	Surf. Ponding 0.000 Acres	1
	Landscape 0.000 Acres	0.5

C = 0.900

Release Rate 0.024 cfs

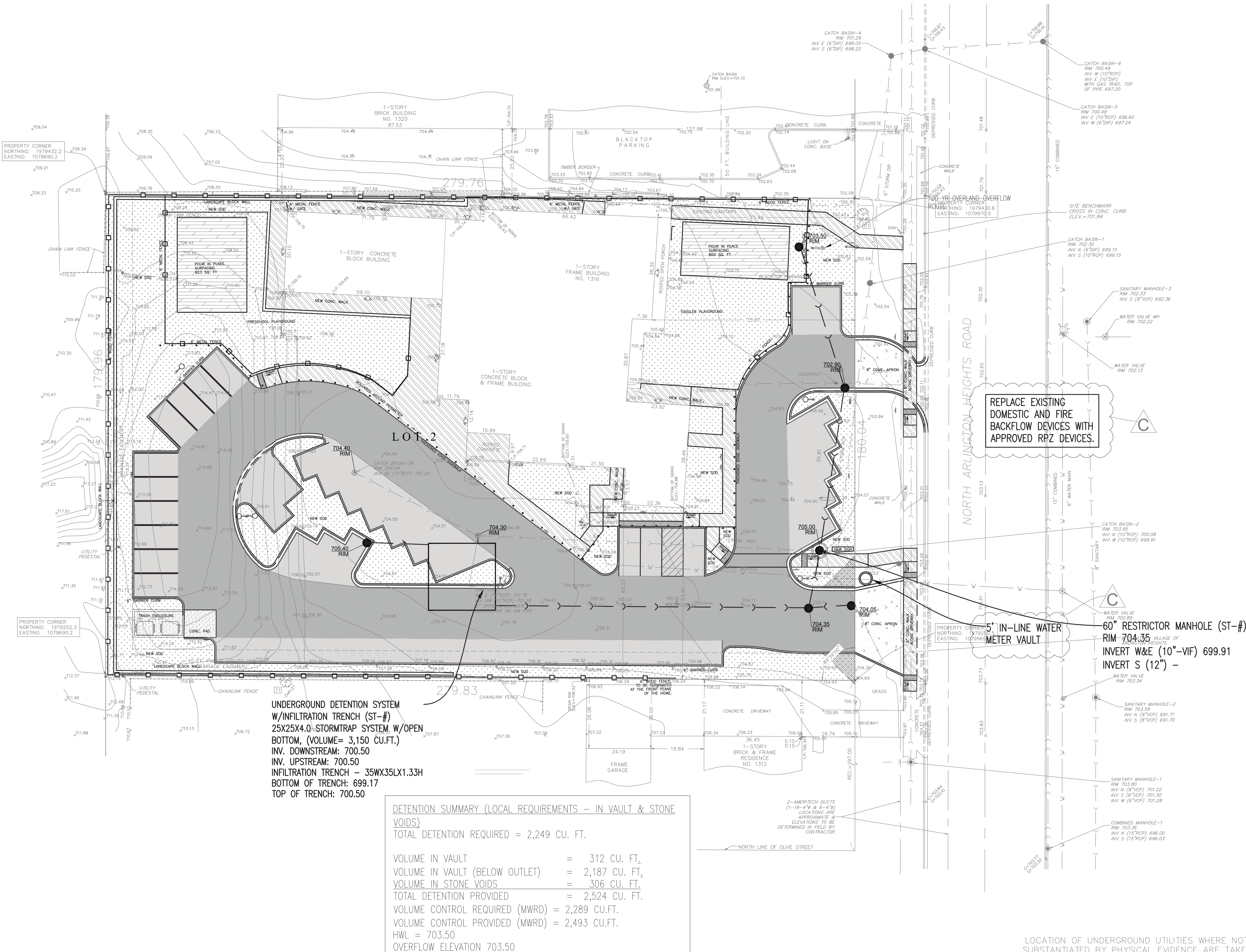
MWRD VOLUME CONTROL (New Impervious Area)	Times 1"	Required Volume
27,463	0.083	2,289 ft ³

RESTRICTOR CALCULATION

Orifice Design		
Require Q = 0.024 cfs	Det. HWL = 703.50	
Cd = 0.61	Orifice Invert: 699.91	
Max. Head = 3.55	Orifice Cent. 699.95	
Orifice Area: 0.0039		
Calculated Max. Restrictor Discharge: 0.036		

Restrictor Diameter = 0.85 inches

USE 0.85" DIAMETER PLATE RESTRICTOR



LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

DATE
09/18/2018
09/18/2018
09/18/2018

REVISIONS
A
B
C

PROJECT STAFF
PROJECT MANAGER
ENGINEER
TECHNICIAN

ISSUE
A
B
C

PROJECT STAFF
PROJECT MANAGER
ENGINEER
TECHNICIAN

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

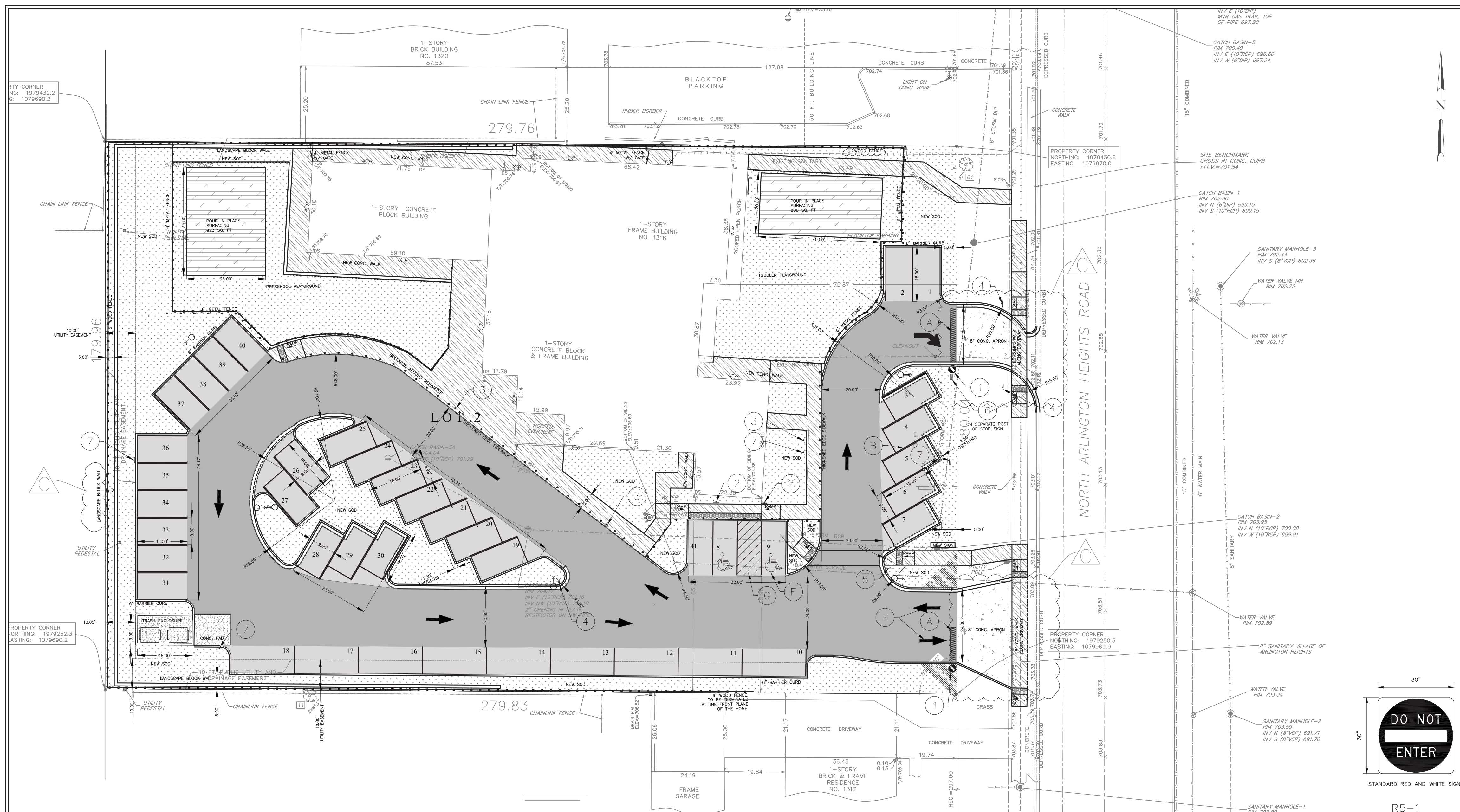
PROPOSED UTILITY PLAN
OVERALL SITE

GODDARD SCHOOL DEVELOPMENT
1316 N. ARLINGTON HTS. RD., ARLINGTON HEIGHTS, IL

NOT FOR CONSTRUCTION

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED,
REPRODUCED, MODIFIED OR SOLD EITHER
WHOLLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 18139
START DATE: JUNE 21, 2018
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0"
SHEET NUMBER
4 OF 11



SITE PLAN NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
- ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY OTHERS & BCI CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
- IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
- CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
- TOTAL LAND AREA IS 1.156 +/- ACRES, DISTURBED AREA OF SITE 0.946 +/- ACRES.
- NO WETLANDS WERE PRESENT ON THIS SITE.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
- MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
- ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- ALL SIDEWALK CROSS-SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.

PAVEMENT MARKING LEGEND

- (A) 24" WHITE SOLID STOP BAR
- (B) 4" YELLOW SOLID LINE
- (C) 8" SOLID WHITE LINE
- (D) LETTERS & SYMBOLS PAVEMENT MARKINGS
- (E) TRAFFIC FLOW DIRECTIONAL ARROWS
- (F) ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS-SEE DETAIL
- (G) 4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
- (H) 4" SOLID WHITE LINE

SIGNAGE LEGEND

- (1) STOP SIGN (R1-1)
- (2) ACCESSIBLE PARKING SIGN (R7-8)
- (3) NO PARKING SIGN FIRE LANE (R8-31)
- (4) DO NOT ENTER (R5-1)
- (5) PEDESTRIAN CROSSING SIGN
- (6) RIGHT TURN ONLY SIGN (R3-5R)
- (7) ONE WAY SIGN (R6-2L/R)

PAVEMENT LEGEND

HEAVY DUTY PAVEMENT

2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2-1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
5" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, 4"
AGGREGATE BASE COURSE CA-6, TYPE B

STANDARD DUTY PAVEMENT (NOT USED)

2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE APRON/PAVEMENT

8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF)*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

CONCRETE PADS - TRASH CORAL & UTILITY PADS

8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

SIDEWALKS

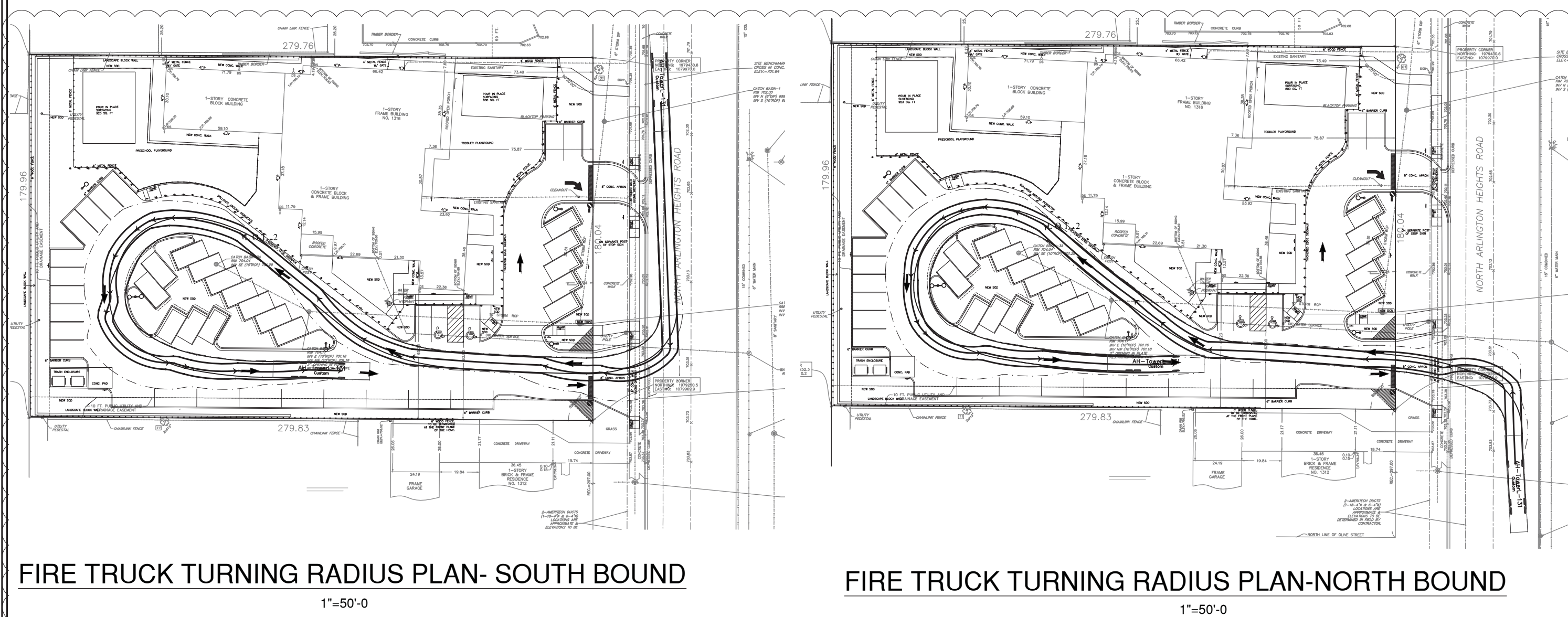
5" PORTLAND CEMENT CONCRETE- 8" PORTLAND CEMENT CONCRETE
WITHIN DRIVEWAYS
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

IDOT PAVEMENT RESURFACING

1-1/2" SURFACE COURSE

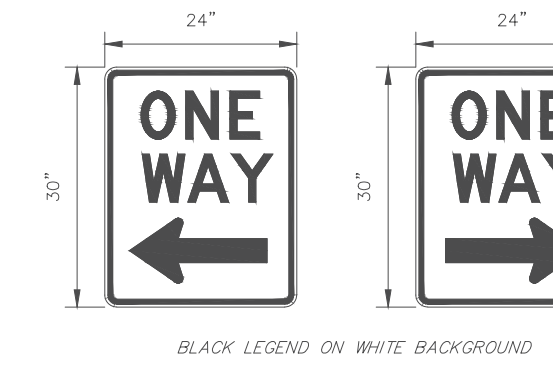
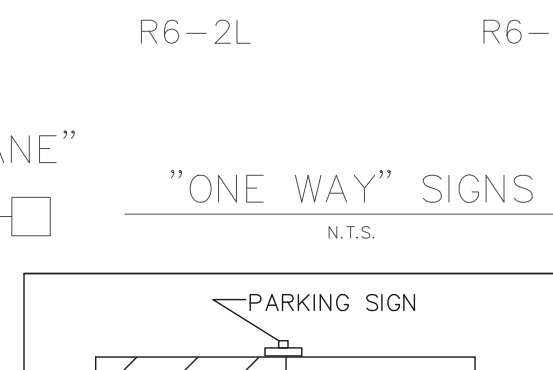
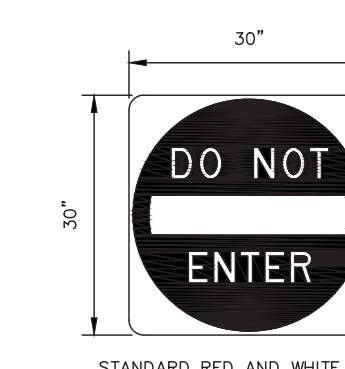
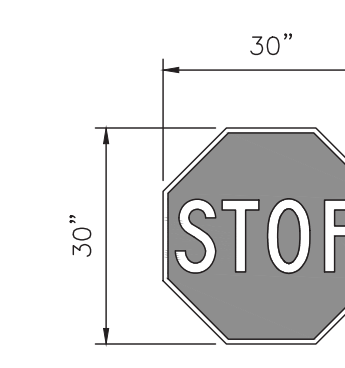
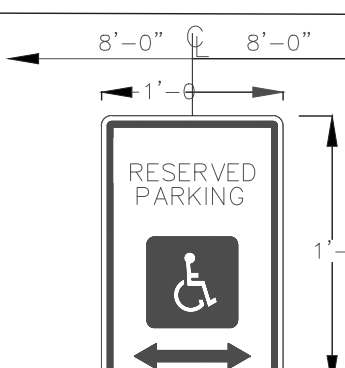
DETECTABLE WARNING AND DEPRESSED CURB
REPLACEABLE RED POLYMER COMPOSITE PLATES

*REFER TO CONCRETE JOINT DETAILS (IF ANY).



FIRE TRUCK TURNING RADIUS PLAN- SOUTH BOUND

FIRE TRUCK TURNING RADIUS PLAN-NORTH BOUND

R7-6-9
"NO PARKING - FIRE LANE"
SIGN
N.T.S.R3-5R
"RIGHT TURN ONLY" SIGN
N.T.S.R6-2L
"ONE WAY" SIGN
N.T.S.R6-2R
"ONE WAY" SIGN
N.T.S.R7-8
ACCESSIBLE PARKING
STALL
N.T.S.R5-1
"DO NOT ENTER"
SIGN
N.T.S.R1-1
30"X30"
"STOP" SIGN
N.T.S.R7-8
ACCESSIBLE PARKING
& MOUNTING
N.T.S.

DATE	REVISIONS	ISSUE	PROJECT STAFF
09/25/2018	PRELIMINARY PLAN	A	PROJECT MANAGER
01/24/2019	REVISIONS TO PRELIMINARY PLAN	B	ENGINEER
02/19/2019	REVISIONS TO PRELIMINARY PLAN	C	ENGINEER
			TECHNICIAN

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

SITE PLAN & GEOMETRIC PLAN
OVERALL SITE

GODDARD SCHOOL DEVELOPMENT
1316 N. ARLINGTON HTS. RD., ARLINGTON HEIGHTS, IL

NOT FOR CONSTRUCTION

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED,
REPRODUCED, MODIFIED OR SOLD EITHER
WHOLLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE ENGINEER.

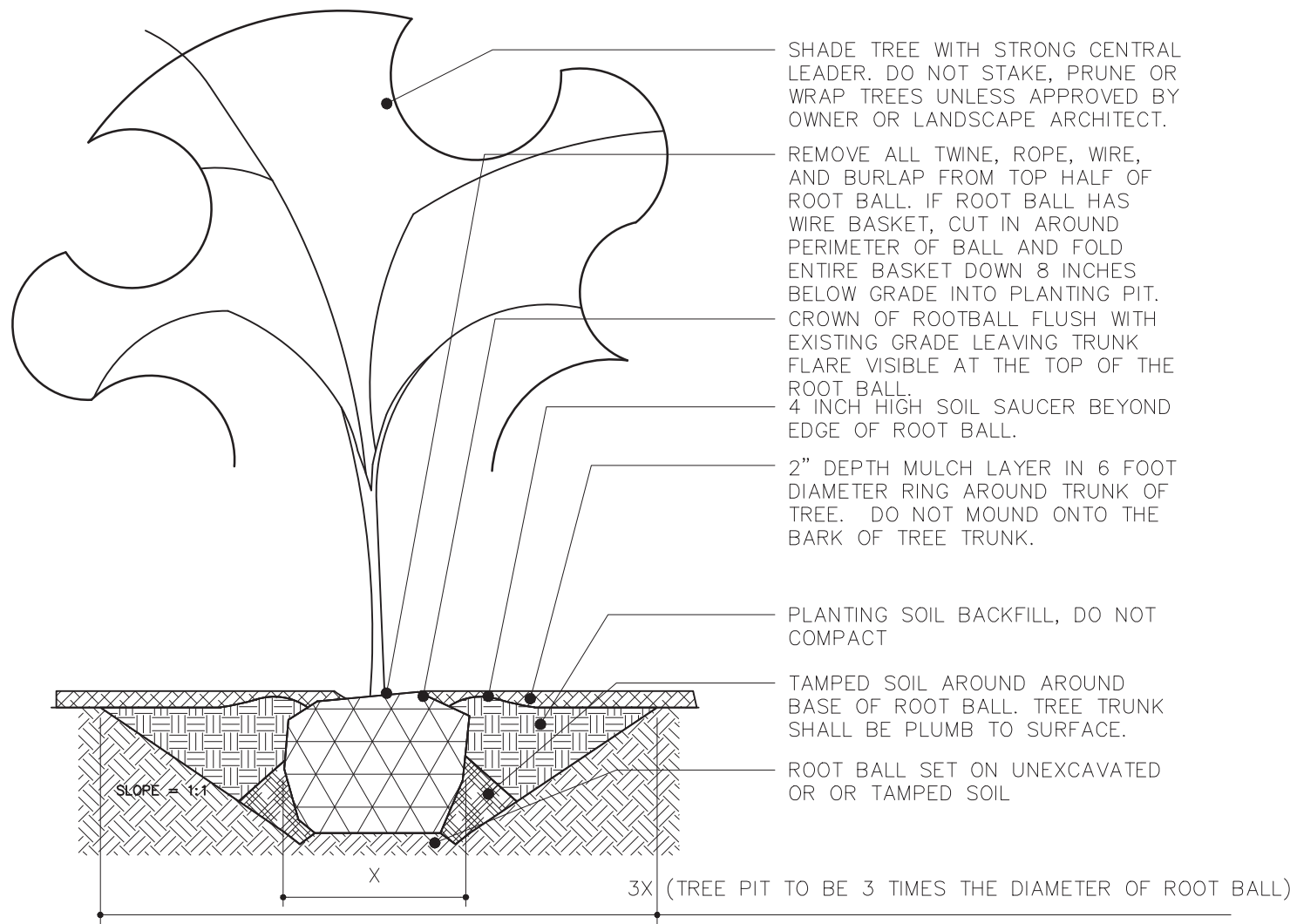
PROJECT NUMBER: 18139
START DATE: JUNE 21, 2018

20 GRAPHIC SCALE 20
0

SCALE: 1"=20'-0"

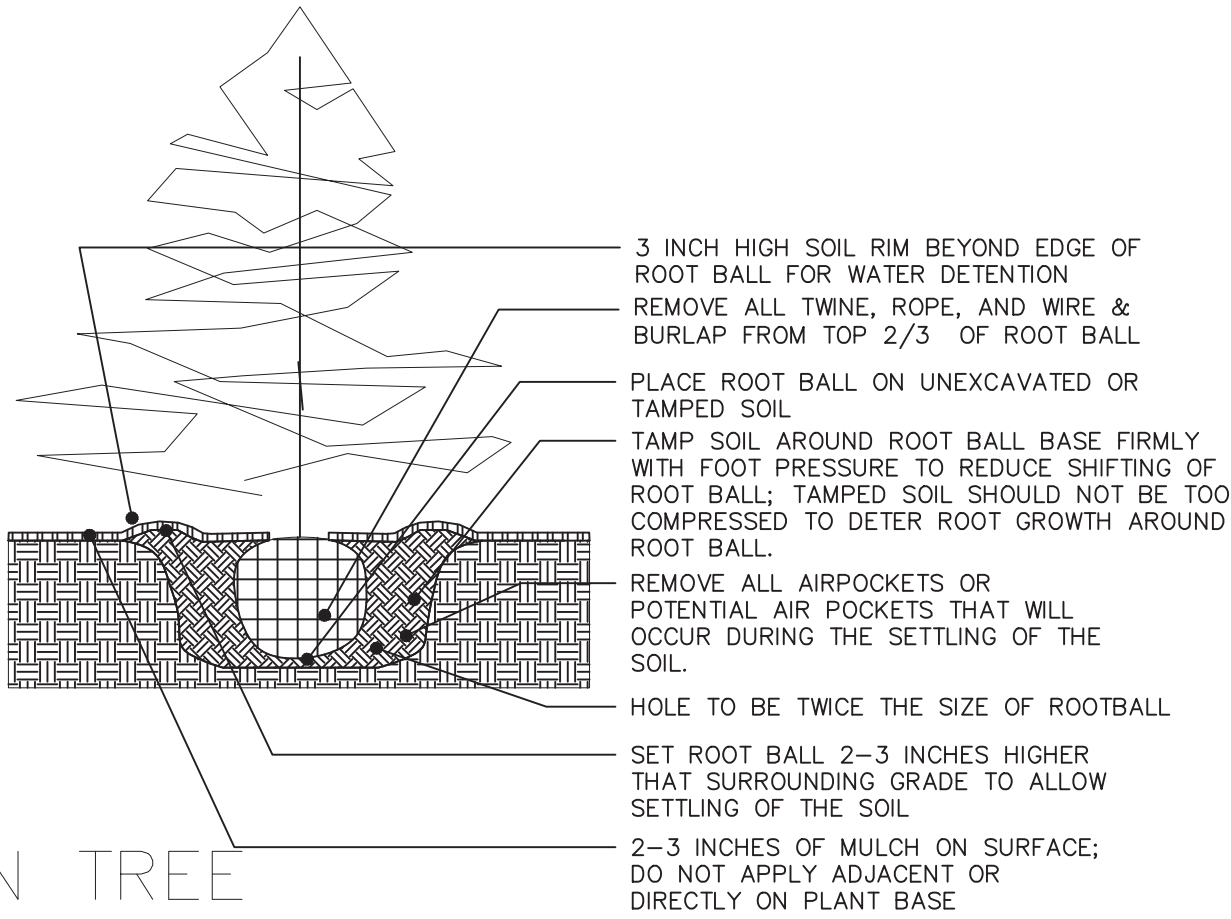
SHEET NUMBER

5 OF 11



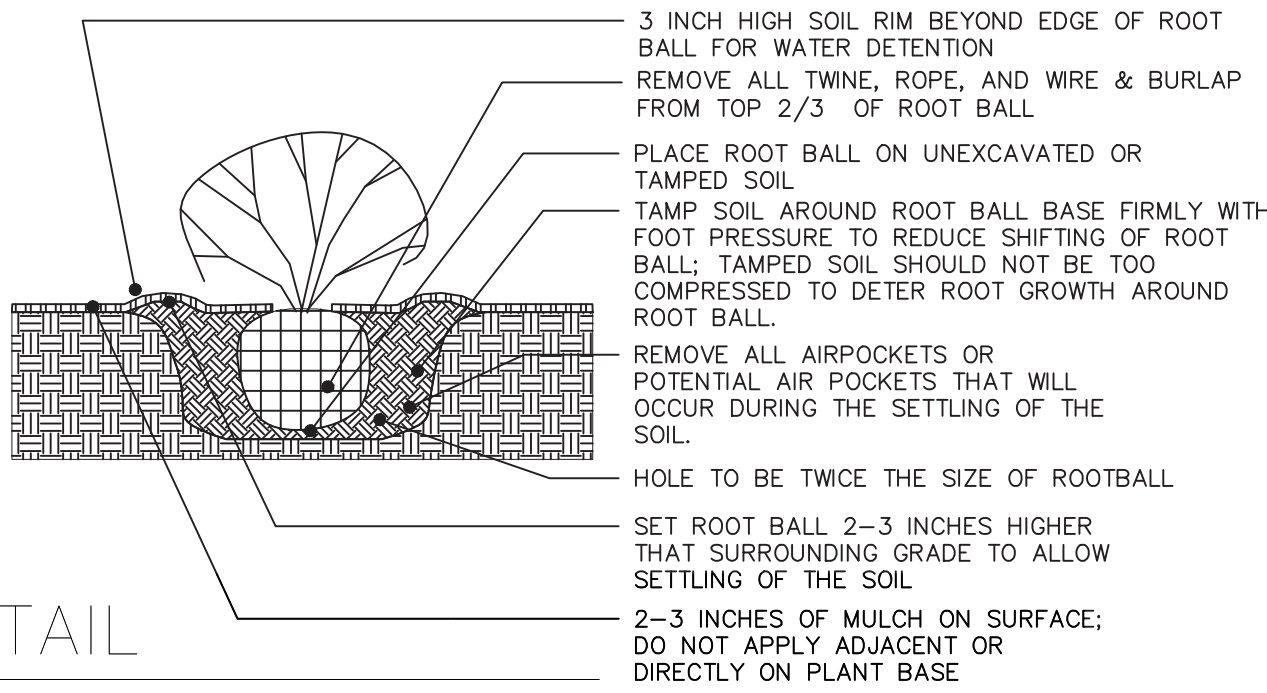
SHADE TREE PLANTING DETAIL

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



EVERGREEN TREE PLANTING DETAIL

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



SHRUB DETAIL

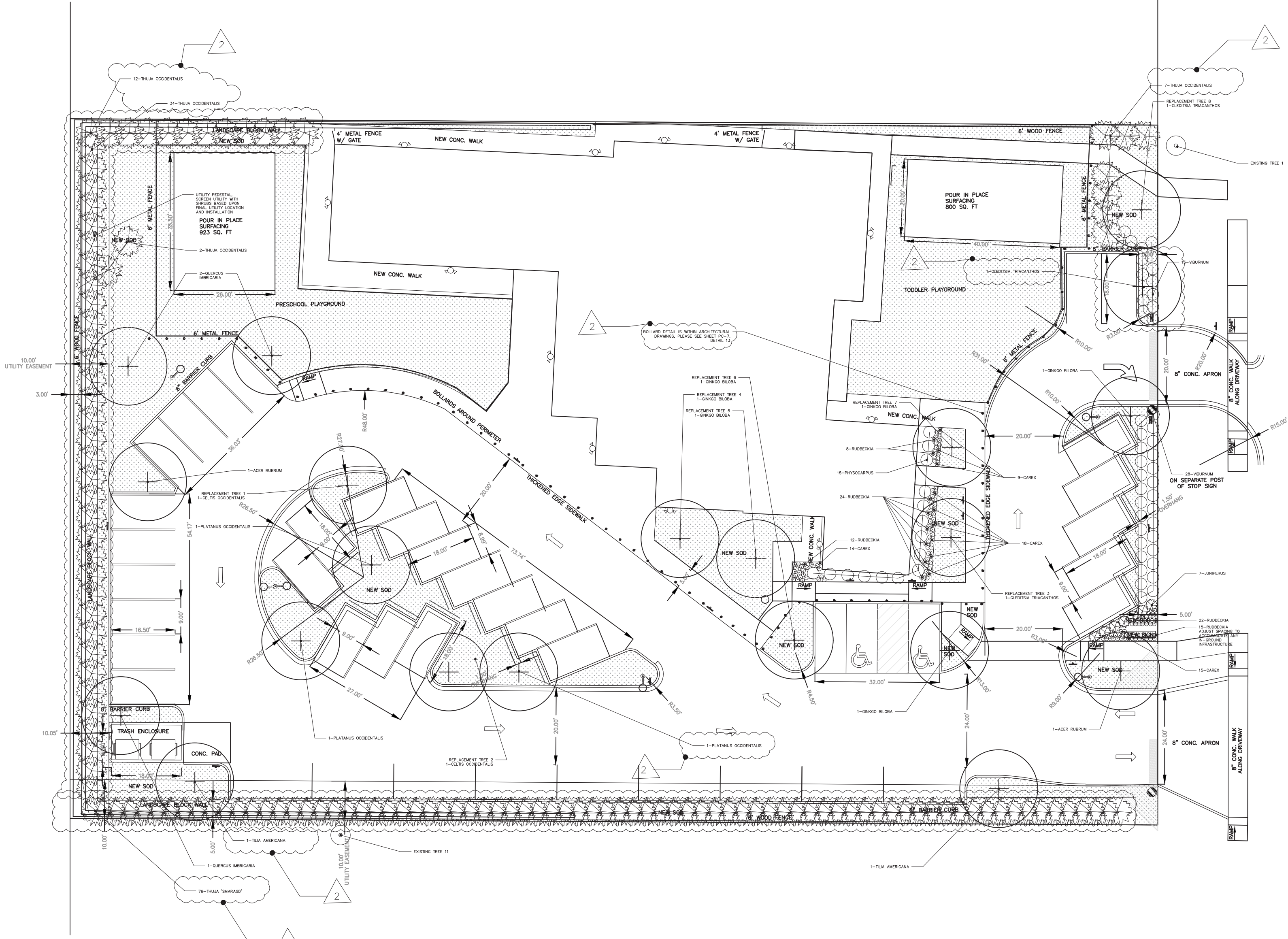
SCALE: 1/4"=1'-0"

Botanical Name	Common Name	Quantity	Size	Condition	Notes
Shade Trees					
<i>Acer rubrum</i> 'October Glory'	October Glory	2	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Celtis occidentalis</i>	Hackberry	2	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Ginkgo biloba</i>	Ginkgo	4	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare. MALE ONLY, FEMALE VARIETIES NOT ACCEPTABLE DUE TO FRUIT.
<i>Gleditsia triacanthos</i> 'inermis'	Thornless Honeylocust	3	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Platanus occidentalis</i>	American Sycamore	3	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Quercus imbricaria</i>	Shingle Oak	3	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Tilia americana</i>	American Linden	2	4" caliper	B&B	Trees should be similar in variety and character.

Evergreen Trees					
<i>Thuja occidentalis</i> 'Wintergreen'	Wintergreen Arborvitae	66	6 foot height	B&B	Rootballs to be worked around the proposed landscape retaining wall.
<i>Thuja occidentalis</i> 'Smaragd'	Smaragd Arborvitae	76	6 foot height	B&B	Rootballs to be worked around the proposed landscape retaining wall.

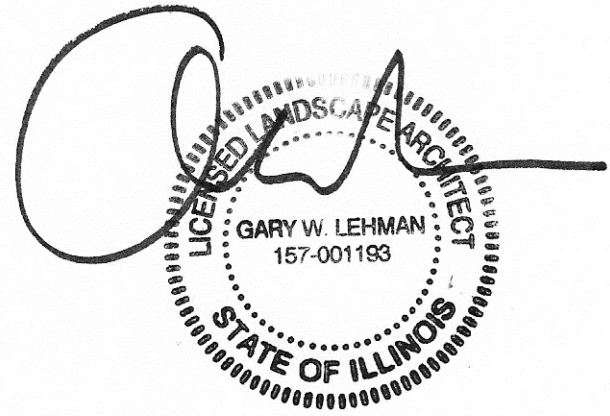
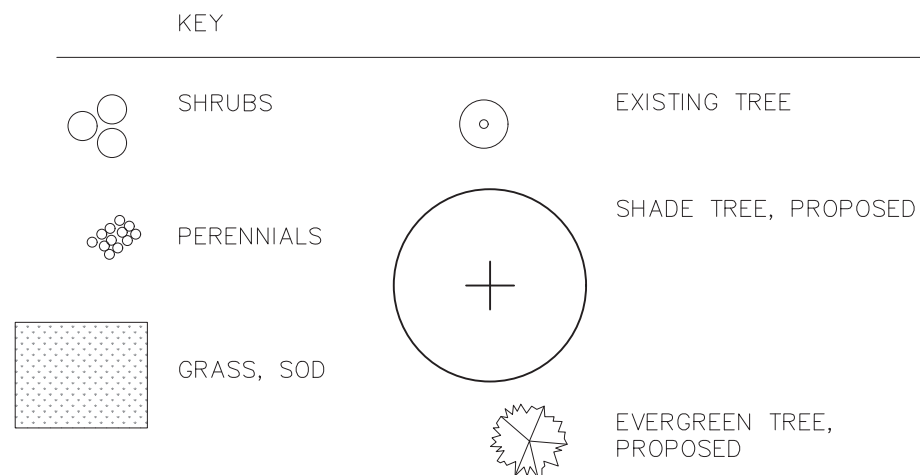
Shrubs and Perennials					
<i>Ceanothus 'Ice Dance'</i>	Ice Dance Sedge	56	1 gallon		
<i>Physocarpus opulifolius</i> 'Diabolo'	Diabolo Ninebark	15	30 inch height	5 gallon	
<i>Viburnum dentatum</i>	Arrowwood Viburnum	43	3 foot height	B&B	
<i>Rudbeckia hirta</i>	Black-eyed Susan	81	1 gallon		
<i>Juniperus procumbens</i> 'Nana'	Blue Star Creeping Juniper	7	12 inch height	3 gallon	maintain low height at 12 inches

PLANT SCHEDULE



- GENERAL NOTES:
- THE DRAWING HAS BEEN PREPARED BY A LANDSCAPE ARCHITECT, GARY LEHMAN, REGISTERED IN THE STATE OF ILLINOIS, 157-001193.
 - DRAWINGS HAVE BEEN REFERENCED WITH CURRENT CIVIL AND ARCHITECTURAL PLANS.
 - ALL PLANTING AREAS THAT ARE NOT IDENTIFIED AS GRASS OR SOD, SHALL BE MULCHED AS SPECIFIED WITHIN THE TREE DETAIL.
 - ALL PLANTING MUST BE MAINTAINED AND IN HEALTHY CONDITION TILL THE COMPLETION OF THE PROJECT.
 - REPLACEMENT TREES WERE ADDED TO THE SITE DUE TO THE REMOVAL OF EXISTING TREES (SEE SHEET 2.1). A TOTAL OF 8 TREES WERE ADDED, AND NOTED AS "REPLACEMENT TREES," ON THE LANDSCAPE PLAN. THIS WAS BASED UPON THE INTERPRETATION OF CODES 6.15-5.4 AND 6.15-5.3b.
 - DETAIL FOR THE FENCING AND THE BOLLARDS ARE LOCATED ON THE ARCHITECTURAL AND CIVIL ENGINEERING PLANS.

SITE LANDSCAPE LAYOUT ADJUSTED TO REFLECT SITE PLAN ADJUSTMENT. QUANTITY CHANGES ARE NOTED IN REVISION CLOUDS.



LANDSCAPE PLANS
GODDARD SCHOOL DEVELOPMENT
1316 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 00101

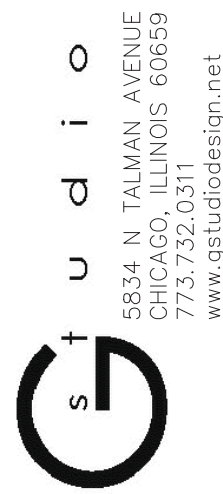
ISSUE DATE: FEB. 18, 2019

SCALE:

SHEET NUMBER

L1

DATE	REVISIONS	ISSUE	PROJECT STAFF
01/30/19		1	PROJECT MANAGER: G. LEHMAN/ELA
02/18/19		2	ENGINEER: G. LEHMAN/ELA
			ENGINEER:
			TECHNICIAN:

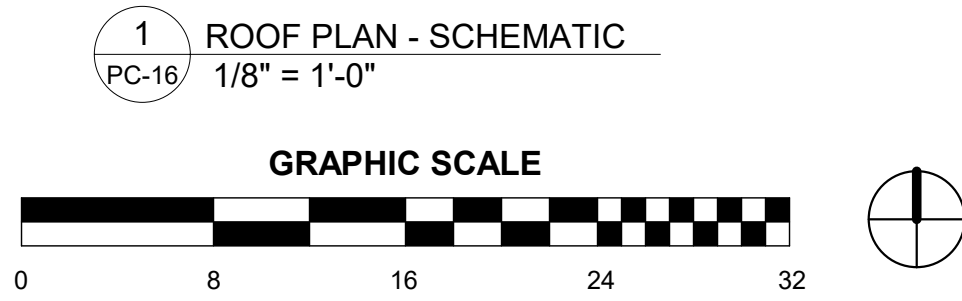
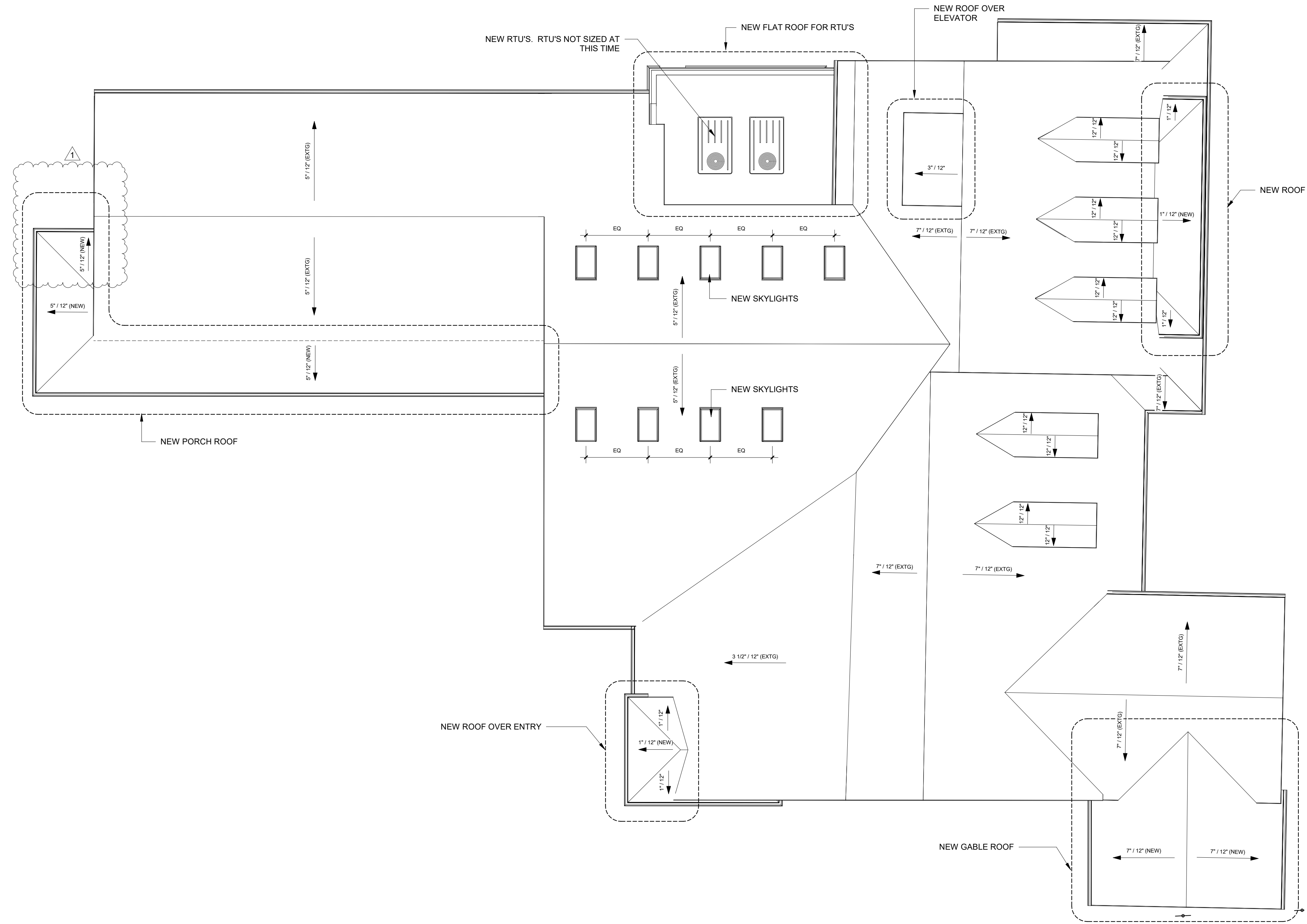




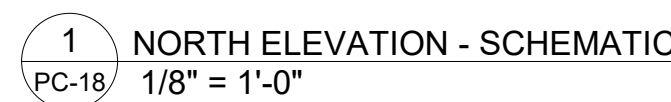
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
GODDARD SITE_Planar	Illuminance	Fc	1.89	12.9	0.1	18.90	129.00	READINGS TAKEN @ GRADE LEVEL
NE PLAYGROUND	Illuminance	Fc	1.61	4.5	0.5	3.22	9.00	READINGS TAKEN @ GRADE LEVEL
NORTH WALKWAY	Illuminance	Fc	8.86	19.8	0.1	88.60	198.00	READINGS TAKEN @ GRADE LEVEL
PROPERTY LINE_RES	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.	READINGS TAKEN @ GRADE LEVEL
PROPERTY LINE_COMM	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.	READINGS TAKEN @ GRADE LEVEL

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook





No.	Description	Date
1	Round 1 Response	2/1/19
2	Round 2 Response	2/19/18



	JAMES HARDIE - HARDIE PLANK - LAP SIDING - KHAKI BROWN
	CORONADO - THIN BRICK - NEW ENGLAND BRICK - CHARLESTON
	CORONADO - STONE - IDAHO DRY STACK - ANTIQUE BUFF

NOTE:
ALL EXISTING WINDOWS TO BE REPLACED WITH DOUBLE PANE LOW E.



1 MAIN ENTRANCE PERSPECTIVE
PC-19



3 MAIN ENTRANCE PERSPECTIVE 2
PC-19



2 FRONT PERSPECTIVE
PC-19



4 FRONT PERSPECTIVE 2
PC-19



AERIAL PERSEPCTIVE 1



AERIAL PERSEPCTIVE 2

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 Arlington Heights Rd
Arlington Heights, IL 60004
AERIAL VIEW

02/20/19
COPYRIGHT 2019 AKA LTD.

No.	Description	Date
2	Round 2 Response	2/19/18

Goddard School – Arlington Heights, IL
Market Study 2018

The Goddard School is a nationally recognized child care provider franchise. The School in Arlington Heights will have the following capacity of 165 students.

The School will offer full and part time schedules. And will offer enrichment classes (art, yoga, soccer, music, etc) for the students.

The hours of operation will be approximately from 630/7am until 630/7pm, Monday through Friday. The School will be open year-round but will be closed on Federal Holidays. Occasionally through the year the school will hold staff meetings that may be after school hours. The school may also host a welcome back to school or open house event in the evening or one Saturday during the year.

The School will employ 24 new teaching and administration positions. Full & part time work schedules will be available.

The building will have several safety and security measures. Goddard requires vehicle protection where a vehicle can come within 30' of a child in the school or on the playground as indicated on our plan. A 6' fence surrounding the playgrounds and classroom exit doors is also provided and required by Goddard. Biometric scanning (fingerprint or iris scanner) is installed at the door from the lobby to the school. Along with those items, all parents are required to park and walk their child(ren) into the building and escort them to their classroom(s). The playground areas are also secured with alarmed gates and as are any classroom exit doors that are not fenced.

Goddard Systems, Inc. (GSI) conducted the following market study to review the needs for an additional child care facility in the Arlington Heights area. We utilized demographics/market analysis, and capacities of competitors and GSI determined that this location meets or exceeds all variables for approval. We did not include home daycares as they are not direct competitors, instead we looked at larger scale competitors. The franchisee who will be running the proposed Goddard School contacted the competitors for the capacity and available space in their schools.

Demographics of area:

Within 4 miles of the proposed site there are over 14,200 children under the age of 5. Of that approximately 32% is currently enrolled in child care. The average household income within that same trade area is \$97,926. That same population includes 47% that have a bachelor degree or higher.

Competitive Analysis of area:

Existing Program	Capacity	Square Footage	Reported Availability
Flower Garden Day Care	40	2500sf	Limited availability, 1 open space
Red Wagon Child Care Center	40	2000sf	No availability
A Mother's Touch	178	9000sf	No availability
Kindercare	125	8000sf	No availability
Kindercare	126	6800sf	No availability
Fleur de la Zia	107	3500sf	No availability
Little Learners	88	5000sf	Limited availability
Kids of the Kingdom	43	3500sf	No availability
Bright Horizons	144	9800sf	No availability
Kiddie Academy	140	9400sf	Limited availability, 1 open space

Based on the above referenced information Goddard Systems, Inc. has approved the location through our parameters. We fully research every location and there are no abnormalities or red flags that we see in the demographics and the demand as indicated above allowed us to move forward with this location.

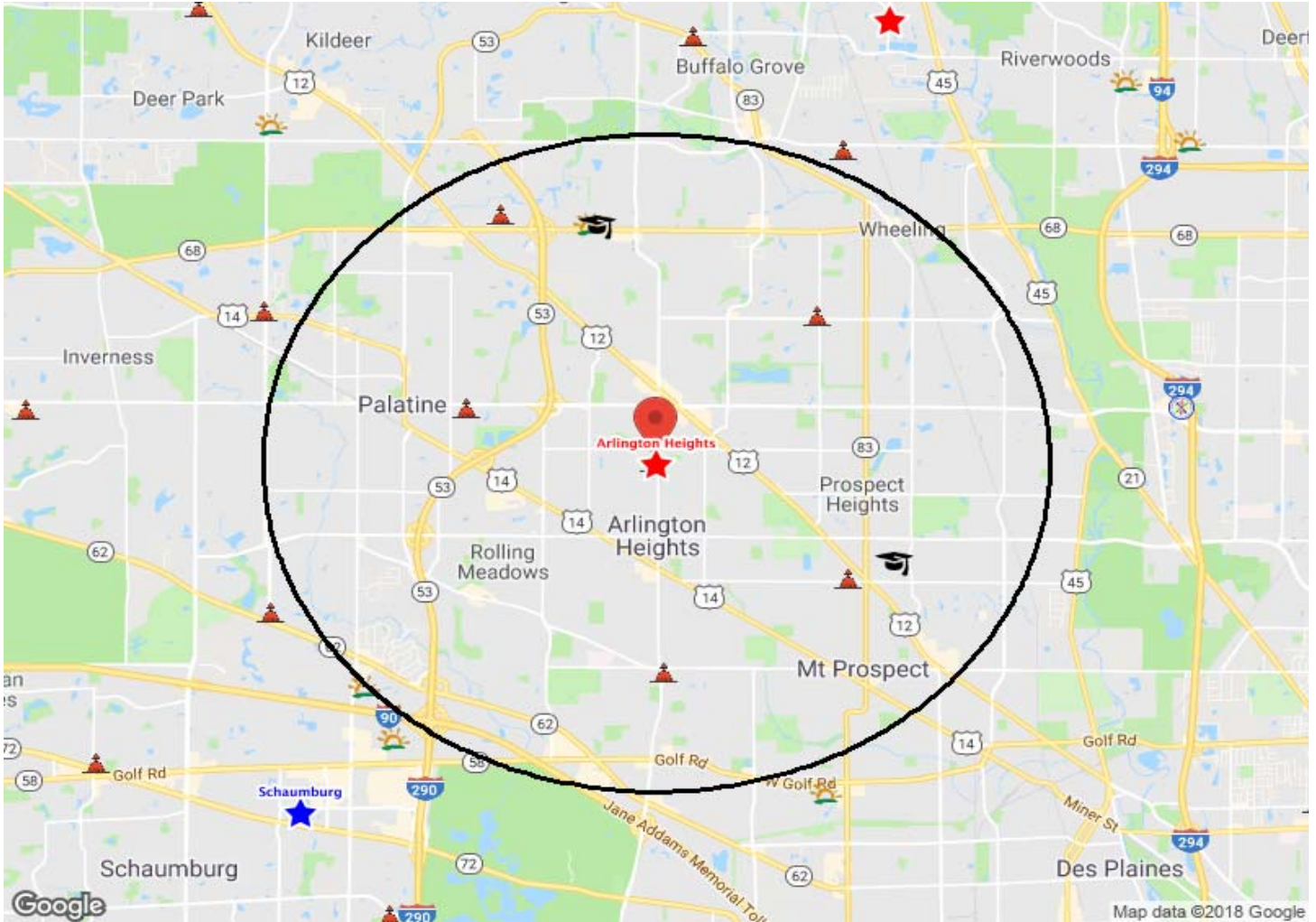
Images of the locations surveyed above are included following this document.

SIMMS ONLINE OVERVIEW MAP

Date Created: 11/1/2018

Site Information	Market Information
Site ID - Name:	DMA: CHICAGO
Address: 1316 N Arlington Heights Rd, Arlington Heights, IL	County: Cook
Lat, Lon: 42.1004, -87.9810	Density Class: Suburban

Current Year Estimate - Average Daily Traffic: 31,244



Trade Area Definition: 4.0 Miles

Reference Ring(s) Definition: N/A

SIMMS FRANCHISEE SITE ANALYSIS REPORT

Date Created: 10/9/2018

Site Information			Market Information		
Site ID - Name:			DMA: CHICAGO		
Address: 1316 N. Arlington Heights Road, Arlington Heights, IL 60004			County: Cook		
Lat, Lon: 42.1004, -87.9810			Density Class: Suburban		

Trade Area Used for Analysis / SIMMS Suggested:	2.4 Miles	2.4 Miles	Average Daily Traffic at Nearest Major Point / Distance:	31,244	0.0
---	-----------	-----------	--	--------	-----

Critical Market Demographics	2.4 Miles	% of Total	0.5 Miles	1.0 Mile	3.0 Miles	5.0 Miles	7.0 Miles
Source: PopStats Data from Synergos Technologies, Inc.							
RELEVANT RELATED MARKET FACTS							
% of Pop Under Age 5 Enrolled in Preschool	36%	--	47%	40%	33%	30%	29%
# of Direct Competitors within 3 Miles	1	--	--	--	--	--	--
Distance to Nearest Direct Competitor	0.0	--	--	--	--	--	--
Distance to Nearest Primrose School	7.1	--	--	--	--	--	--
Number of Major Daycare Competitors in the Market Area Defined	2	--	1	1	8	15	23
BUSINESS ENVIRONMENT							
Number of Businesses	2,835	--	157	512	4,916	13,078	22,614
Blue Collar Workers	28,084	61%	1,352	4,647	49,136	156,668	299,783
White Collar Workers	17,540	38%	1,036	3,128	29,134	80,463	147,573
Unemployment Rate	3.4%	--	2.8%	3.0%	3.3%	3.2%	3.2%
POPULATION							
Residential Population	77,818	63%	3,318	13,783	128,675	318,429	498,630
Workplace Population	45,819	37%	2,401	7,807	78,556	237,966	448,905
HOUSEHOLDS							
Total Households	31,174	--	1,181	5,275	51,364	125,106	195,534
Average Household Size	2.5	--	2.8	2.5	2.5	2.5	2.5
Owner Occupied Households	25,160	81%	1,076	4,535	40,571	91,459	143,040
Renter Occupied Households	6,014	19%	105	741	10,793	33,647	52,494
Vacant Households	1,590	5%	35	256	2,582	7,354	11,612
FAMILIES							
Total Families	21,179	68%	918	3,672	34,668	84,154	132,602
Married Families No Kids	10,745	51%	488	1,906	17,416	39,456	62,211
Married Families with Kids	7,752	37%	352	1,424	12,214	29,889	47,299
AGE							
Average Age	42	--	42	43	42	41	41
Population Age 0 to 2	2,485	3%	95	404	4,336	11,571	17,909
Population Age 3 to 5	2,644	3%	97	416	4,656	12,698	19,175
Population Under Age 5	4,286	6%	157	676	7,479	20,111	30,936
Population Age 6 to 12	5,991	8%	251	1,068	10,257	26,888	40,981
Median Female Age	47	--	47	49	46	44	45
Median Male Age	42	--	42	42	42	41	41
RACE							
Caucasian	65,537	84%	3,056	12,458	101,994	221,472	343,326
Hispanic	4,833	6%	104	527	13,024	51,387	71,827
Black	783	1%	27	106	1,658	6,491	10,617
Asian	5,667	7%	93	519	10,278	34,141	64,757
Other	998	1%	39	174	1,722	4,939	8,103
EDUCATION							
Population High School Graduate	9,537	17%	383	1,735	17,197	42,749	65,739
Population Some College and Associate Degree	13,198	24%	505	2,217	22,719	56,188	86,549
Population Bachelor Degree	18,157	33%	764	3,139	27,832	64,552	102,008
Population Graduate Degree	10,656	19%	503	1,981	15,598	35,172	59,469
Population Doctorate Degree	551	1%	47	173	1,010	2,688	4,629
INCOME							
Household Income < \$25,000	3,724	12%	97	583	6,585	17,369	26,209
Household Income \$25,000 - \$50,000	4,623	15%	167	833	8,385	23,035	35,866
Household Income \$50,000 - \$75,000	5,296	17%	144	798	9,086	22,432	34,407
Household Income \$75,000 - \$100,000	4,328	14%	155	690	7,050	17,690	27,099
Household Income \$100,000 - \$200,000	10,387	33%	538	1,898	16,516	36,527	57,582
Household Income > \$200,000	2,816	9%	79	474	3,742	8,052	14,372
Average Household Income	\$ 108,776	--	\$ 129,083	\$ 115,093	\$ 102,388	\$ 96,151	\$ 100,570
Median Household Income	\$ 89,286	--	\$ 106,335	\$ 92,482	\$ 84,243	\$ 78,308	\$ 81,543
Per Capita Income	\$ 43,912	--	\$ 46,263	\$ 45,232	\$ 41,199	\$ 38,071	\$ 39,739

DISCLAIMER: These results should not be regarded as providing absolute predictability of performance. Instead it is intended to be used with other sources of information, and other types of evaluation, for making final real estate decisions. All estimates, projections, and data attributes provided in this model are subject to several kinds of errors including statistical error, error due to the subjective nature of some data entered by users, error due to changes in demographics, out of date information, or competitive changes. While these results take into account certain operational aspects, no predictive model can ever fully account for the impact of advertising, marketing, management, or other uncontrollable local or inside the store circumstances that can impact FTE at a school level. The user assumes all risk of reliance on forecasts and data contained herein.

**Kids of the Kingdom – 1112 W Rand Road
Licensed Capacity – 43 – Approx. 3500 SF**



Bright Horizons – 3523 N Kennicott Ave
Licensed Capacity – 125 – Approx. 9800 SF



Little Learners Daycare - 1060 W Rand Road
Licensed Capacity – 126 – Approx. 5000 SF



**Fleur De La Zia – 110 W Boeger Dr.
Licensed Capacity – 107 – Approx. 3500 SF**



**A Mother Touch Daycare – 125 N Dryden Ave.
Licensed Capacity – 178 – Approx. 8000 SF**



Red Wagon Preschool & Daycare – 1225 E. Davis St
Licensed Capacity – 40 – Approx. 2000 SF



Flower Garden Daycare – 2420 E Rand Road
Licensed Capacity – 40 – Approx. 2500 SF



Kindercare - 1003 S. Arlington Heights Road
Licensed Capacity – 125 – Approx. 8,000 SF



Kindercare - 1320 N. Arlington Heights Road
Licensed Capacity – 126 – Approx. 6,800 SF



Traffic Impact Study Proposed Goddard School

Arlington Heights, Illinois



Prepared For:



THE
GODDARD SCHOOLSM
FOR EARLY CHILDHOOD DEVELOPMENT



KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

January 31, 2019

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Goddard School to be located in Arlington Heights, Illinois. The site, which currently contains a vacant building, is located on the west side of Arlington Heights Road approximately 400 feet north of its intersection with Olive Street. As proposed, the plans call for a 13,500 square-foot daycare facility accommodating up to 165 children and up to 24 employees. The proposed school will be open Monday through Friday between 7:00 A.M. and 6:00 P.M. and will provide off-street parking for approximately 40 vehicles. Access to the proposed school will be provided via a full-movement access drive and via a right-out only access drive on Arlington Heights Road.

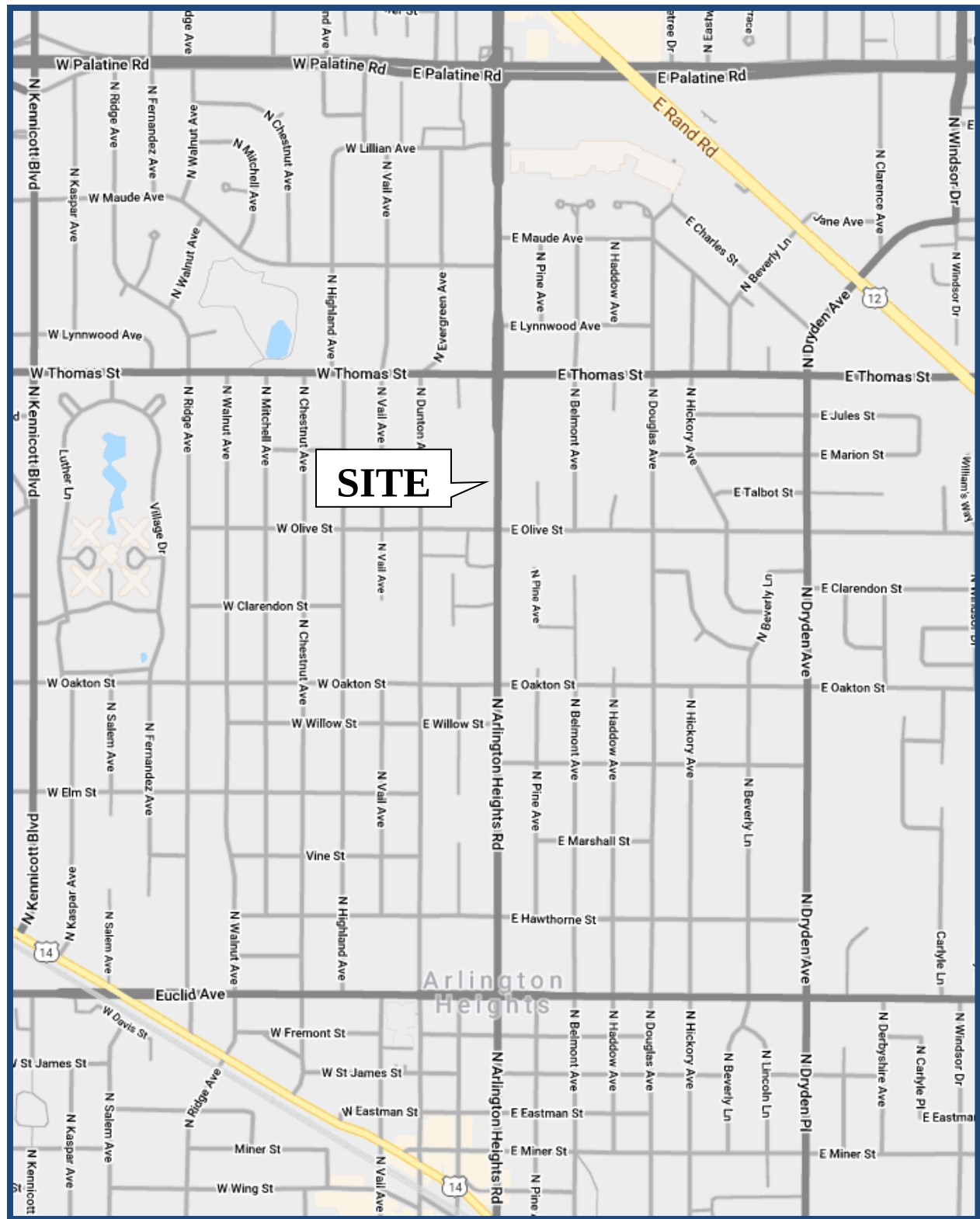
The purpose of this study was to examine background traffic conditions, assess the impact that the proposed Goddard School will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed school. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed school
- Directional distribution of the school traffic
- Vehicle trip generation for the school
- Future traffic conditions including access to the school
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

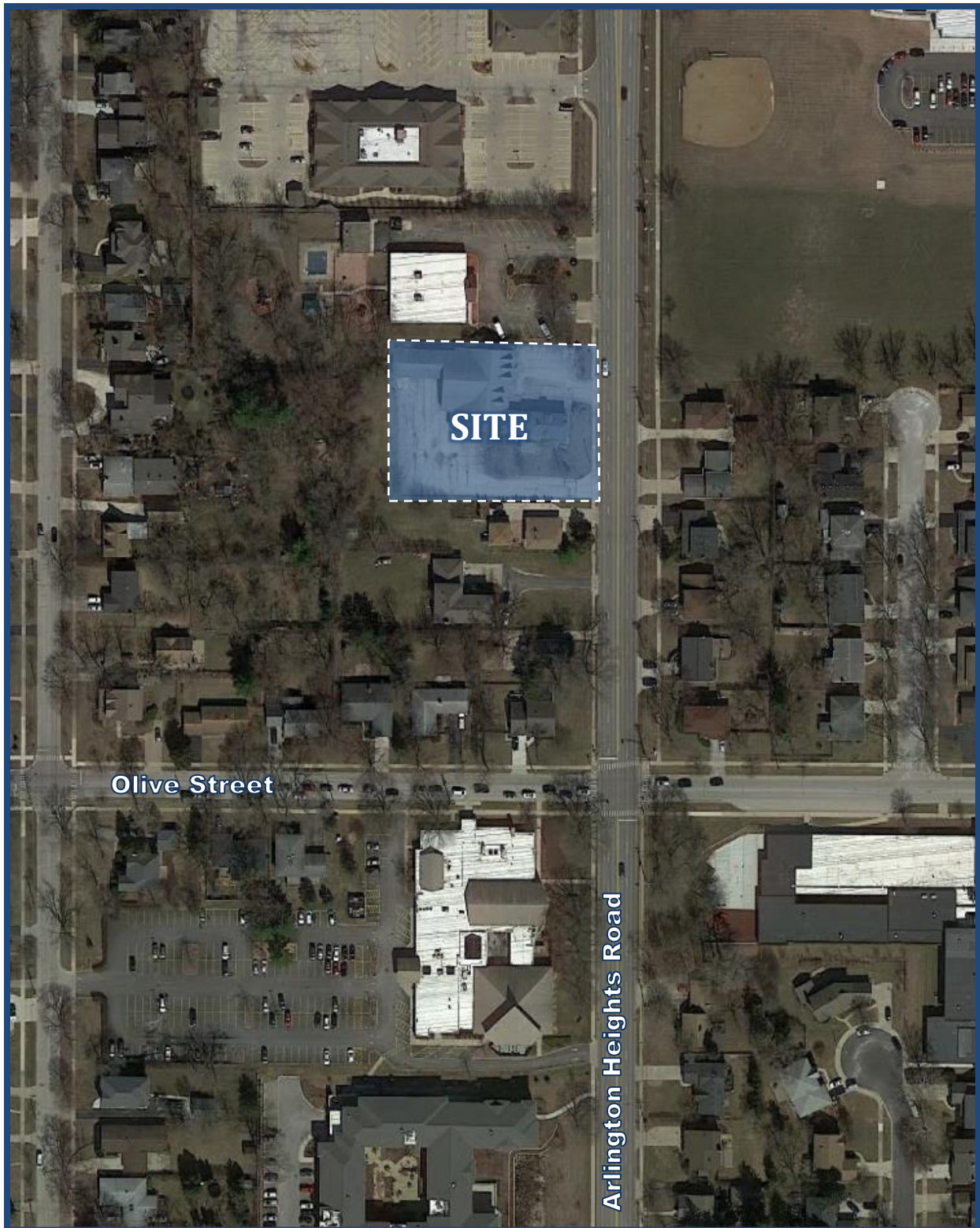
Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by the full buildout of the proposed school.



Site Location

Figure 1



Aerial View of Site

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site is located on the west side of Arlington Heights Road approximately 400 feet north of its intersection with Olive Street. The site is bounded by the North Arlington Heights KinderCare to the north, Arlington Heights Road to the east, and single-family homes to the south and west. Land uses in the vicinity of the site are primarily residential and also include Norwest Community Healthcare, Thomas Middle School, Olive-Mary Stitt Elementary School, St. Peter Lutheran School and Church, Our Saviour's Lutheran Church, and The Orchard Evangelical Free Church.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the school are described below and illustrated in **Figure 3**.

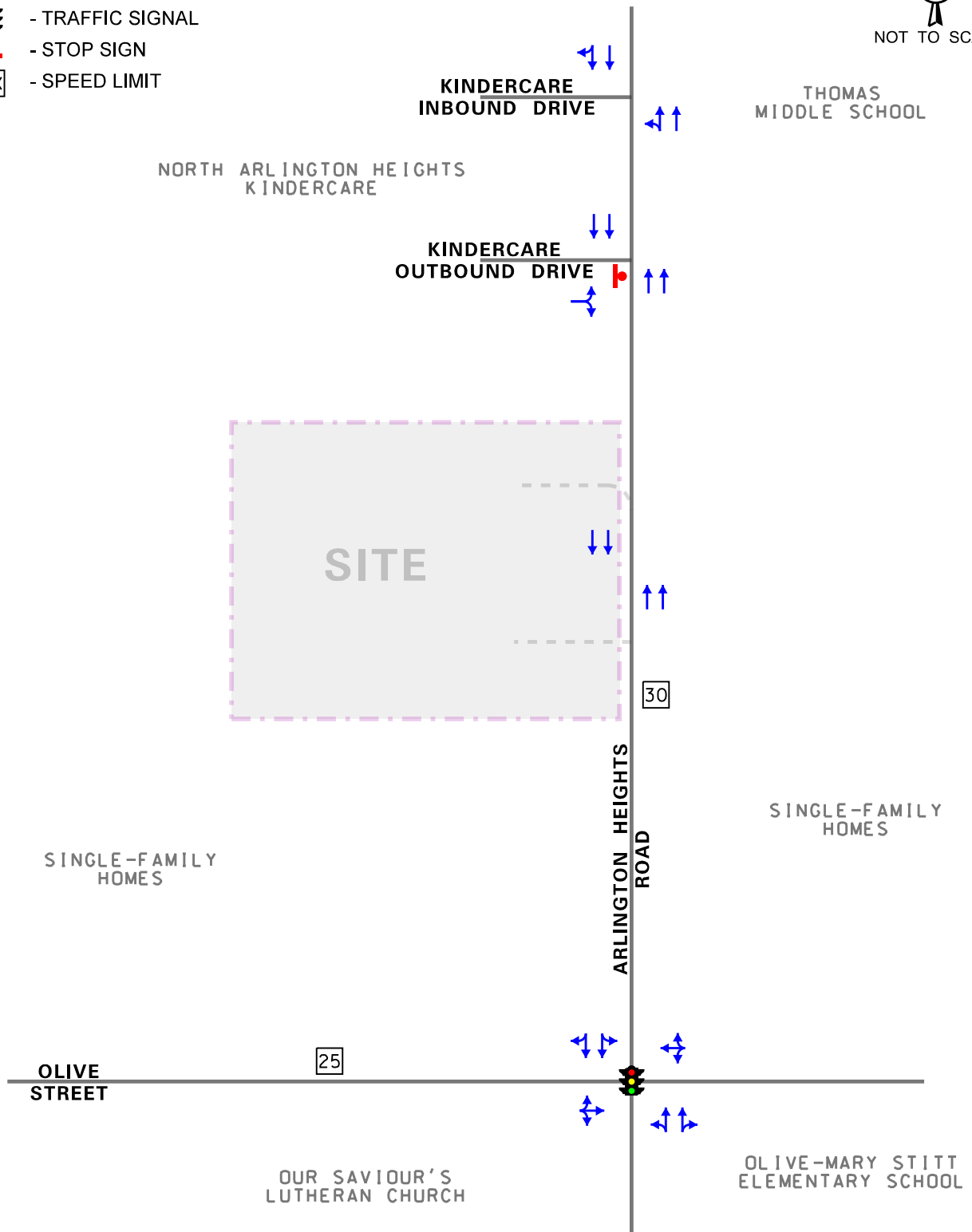
Arlington Heights Road is a north-south, minor arterial roadway that provides two lanes in each direction. At its signalized intersection with Olive Street, Arlington Heights Road provides a combined left-turn/through lane and a combined through/right-turn lane on both approaches. At its unsignalized intersection with the KinderCare access drives, Arlington Heights Road provides two lanes in each direction. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), has a posted speed limit of 30 mph, is not designated as a Strategic Regional Arterial (SRA), and carries an Average Daily Traffic (ADT) volume of 22,000 (IDOT 2014) vehicles.

Olive Street is an east-west local road that provides one lane in each direction. At its signalized intersection with Arlington Heights Road, Olive Street provides one lane on both approaches. Olive Street has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Arlington Heights.

- LEGEND**
-  - TRAVEL LANE
 -  - TRAFFIC SIGNAL
 -  - STOP SIGN
 -  - SPEED LIMIT



NOT TO SCALE



Proposed
Goddard School
Arlington Heights, Illinois

Existing Roadway Characteristics

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 18-142 Figure: 3

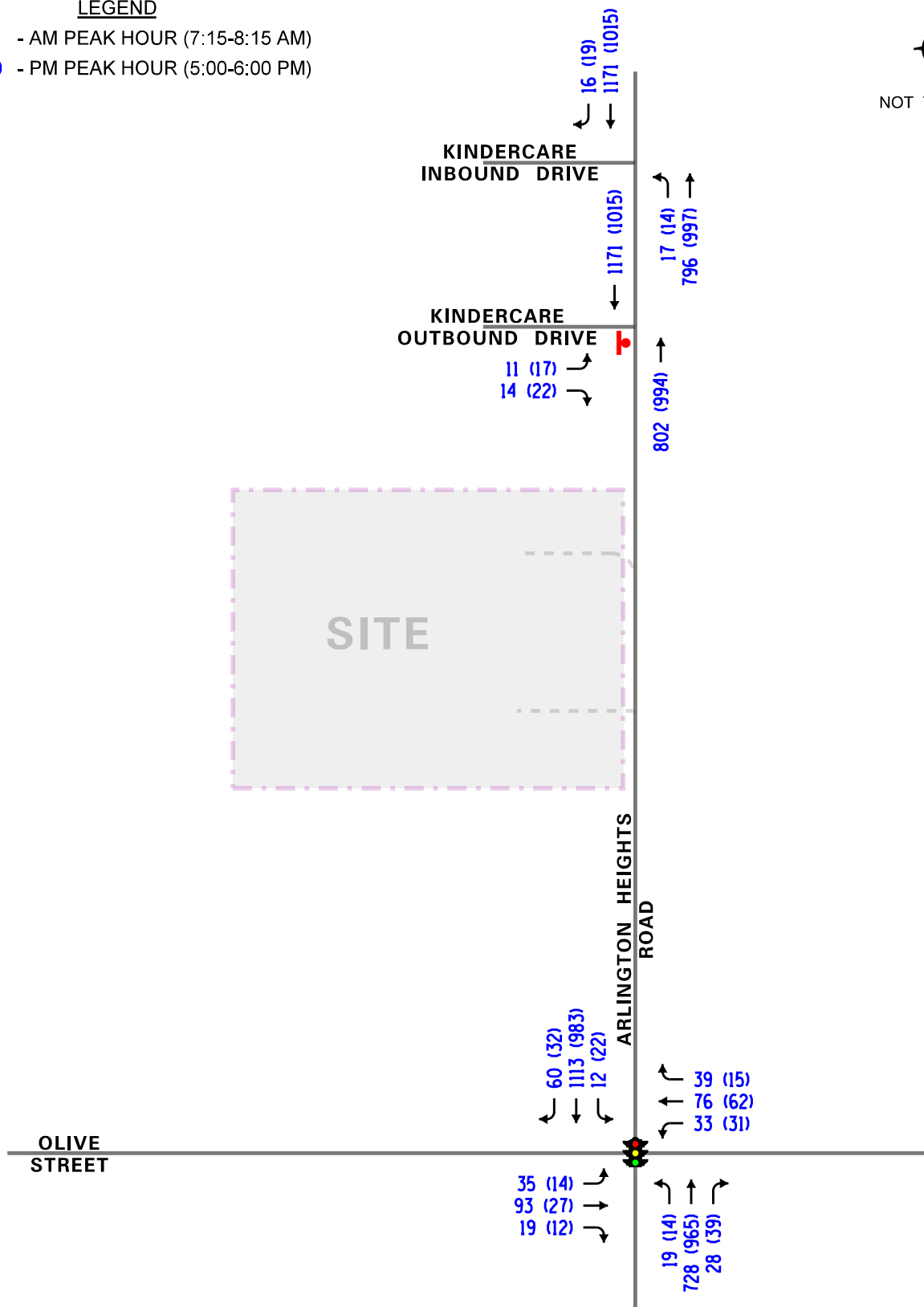
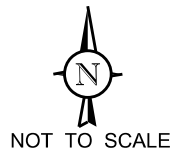
Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts using Miovision Scout Collection Units during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the intersections of Arlington Heights Road with Olive Street and the KinderCare access drives. The counts were conducted on Thursday, July 12, 2018. In order to determine the impact of the schools on the traffic, the intersection of Olive Street with Arlington Heights Road was recounted on Tuesday September 4, 2018 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday school and evening (2:30 P.M. to 6:00 P.M.) peak periods when schools were in session. A review of the traffic volumes indicated that while through traffic on Arlington Heights Road was generally consistent, the overall traffic at the intersection of Arlington Heights Road with Olive Street was generally higher during the September counts. As such, the counts conducted during September were used to provide a conservative analysis and through traffic on Arlington Heights at its intersection with the KinderCare access drives was balanced accordingly.

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:15 A.M. to 8:15 A.M. and the evening peak hour of traffic occurs from 5:00 P.M. to 6:00 P.M. **Figure 4** illustrates the existing peak hour traffic volumes for both peak periods that the counts were performed. The peak hour factor utilized at the area intersections was based on the 15-minute volumes collected during the peak period traffic counts. Copies of the traffic count summary sheets including the 15-minute volumes and the existing peak hour factor are included in the Appendix.

LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Proposed
Goddard School
Arlington Heights, Illinois

Existing Traffic Volumes

Crash Analysis

KLOA, Inc. obtained accident data for the most recent available past five years (2012 to 2016) for the intersections of Arlington Heights Road with Olive Street. A review of the accident data revealed there were no fatalities were reported at any intersection during the reviewed period. **Table 1** shows a summary of the accident data.¹

Table 1

ARLINGTON HEIGHTS ROAD WITH OLIVE STREET - ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2011	1	0	2	0	0	1	4
2012	0	1	1	0	0	0	2
2013	2	0	3	0	2	0	7
2014	0	0	1	0	3	0	4
2015	<u>0</u>	<u>0</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>5</u>
Total	3	1	9	1	7	1	22
Average/Year	<1.0	<1.0	1.8	<1.0	1.6	<1.0	4.4

¹ **DISCLAIMER:** The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.

Area Traffic Observations

Traffic flow in the area was observed during the peak hours, particularly the southbound queues on Arlington Heights Road at its signalized intersection with Olive Street. The observations indicated that the southbound queues did not extend past the locations of the proposed access drives during the weekday morning and evening peak hours and that traffic generally cleared the intersection every cycle.

Gap Study

A gap study was performed on Arlington Heights Road at the location of the proposed full access drive during the weekday morning and evening peak hours in order to determine the availability of gaps or interruptions in the Arlington Heights Road traffic stream. The study examined gaps in the southbound direction along Arlington Heights Road, which would allow vehicles to turn left from Arlington Heights Road into the site and right from the school onto Arlington Heights Road, as well as gaps in both directions that would allow vehicles to turn left from the school onto Arlington Heights Road.

According to the *Highway Capacity Manual* published by the Transportation Research Board (TRB) of the National Academies, the critical gap is defined as the minimum time interval in the major-street traffic stream that allows intersection entry for one minor-street vehicle and the follow-up time is defined as the time between departure of one vehicle from the minor street and the departure of the next vehicle using the same major-street gap. Based on the above criteria, the following is a summary of the critical gaps and follow up times required for vehicles to perform various maneuvers to and from the access drive and Arlington Heights Road:

- Left Turn from Minor Street
 - Critical gap: 7.5 seconds
 - Follow-up time: 3.5 seconds
- Left Turn from Major Street
 - Critical gap: 4.1 seconds
 - Follow-up time: 2.2 seconds
- Right Turn from Minor Street
 - Critical gap: 6.9 seconds
 - Follow-up time: 3.3 seconds

The results of the gap study, showing the total number of potential movements based on gaps available for the peak hours, are summarized in **Table 2**. A summary of the gaps observed during the peak hours is included in the Appendix.

Table 2

GAP STUDY SUMMARY – ARLINGTON HEIGHTS ROAD

Movement	Weekday Morning Peak Hour Available Gaps	Weekday Evening Peak Hour Available Gaps
Left Turn from Arlington Heights Road	793	672
Left Turn from Proposed Access Drive	171	116
Right Turn from Proposed Access Drive	413	332

3. Traffic Characteristics of the Proposed School

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed school, including the directional distribution and volumes of traffic that it will generate.

Proposed School Plan

The site, as previously mentioned, is occupied by a vacant building with two full ingress/egress access drives off Arlington Heights Road. As proposed, the plans call for developing the site with a 13,500 square-foot Goddard School daycare facility. The school will be open Monday through Friday between 7:00 A.M. and 6:00 P.M. and provide both full-day and half-day daycare services. The school will have up to 24 employees and a maximum enrollment of 165 children that will attend one to five days per week. An outdoor play area is proposed to occupy the area on the east and west sides of the building. A copy of the preliminary site plan is included in the Appendix.

Site Access

The site currently provides two full ingress/egress access drives off Arlington Heights Road. Under the proposed plan, the existing northern access drive will be restricted to outbound right-turn movements only and will primarily serve the parking on the eastern half of the site. The access drive will be designed to physically restrict the exiting movements to right turns only. “Do Not Enter” signs facing Arlington Heights Road should also be posted to enforce the one-way design. The southern access drive will be located at the location of the existing access drive and will primarily serve the drop-off/pick-up circle and the parking on the western half of the site. This access drive should provide one inbound lane and one outbound lane. The outbound movements at both access drives will be under stop sign control. It should be noted that the restriction of the northern access drive will reduce the number of conflict points within close proximity and will improve the traffic flow along Arlington Heights Road. Further, the outbound-only restriction of the access drive will minimize conflicts internally and, as such, will not impact internal circulation.

Drop-Off/Pick-Up Operations and Parking

All drop-off/pick-up of children will occur on the south side of the building in the proposed drop-off/pick-up loop. Given their young age, parents will be required to park in the provided spaces on the interior of the pick-up/drop-off loop and escort their children in and out of the facility. Additional pick-up/drop-off activity can occur in the parking spaces along the west border of the site if necessary. Typical morning drop-off is from 7:00 A.M. to 9:00 A.M. and typical evening pick-up is from 3:30 P.M. to 5:30 P.M. with arrivals and pickup staggered throughout the two-hour period.

Directional Distribution

The directions from which employees and parents will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the school-generated traffic.

Peak Hour Traffic Volumes

The volume of traffic generated by a development is based on the type of land uses and the size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed development of a 165-student daycare was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE). **Table 3** shows the site-generated traffic volumes for the proposed school. A copy of ITE's trip generation sheets are included in the Appendix.

Table 3
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
565	Daycare (165 Students)	70	71	141	63	71	134

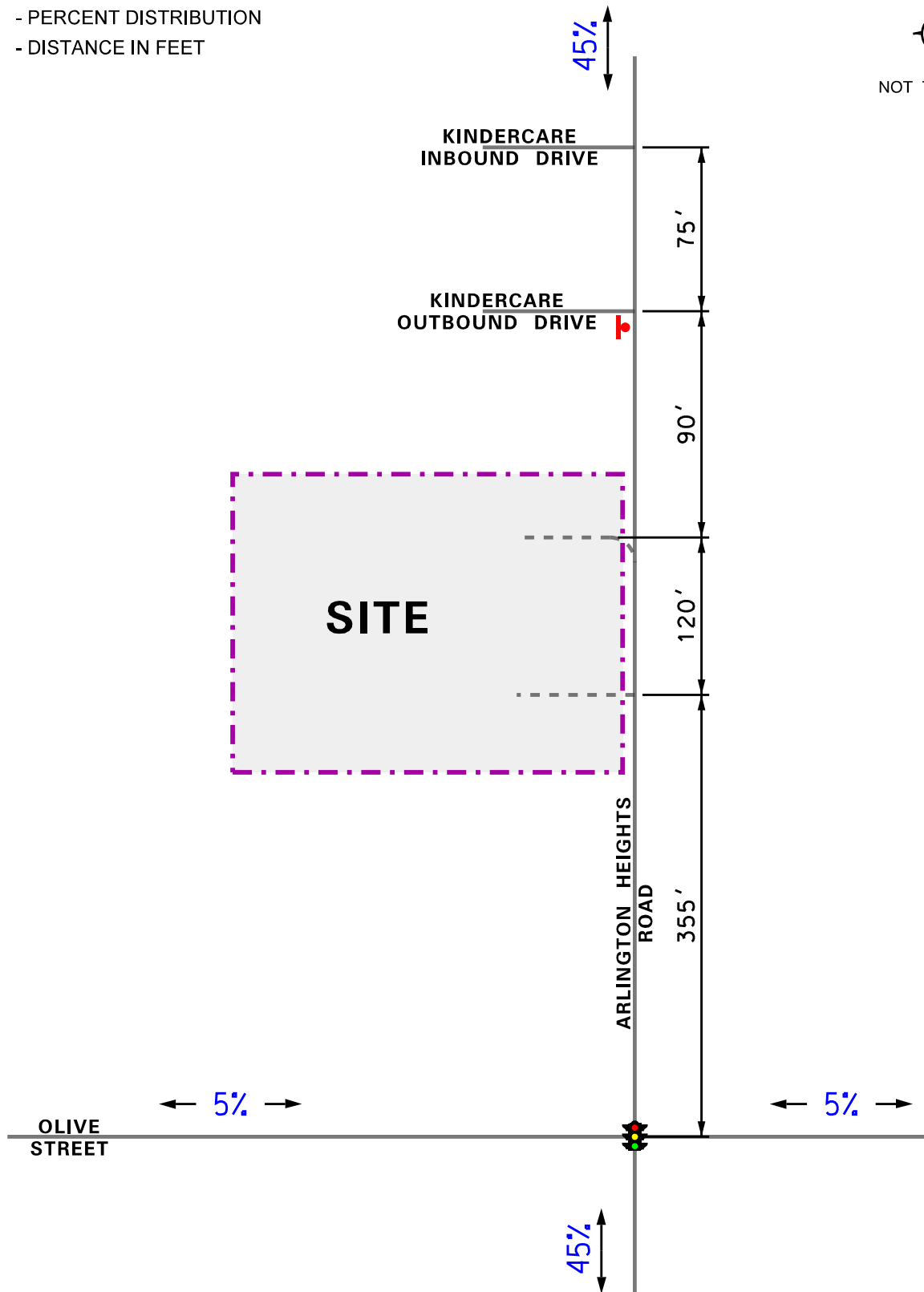
LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET



NOT TO SCALE



Proposed
Goddard School
Arlington Heights, Illinois

Estimated Directional Distribution

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 18-142 Figure: 5

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject school.

School Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed school were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The traffic assignment for the school is illustrated in **Figure 6**.

Background Traffic Conditions

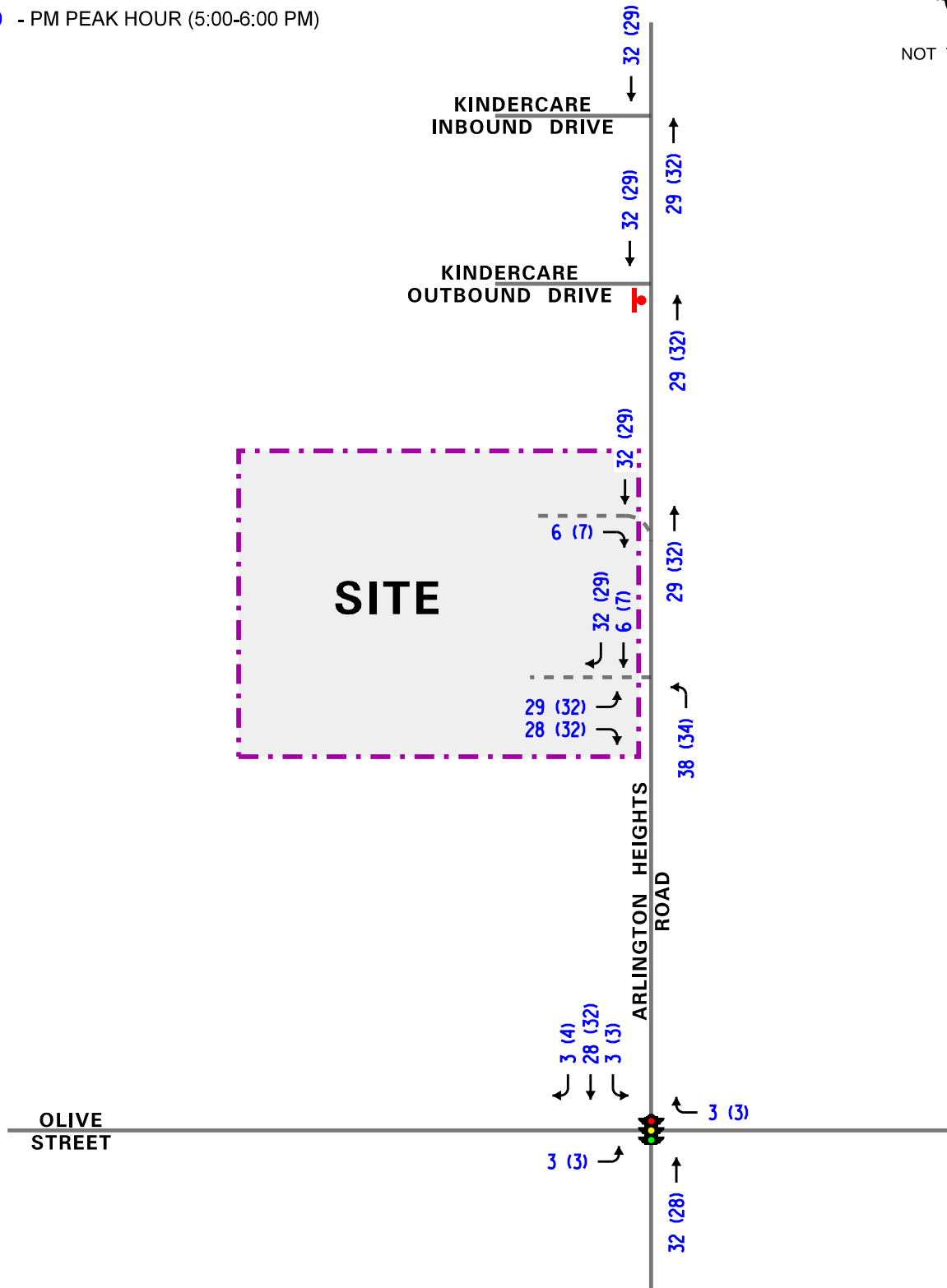
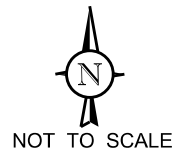
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on ADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated August 21, 2018, the existing traffic volumes are projected to increase by 0.8 percent per year. As such, traffic volumes were increased 4.8 percent (one-year buildout plus five years) to represent Year 2024 conditions. A copy of the CMAP projections letter is included in the Appendix.

Total Projected Traffic Volumes

The school-generated traffic was added to the existing traffic volumes accounting for background growth to determine the Year 2024 total projected traffic volumes, as shown in **Figure 7**.

LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



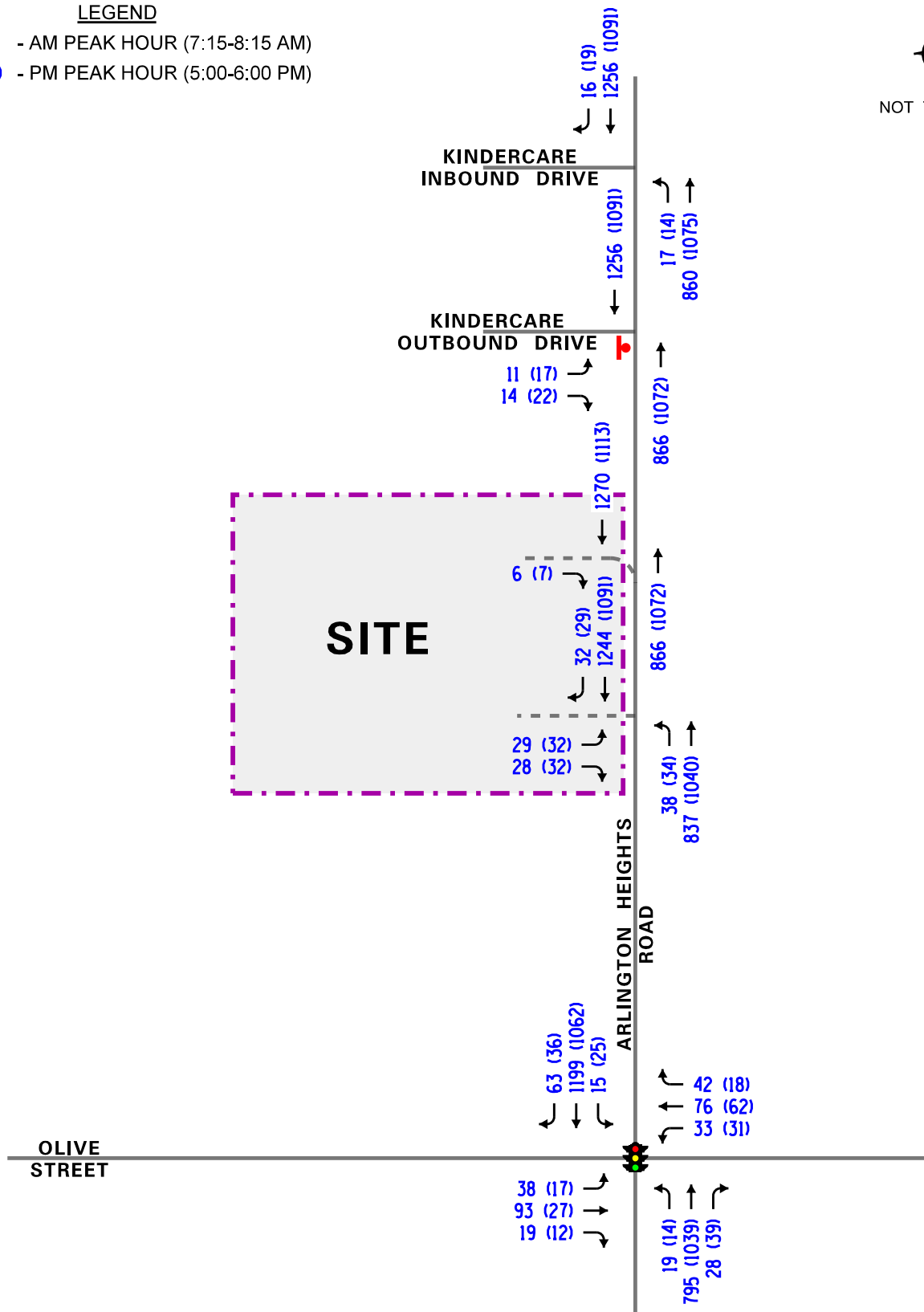
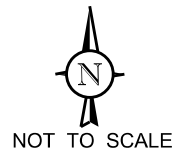
Proposed
Goddard School
Arlington Heights, Illinois

Estimated Site-Generated
Traffic Volumes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 18-142 Figure: 6

LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Proposed
Goddard School
Arlington Heights, Illinois

Total Projected Traffic Volumes

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing (Year 2018) as well as future projected (Year 2024) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using the Synchro/SimTraffic 10 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and Year 2024 total projected conditions are presented in **Tables 4** through **6**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 4

CAPACITY ANALYSIS RESULTS – ARLINGTON HEIGHTS ROAD WITH OLIVE STREET SIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Existing Conditions				
• Overall	B	16.0	A	9.4
• Eastbound Approach	E	69.3	E	56.4
• Westbound Approach	E	73.8	E	69.8
• Northbound Approach	A	6.6	A	4.9
• Southbound Approach	A	8.4	A	5.0
Projected Conditions				
• Overall	B	16.3	A	9.6
• Eastbound Approach	E	70.7	E	57.1
• Westbound Approach	E	73.2	E	70.0
• Northbound Approach	A	7.0	A	5.2
• Southbound Approach	A	9.2	A	5.4
LOS = Level of Service Delay is measured in seconds.				

Table 5

CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with KinderCare Outbound Access Drive				
• Eastbound Left Turn	F	57.1	E	47.1
• Eastbound Right Turn	B	13.9	B	12.6
LOS = Level of Service Delay is measured in seconds.				

Table 6

CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Full Access Drive				
• Eastbound Approach	F	84.5	F	76.9
• Northbound Left Turn	B	12.5	B	11.4
Arlington Heights Road with Right-Out Access Drive				
• Eastbound Approach	B	14.0	B	13.0
Arlington Heights Road with KinderCare Outbound Access Drive				
• Northbound Left Turn	B	14.6	B	13.0
• Eastbound Approach	F	70.2	F	58.2
LOS = Level of Service Delay is measured in seconds.				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the school-generated traffic.

Arlington Heights Road with Olive Street

The results of the capacity analyses indicate that the intersection currently operates at a Level of Service (LOS) B during the weekday morning peak hour and LOS A during the weekday evening peak hour. Under future conditions, the intersection is projected to operate at the same LOS with an increase in delay of less than one second. Further, through movements on Arlington Heights Road will continue to operate at LOS A. The 95th percentile queues for the southbound approach are projected to be less than 230 feet and will not extend to the proposed full access drive. As such, the intersection has sufficient reserve capacity to accommodate site-generated traffic and no improvements are necessary at this intersection in conjunction with the proposed school.

Arlington Heights Road with the KinderCare Access Drives

The results of the capacity analyses indicate that under future conditions, all movements will continue to operate at a similar LOS to current conditions during the morning and evening peak hours with minimal increases in delay. As such, the proposed school will have a minimal impact on the intersections.

Arlington Heights Road with the School Access Drives

The northern access drive will be restricted to right-out only traffic and will primarily serve the parking spaces on the eastern half of the site. The results of the capacity analyses indicate that under future conditions, the eastbound approach will operate at LOS B during the morning and evening peak hours.

The southern access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control. The results of the capacity analyses indicate that under future conditions, the eastbound approach will operate at LOS F during the morning and evening peak hours. However, this is typical and expected at unsignalized intersections where a minor road intersects an arterial such as Arlington Heights Road. Further, the results of the capacity analysis do not take into account the gaps created by the traffic signals to the north and south of the intersection which, as the next section shows, provide more than adequate gaps to accommodate the projected movements. In addition, the results also show that the northbound left turns will operate at LOS B or better. As such, the proposed access drive can adequately accommodate school-generated traffic.

Gap Study Evaluation

Table 6 shows the total number of potential movements compared to the number of required gaps that are needed to accommodate the projected traffic turning to and from the proposed access drive. As shown in Table 6, there are more than sufficient gaps in the Arlington Heights Road traffic stream to accommodate the southbound left turns into the school, the westbound right turns onto Arlington Heights Road from the school and the right-in/right-out access, and westbound left turns onto Arlington Heights Road from the school for the weekday morning and evening peak hours of adjacent roadway traffic. These results indicate that these movements will be completed without significant delays and further confirm the results of the capacity analysis and simulation runs.

Table 6
REQUIRED GAPS – ARLINGTON HEIGHTS ROAD

Time Periods Movement	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Potential Movements	Required Gaps	Potential Movements	Required Gaps
Left Turn from Arlington Heights Road	793	38	672	34
Left Turn from Proposed Access Drive	171	29	116	32
Right Turn from Proposed Access Drive	413	34	332	39

On-Site Circulation Evaluation

All pick-up and drop-off of students will occur within the pick-up/drop-off loop on the south side of the site. Parents or guardians will enter the turn-around area from the east and travel along the south side of the site, stopping to park in one of the 12 spaces provided on the interior of the turn-around area or in one of the 10 spaces along the west side of the site. Students will then be escorted inside and the parent or guardian will return to their vehicle. Vehicles will then proceed in the same direction of travel, completing the circle and continuing east to the access drive's intersection with Arlington Heights Road. The circular flow of traffic will minimize conflicts between entering and exiting vehicles during peak pick-up/drop-off periods.

Parking Analysis

As proposed, the school will provide 40 off-street parking spaces. Based on the Village of Arlington Heights off-street parking requirements, the proposed school should provide parking at a ratio of three spaces for every two employees, which translates into a parking requirement of 36 spaces. KLOA, Inc. also reviewed ITE's *Parking Generation Manual*, 4th Edition to calculate the peak parking demand for the weekday conditions. Based on the ITE rates, the proposed school should provide parking at a ratio of 1.38 spaces per employee, translating into a parking requirement of 34 spaces. Therefore, the proposed 40 parking spaces will be sufficient to accommodate the peak parking demand.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed school, given its size and type, will generate a limited amount of traffic during the peak hours.
- The results of the capacity analysis indicate that the roadway system has adequate reserve capacity to accommodate the increase in traffic.
- Southbound queues on Arlington Heights Road at its intersection with Olive Street will not extend to the locations of the proposed access drives.
- The proposed access system, with one full-movement access drive and one right-out only access drive, will be an improvement over existing conditions and will be adequate in accommodating the site-generated traffic.
- The results of the gap study indicate that adequate gaps exist in the Arlington Heights Road traffic stream to accommodate the projected site traffic.
- The proposed internal pick-up/drop-off turn-around area will allow for efficient on-site circulation during peak pick-up/drop-off periods.
- The proposed 40 parking spaces will be able to sufficiently accommodate the peak parking demand.

Appendix

Traffic Count Summary Sheets
Gap Study Observations
Preliminary Site Plan
ITE Trip Generation Sheets
CMAP Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Arlington Heights Road and Olive
Street
Site Code:
Start Date: 09/04/2018
Page No: 1

Turning Movement Data

Start Time	Olive Street Eastbound						Olive Street Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	1	10	4	0	15	0	17	10	6	2	33	0	2	132	3	0	137	0	4	214	3	0	221	406
7:15 AM	0	4	12	2	1	18	0	7	7	12	0	26	0	5	180	7	4	192	0	1	265	14	1	280	516
7:30 AM	0	11	25	9	0	45	0	13	36	18	0	67	0	3	178	7	6	188	0	4	275	7	2	286	586
7:45 AM	0	12	33	4	0	49	0	10	17	6	0	33	0	8	202	10	1	220	0	4	312	26	0	342	644
Hourly Total	0	28	80	19	1	127	0	47	70	42	2	159	0	18	692	27	11	737	0	13	1066	50	3	1129	2152
8:00 AM	0	8	23	4	1	35	0	3	16	3	1	22	0	3	168	4	0	175	0	3	261	13	0	277	509
8:15 AM	0	10	13	7	0	30	0	7	5	5	0	17	0	1	166	4	0	171	0	2	289	5	1	296	514
8:30 AM	0	2	9	3	2	14	0	4	2	3	0	9	0	2	196	9	16	207	0	4	213	6	0	223	453
8:45 AM	0	3	21	0	1	24	0	4	5	3	0	12	0	4	170	24	76	198	0	3	247	4	0	254	488
Hourly Total	0	23	66	14	4	103	0	18	28	14	1	60	0	10	700	41	92	751	0	12	1010	28	1	1050	1964
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:30 PM	0	24	9	6	0	39	0	4	7	4	0	15	0	2	171	7	0	180	0	1	184	8	1	193	427
2:45 PM	0	10	6	2	1	18	0	7	28	15	0	50	0	2	179	3	4	184	0	2	182	7	2	191	443
Hourly Total	0	34	15	8	1	57	0	11	35	19	0	65	0	4	350	10	4	364	0	3	366	15	3	384	870
3:00 PM	0	16	2	1	0	19	0	1	12	6	0	19	0	4	205	6	0	215	0	3	216	6	1	225	478
3:15 PM	0	11	22	2	2	35	0	3	8	1	0	12	0	3	194	13	12	210	0	10	204	11	0	225	482
3:30 PM	0	8	10	2	3	20	0	6	8	3	1	17	0	3	249	14	78	266	0	4	240	14	4	258	561
3:45 PM	0	1	8	2	0	11	0	11	18	11	0	40	0	0	238	3	7	241	0	5	219	8	0	232	524
Hourly Total	0	36	42	7	5	85	0	21	46	21	1	88	0	10	886	36	97	932	0	22	879	39	5	940	2045
4:00 PM	0	8	10	2	0	20	0	9	17	4	0	30	0	3	222	7	2	232	0	4	212	4	0	220	502
4:15 PM	0	4	6	3	0	13	0	10	25	8	0	43	0	8	230	8	2	246	0	5	236	12	0	253	555
4:30 PM	0	5	21	2	0	28	0	4	15	4	0	23	0	2	235	12	10	249	0	3	233	3	0	239	539
4:45 PM	0	2	7	1	0	10	0	4	15	7	0	26	0	6	198	6	0	210	0	4	254	5	0	263	509
Hourly Total	0	19	44	8	0	71	0	27	72	23	0	122	0	19	885	33	14	937	0	16	935	24	0	975	2105
5:00 PM	0	1	5	3	0	9	0	9	15	6	0	30	0	4	246	5	0	255	0	7	252	4	0	263	557
5:15 PM	0	4	9	5	0	18	0	5	15	3	0	23	0	4	219	10	1	233	0	4	253	7	0	264	538
5:30 PM	0	6	6	2	0	14	0	11	11	4	0	26	0	2	277	15	0	294	0	5	237	7	0	249	583
5:45 PM	0	3	7	2	0	12	0	6	21	2	1	29	0	4	223	9	0	236	0	6	241	14	1	261	538
Hourly Total	0	14	27	12	0	53	0	31	62	15	1	108	0	14	965	39	1	1018	0	22	983	32	1	1037	2216
Grand Total	0	154	274	68	11	496	0	155	313	134	5	602	0	75	4478	186	219	4739	0	88	5239	188	13	5515	11352
Approach %	0.0	31.0	55.2	13.7	-	-	0.0	25.7	52.0	22.3	-	-	0.0	1.6	94.5	3.9	-	-	0.0	1.6	95.0	3.4	-	-	-
Total %	0.0	1.4	2.4	0.6	-	4.4	0.0	1.4	2.8	1.2	-	5.3	0.0	0.7	39.4	1.6	-	41.7	0.0	0.8	46.2	1.7	-	48.6	-
Lights	0	153	265	62	-	480	0	150	305	120	-	575	0	75	4371	182	-	4628	0	81	5117	184	-	5382	11065
% Lights	-	99.4	96.7	91.2	-	96.8	-	96.8	97.4	89.6	-	95.5	-	100.0	97.6	97.8	-	97.7	-	92.0	97.7	97.9	-	97.6	97.5
Buses	0	1	3	0	-	4	0	3	3	13	-	19	0	0	32	4	-	36	0	4	30	2	-	36	95
% Buses	-	0.6	1.1	0.0	-	0.8	-	1.9	1.0	9.7	-	3.2	-	0.0	0.7	2.2	-	0.8	-	4.5	0.6	1.1	-	0.7	0.8
Single-Unit Trucks	0	0	4	5	-	9	0	2	2	1	-	5	0	0	63	0	-	63	0	3	72	2	-	77	154

% Single-Unit Trucks	-	0.0	1.5	7.4	-	1.8	-	1.3	0.6	0.7	-	0.8	-	0.0	1.4	0.0	-	1.3	-	3.4	1.4	1.1	-	1.4	1.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	12	0	-	12	0	0	20	0	-	20	32
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.4	0.0	-	0.4	0.3
Bicycles on Road	0	0	2	1	-	3	0	0	3	0	-	3	0	0	0	0	-	0	0	0	0	0	-	0	6
% Bicycles on Road	-	0.0	0.7	1.5	-	0.6	-	0.0	1.0	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	11	-	-	-	-	5	-	-	-	-	-	-	219	-	-	-	-	-	13	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Arlington Heights Road and Olive
Street
Site Code:
Start Date: 09/04/2018
Page No: 3

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Olive Street Eastbound						Olive Street Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:15 AM	0	4	12	2	1	18	0	7	7	12	0	26	0	5	180	7	4	192	0	1	265	14	1	280	516
7:30 AM	0	11	25	9	0	45	0	13	36	18	0	67	0	3	178	7	6	188	0	4	275	7	2	286	586
7:45 AM	0	12	33	4	0	49	0	10	17	6	0	33	0	8	202	10	1	220	0	4	312	26	0	342	644
8:00 AM	0	8	23	4	1	35	0	3	16	3	1	22	0	3	168	4	0	175	0	3	261	13	0	277	509
Total	0	35	93	19	2	147	0	33	76	39	1	148	0	19	728	28	11	775	0	12	1113	60	3	1185	2255
Approach %	0.0	23.8	63.3	12.9	-	-	0.0	22.3	51.4	26.4	-	-	0.0	2.5	93.9	3.6	-	-	0.0	1.0	93.9	5.1	-	-	-
Total %	0.0	1.6	4.1	0.8	-	6.5	0.0	1.5	3.4	1.7	-	6.6	0.0	0.8	32.3	1.2	-	34.4	0.0	0.5	49.4	2.7	-	52.5	-
PHF	0.000	0.729	0.705	0.528	-	0.750	0.000	0.635	0.528	0.542	-	0.552	0.000	0.594	0.901	0.700	-	0.881	0.000	0.750	0.892	0.577	-	0.866	0.875
Lights	0	34	91	17	-	142	0	30	75	30	-	135	0	19	707	28	-	754	0	10	1084	60	-	1154	2185
% Lights	-	97.1	97.8	89.5	-	96.6	-	90.9	98.7	76.9	-	91.2	-	100.0	97.1	100.0	-	97.3	-	83.3	97.4	100.0	-	97.4	96.9
Buses	0	1	2	0	-	3	0	3	0	9	-	12	0	0	3	0	-	3	0	2	10	0	-	12	30
% Buses	-	2.9	2.2	0.0	-	2.0	-	9.1	0.0	23.1	-	8.1	-	0.0	0.4	0.0	-	0.4	-	16.7	0.9	0.0	-	1.0	1.3
Single-Unit Trucks	0	0	0	2	-	2	0	0	0	0	-	0	0	0	11	0	-	11	0	0	14	0	-	14	27
% Single-Unit Trucks	-	0.0	0.0	10.5	-	1.4	-	0.0	0.0	0.0	-	0.0	-	0.0	1.5	0.0	-	1.4	-	0.0	1.3	0.0	-	1.2	1.2
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	7	0	-	7	0	0	5	0	-	5	12
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	1.0	0.0	-	0.9	-	0.0	0.4	0.0	-	0.4	0.5
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	1.3	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	11	-	-	-	-	-	3	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Arlington Heights Road and Olive
Street
Site Code:
Start Date: 09/04/2018
Page No: 4

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Olive Street Eastbound						Olive Street Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
5:00 PM	0	1	5	3	0	9	0	9	15	6	0	30	0	4	246	5	0	255	0	7	252	4	0	263	557
5:15 PM	0	4	9	5	0	18	0	5	15	3	0	23	0	4	219	10	1	233	0	4	253	7	0	264	538
5:30 PM	0	6	6	2	0	14	0	11	11	4	0	26	0	2	277	15	0	294	0	5	237	7	0	249	583
5:45 PM	0	3	7	2	0	12	0	6	21	2	1	29	0	4	223	9	0	236	0	6	241	14	1	261	538
Total	0	14	27	12	0	53	0	31	62	15	1	108	0	14	965	39	1	1018	0	22	983	32	1	1037	2216
Approach %	0.0	26.4	50.9	22.6	-	-	0.0	28.7	57.4	13.9	-	-	0.0	1.4	94.8	3.8	-	-	0.0	2.1	94.8	3.1	-	-	-
Total %	0.0	0.6	1.2	0.5	-	2.4	0.0	1.4	2.8	0.7	-	4.9	0.0	0.6	43.5	1.8	-	45.9	0.0	1.0	44.4	1.4	-	46.8	-
PHF	0.000	0.583	0.750	0.600	-	0.736	0.000	0.705	0.738	0.625	-	0.900	0.000	0.875	0.871	0.650	-	0.866	0.000	0.786	0.971	0.571	-	0.982	0.950
Lights	0	14	24	12	-	50	0	31	61	15	-	107	0	14	959	39	-	1012	0	21	971	32	-	1024	2193
% Lights	-	100.0	88.9	100.0	-	94.3	-	100.0	98.4	100.0	-	99.1	-	100.0	99.4	100.0	-	99.4	-	95.5	98.8	100.0	-	98.7	99.0
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	1	0	-	1	0	0	1	0	-	1	0	0	5	0	-	5	0	1	7	0	-	8	15
% Single-Unit Trucks	-	0.0	3.7	0.0	-	1.9	-	0.0	1.6	0.0	-	0.9	-	0.0	0.5	0.0	-	0.5	-	4.5	0.7	0.0	-	0.8	0.7
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	5	0	-	5	6
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	-	0.0	0.5	0.0	-	0.5	0.3
Bicycles on Road	0	0	2	0	-	2	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	2
% Bicycles on Road	-	0.0	7.4	0.0	-	3.8	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Study Name Arlington Heights Road and Kinder Care Access
Start Date Thursday, July 12, 2018 7:00 AM
End Date Thursday, July 12, 2018 6:00 PM
Site Code

Report Summary

		Northbound						Southbound						Southeastbound						Northeastbound						Crosswalk			
Time Period	Class.	U	HL	BL	T	I	O	U	T	BR	HR	I	O	U	HL	BR	R	I	O	U	L	BL	HR	I	O	Total	Pedestria	Total	
Peak 1	Lights	0	0	17	610	627	936	0	922	0	16	938	621	0	0	0	0	0	33	0	0	11	14	25	0	1590	S	0	0
Specified Period	%	0%	0%	100%	96%	96%	97%	0%	97%	0%	100%	97%	96%	0%	0%	0%	0%	0%	100%	0%	0%	100%	100%	100%	0%	97%		0%	
7:15 AM - 8:15 AM	Buses	0	0	0	5	5	2	0	2	0	0	2	5	0	0	0	0	0	0	0	0	0	0	0	0	7	N	0	0
One Hour Peak	%	0%	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	
7:15 AM - 8:15 AM	ngle-Unit Truc	0	0	0	11	11	15	0	15	0	0	15	11	0	0	0	0	0	0	0	0	0	0	0	0	26	NW	0	0
	%	0%	0%	0%	2%	2%	2%	0%	2%	0%	0%	2%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%		0%	
	ticulated Truc	0	0	0	11	11	11	0	11	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	22	SW	0	0
	%	0%	0%	0%	2%	2%	1%	0%	1%	0%	0%	1%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%		0%	
	icycles on Roa	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
	Total	0	0	17	637	654	964	0	950	0	16	966	648	0	0	0	0	0	33	0	0	11	14	25	0	1645			
	PHF	0	0	0.71	0.87	0.88	0.94	0	0.93	0	0.57	0.93	0.87	0	0	0	0	0	0.75	0	0	0.69	0.58	0.78	0	0.91			
	Approach %					40%	59%					59%	39%					0%	2%					2%	0%				
Peak 2	Lights	0	0	14	1074	1088	1125	0	1103	1	18	1122	1089	0	0	0	0	0	34	0	2	15	22	39	1	2249	S	0	0
Specified Period	%	0%	0%	100%	99%	99%	99%	0%	99%	100%	100%	99%	99%	0%	0%	0%	0%	0%	100%	0%	100%	100%	100%	100%	100%	99%		0%	
5:00 PM - 6:00 PM	Buses	0	0	0	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	N	0	0
One Hour Peak	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	
5:00 PM - 6:00 PM	ngle-Unit Truc	0	0	0	11	11	9	0	9	0	0	9	11	0	0	0	0	0	0	0	0	0	0	0	0	20	NW	1	1
	%	0%	0%	0%	1%	1%	1%	0%	1%	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%		100%	
	ticulated Truc	0	0	0	3	3	2	0	2	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	5	SW	1	1
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		100%	
	icycles on Roa	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		2	2
	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
	Total	0	0	14	1088	1102	1137	0	1115	1	18	1134	1103	0	0	0	0	0	34	0	2	15	22	39	1	2275			
	PHF	0	0	0.58	0.9	0.89	0.93	0	0.94	0.25	0.64	0.95	0.9	0	0	0	0	0	0.61	0	0.5	0.62	0.5	0.54	0.25	0.96			
	Approach %					48%	50%					50%	48%					0%	1%					2%	0%				

Gap Study Observations

Left Turns from Arlington Heights Road onto the Access Drive

Observed Gaps

		1 Vehicle	2 Vehicles	3 Vehicles	4 Vehicles	5 Vehicles	6 Vehicles	7 Vehicles	8 Vehicles	9 Vehicles	10 Vehicles	11 Vehicles	12 Vehicles
	Gap Length	4.1 - 6.3	6.4 - 8.5	8.6 - 10.7	10.8 - 12.9	13.0 - 15.1	15.2 - 17.3	17.4 - 19.5	19.6 - 21.7	21.8 - 23.9	24.0 - 26.1	26.2 - 28.3	28.4+
AM Peak Hour	8:00 AM	9	8	4	3	0	4	1	0	1	2	2	6
	8:15 AM	16	5	5	5	3	2	0	0	2	3	1	5
	8:30 AM	16	1	5	2	4	4	2	1	1	0	3	4
	8:45 AM	10	6	2	1	0	3	2	4	0	3	0	5
PM Peak Hour	5:00 PM	13	7	0	4	2	3	4	2	3	1	0	2
	5:15 PM	21	9	3	5	1	2	3	2	1	1	1	1
	5:30 PM	18	7	4	3	3	1	2	2	4	1	0	1
	5:45 PM	16	6	1	3	3	1	3	2	2	0	0	4

Potential Movements

		1	2	3	4	5	6	7	8	9	10	11	12	
	Gap Length	4.1 - 6.3	6.4 - 8.5	8.6 - 10.7	10.8 - 12.9	13.0 - 15.1	15.1 - 17.3	17.4 - 19.5	19.6 - 21.7	21.8 - 23.9	24.0 - 26.1	26.2 - 28.3	28.4+	TOTAL
AM Peak Hour	8:00 AM	9	16	12	12	0	24	7	0	9	20	22	72	203
	8:15 AM	16	10	15	20	15	12	0	0	18	30	11	60	207
	8:30 AM	16	2	15	8	20	24	14	8	9	0	33	48	197
	8:45 AM	10	12	6	4	0	18	14	32	0	30	0	60	186
PM Peak Hour	5:00 PM	13	14	0	16	10	18	28	16	27	10	0	24	176
	5:15 PM	21	18	9	20	5	12	21	16	9	10	11	12	164
	5:30 PM	18	14	12	12	15	6	14	16	36	10	0	12	165
	5:45 PM	16	12	3	12	15	6	21	16	18	0	0	48	167

Right Turns from the Access Drive onto Arlington Heights Road

Observed Gaps

		1 Vehicle	2 Vehicles	3 Vehicles	4 Vehicles	5 Vehicles	6 Vehicles	7 Vehicles
	Gap Length	6.9 - 10.2	10.3 - 13.5	13.6 - 16.8	16.9 - 20.1	20.2 - 23.4	23.5 - 26.7	26.8 - 30
AM Peak Hour	8:00 AM	9	3	4	1	1	2	8
	8:15 AM	10	6	5	0	2	4	5
	8:30 AM	5	4	7	3	2	0	7
	8:45 AM	6	1	2	4	3	3	5
PM Peak Hour	5:00 PM	6	4	5	6	3	1	2
	5:15 PM	11	5	1	6	2	2	1
	5:30 PM	10	4	4	2	5	2	1
	5:45 PM	5	3	4	3	2	2	4

Potential Movements

		1	2	3	4	5	6	7	
	Gap Length	6.9 - 10.2	10.3 - 13.5	13.6 - 16.8	16.9 - 20.1	20.2 - 23.4	23.5 - 26.7	26.8 - 30	TOTAL
AM Peak Hour	8:00 AM	9	6	12	4	5	12	56	104
	8:15 AM	10	12	15	0	10	24	35	106
	8:30 AM	5	8	21	12	10	0	49	105
	8:45 AM	6	2	6	16	15	18	35	98
PM Peak Hour	5:00 PM	6	8	15	24	15	6	14	88
	5:15 PM	11	10	3	24	10	12	7	77
	5:30 PM	10	8	12	8	25	12	7	82
	5:45 PM	5	6	12	12	10	12	28	85

Left Turns from the Access Drive onto Arlington Heights Road

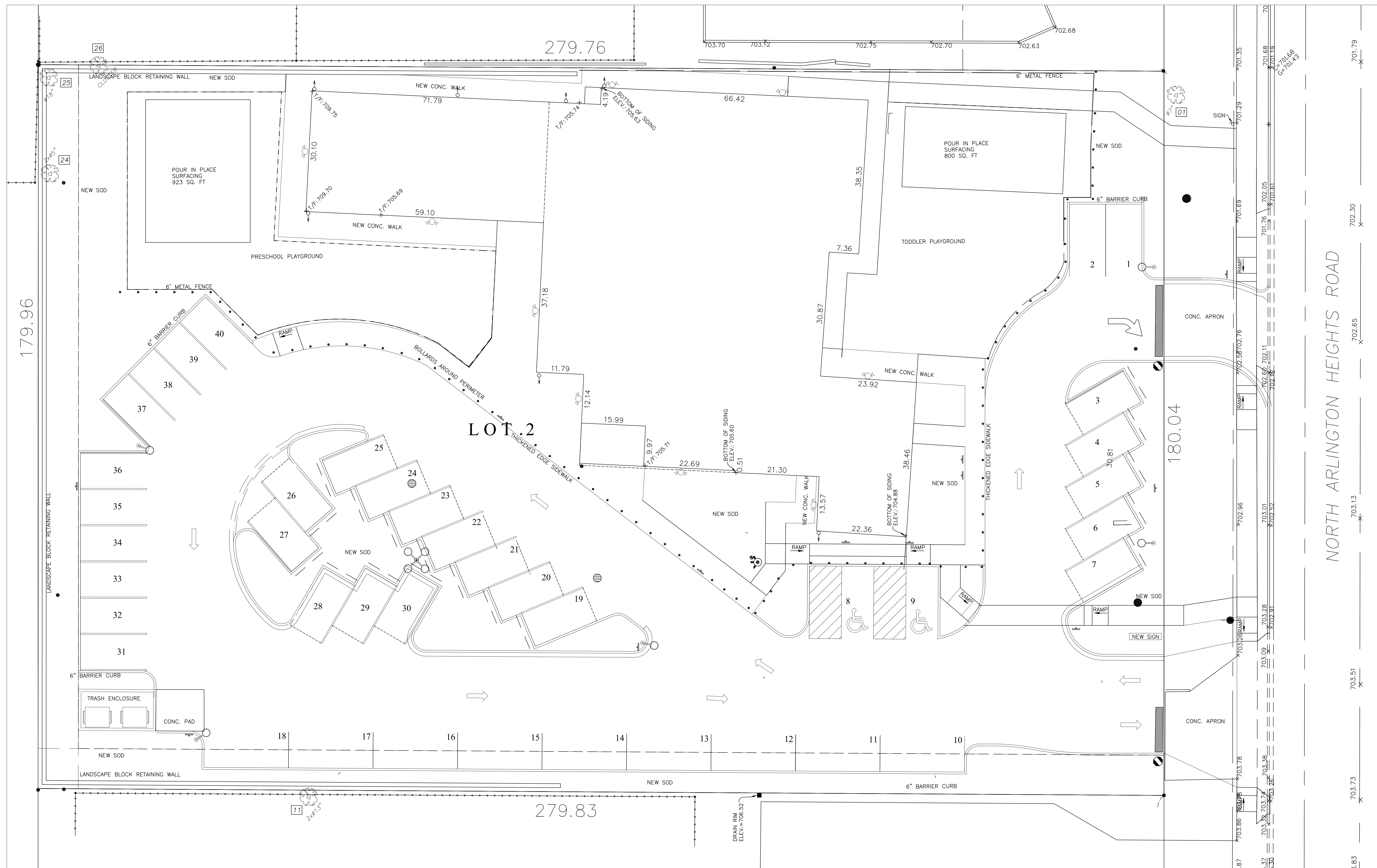
Observed Gaps

		1 Vehicle	2 Vehicles	3 Vehicles	4 Vehicles	5 Vehicles	6 Vehicles
	Gap Length	7.5 - 11.0	11.1 - 14.5	14.6 - 18.0	18.1 - 21.5	21.6 - 25.0	25.1 - 28.5
AM Peak Hour	8:00 AM	8	4	6	2	0	1
	8:15 AM	4	8	0	2	3	1
	8:30 AM	8	3	5	0	0	1
	8:45 AM	7	3	2	1	2	1
PM Peak Hour	5:00 PM	8	4	4	1	0	1
	5:15 PM	9	4	0	1	0	0
	5:30 PM	11	4	1	1	0	0
	5:45 PM	6	2	2	1	1	1

Potential Movements

		1	2	3	4	5	6	
	Gap Length	7.5 - 11.0	11.1 - 14.5	14.6 - 18.0	18.1 - 21.5	21.6 - 25.0	25.1 - 28.5	TOTAL
AM Peak Hour	8:00 AM	8	8	18	8	0	6	48
	8:15 AM	4	16	0	8	15	6	49
	8:30 AM	8	6	15	0	0	6	35
	8:45 AM	7	6	6	4	10	6	39
PM Peak Hour	5:00 PM	8	8	12	4	0	6	38
	5:15 PM	9	8	0	4	0	0	21
	5:30 PM	11	8	3	4	0	0	26
	5:45 PM	6	4	6	4	5	6	31

Preliminary Site Plan



ITE Trip Generation Sheets

Day Care Center (565)

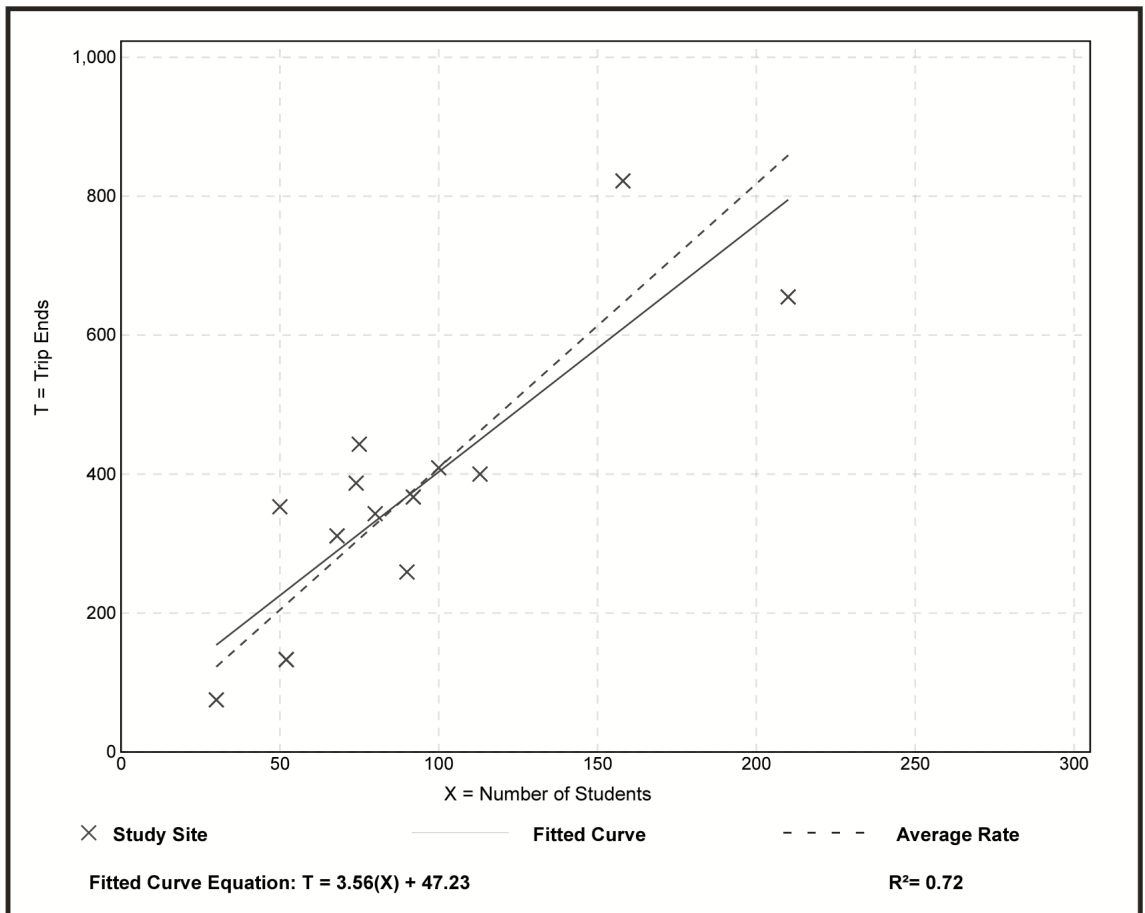
Vehicle Trip Ends vs: **Students**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Day Care Center (565)

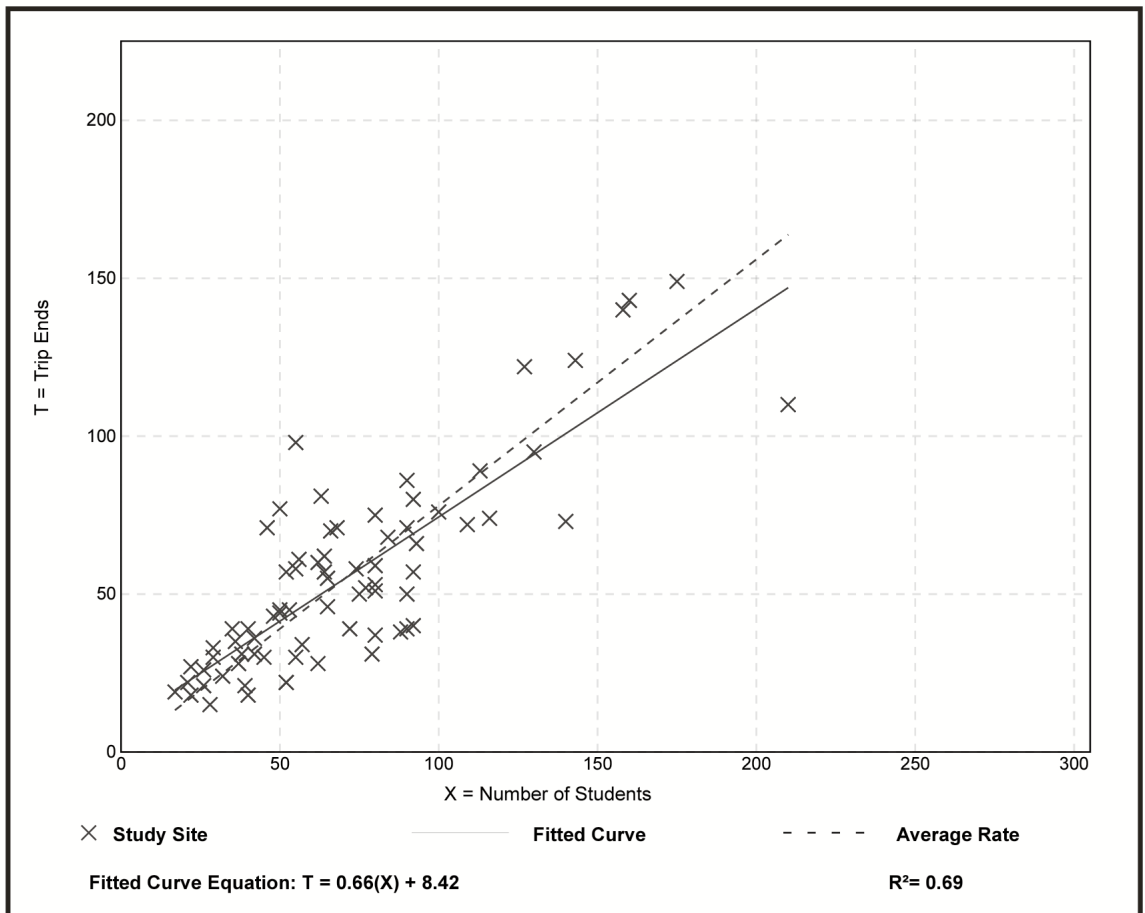
Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 71
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

Data Plot and Equation



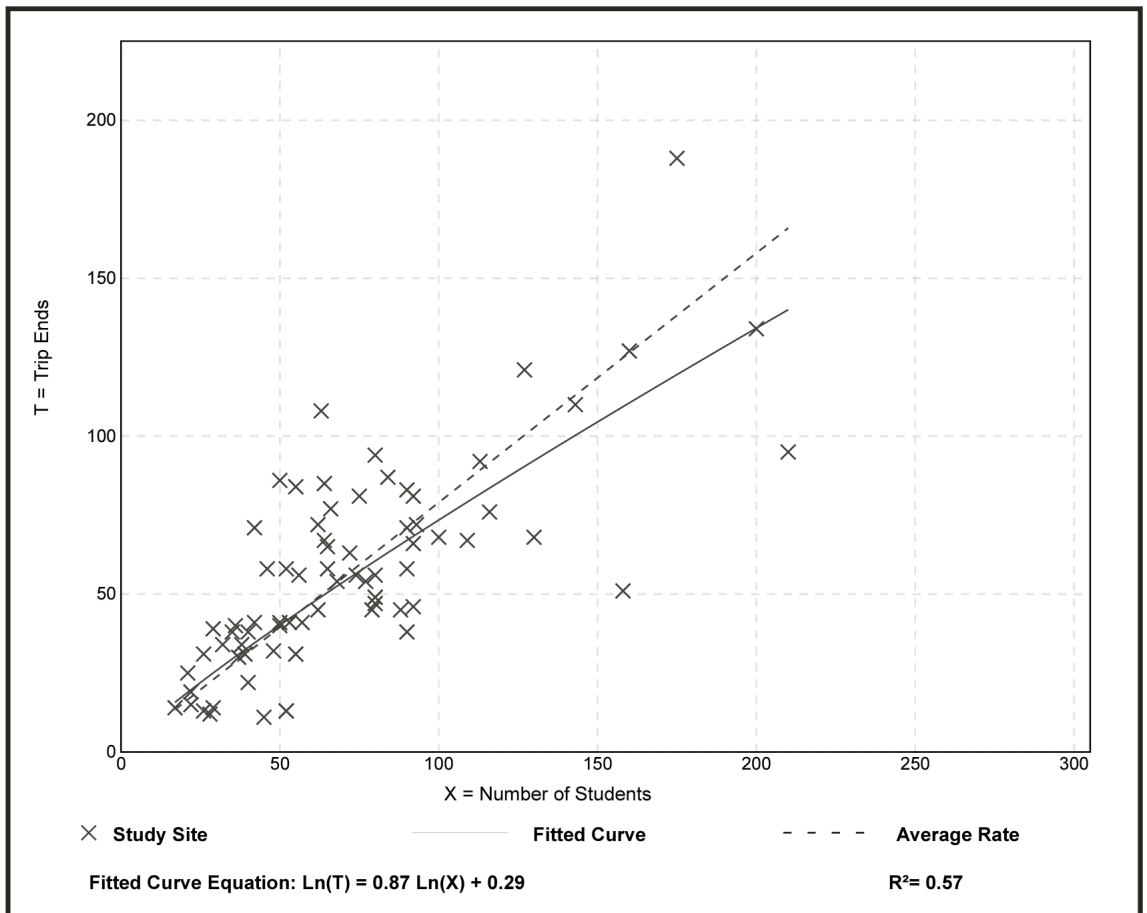
Day Care Center (565)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 72
 Directional Distribution: 47% entering, 53% exiting

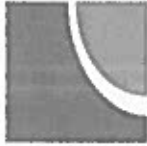
Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

Data Plot and Equation



CMAP Projections Letter



Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

August 21, 2018

Andrew Bowen
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Arlington Heights Road @ Olive Street
IDOT

Dear Mr. Bowen:

In response to a request made on your behalf and dated August 21, 2018, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2040 ADT
Arlington Heights Rd., @ Olive St.	22,000	26,400

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2018 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Quigley (IDOT)
S:\AdminGroups\ResearchAnalysis\2018cy_TrafficForecasts\ArlingtonHeights\ck-92-18\ck-92-18.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets

Capacity Analysis Summary Sheets
Existing Weekday Morning Peak Hour Conditions

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/07/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	93	19	33	76	39	19	728	28	12	1113	60
Future Volume (vph)	35	93	19	33	76	39	19	728	28	12	1113	60
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	150		150	150		150	150		150	150		150
Storage Lanes	0		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		1.00			0.99			1.00			1.00	
Frt		0.982			0.965			0.995			0.992	
Flt Protected		0.988			0.989			0.999			0.999	
Satd. Flow (prot)	0	1779	0	0	1671	0	0	3487	0	0	3470	0
Flt Permitted		0.787			0.804			0.887			0.941	
Satd. Flow (perm)	0	1416	0	0	1356	0	0	3096	0	0	3268	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1040			1062			475			544	
Travel Time (s)		23.6			24.1			10.8			12.4	
Confl. Peds. (#/hr)	3		11	11		3	2		1	1		2
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	2%	10%	9%	0%	23%	0%	3%	0%	17%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	168	0	0	168	0	0	881	0	0	1347	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		21.0	21.0		21.0	21.0	
Total Split (s)	36.0	36.0		36.0	36.0		84.0	84.0		84.0	84.0	
Total Split (%)	30.0%	30.0%		30.0%	30.0%		70.0%	70.0%		70.0%	70.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Min	C-Min		C-Min	C-Min	
Act Effect Green (s)		18.8			18.8			89.2			89.2	
Actuated g/C Ratio		0.16			0.16			0.74			0.74	

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/07/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio		0.76			0.80			0.38			0.55	
Control Delay		69.3			73.8			6.6			8.4	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		69.3			73.8			6.6			8.4	
LOS		E			E			A			A	
Approach Delay		69.3			73.8			6.6			8.4	
Approach LOS		E			E			A			A	
Queue Length 50th (ft)		126			127			111			206	
Queue Length 95th (ft)		187			189			173			311	
Internal Link Dist (ft)		960			982			395			464	
Turn Bay Length (ft)												
Base Capacity (vph)		354			339			2302			2430	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.47			0.50			0.38			0.55	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 50

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.80

Intersection Signal Delay: 16.0

Intersection LOS: B

Intersection Capacity Utilization 62.3%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: Olive Street & Arlington Heights Road



HCM 6th TWSC

3: Arlington Heights Road & KinderCare Outbound

09/07/2018

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	14	0	802	1171	0
Future Vol, veh/h	11	14	0	802	1171	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	0	4	3	0
Mvmt Flow	12	15	0	881	1287	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1728	644	-	0	-	0
Stage 1	1287	-	-	-	-	-
Stage 2	441	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	81	420	0	-	-	0
Stage 1	227	-	0	-	-	0
Stage 2	622	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	81	420	-	-	-	-
Mov Cap-2 Maneuver	81	-	-	-	-	-
Stage 1	227	-	-	-	-	-
Stage 2	622	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	32.9	0	0			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT		
Capacity (veh/h)	-	81	420	-		
HCM Lane V/C Ratio	-	0.149	0.037	-		
HCM Control Delay (s)	-	57.1	13.9	-		
HCM Lane LOS	-	F	B	-		
HCM 95th %tile Q(veh)	-	0.5	0.1	-		

Capacity Analysis Summary Sheets
Existing Weekday Evening Peak Hour Conditions

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	14	25	12	33	62	15	14	965	39	22	983	32
Future Volume (vph)	14	25	12	33	62	15	14	965	39	22	983	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	150		150	150		150	150		150	150		150
Storage Lanes	0		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99			0.99			1.00			1.00	
Frt		0.967			0.981			0.994			0.995	
Flt Protected		0.986			0.985			0.999			0.999	
Satd. Flow (prot)	0	1765	0	0	1811	0	0	3548	0	0	3549	0
Flt Permitted		0.861			0.899			0.929			0.909	
Satd. Flow (perm)	0	1540	0	0	1645	0	0	3300	0	0	3230	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1040			1062			475			544	
Travel Time (s)		23.6			24.1			10.8			12.4	
Confl. Peds. (#/hr)	3		11	11		3	2		1	1		2
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	4%	0%	0%	2%	0%	0%	1%	0%	4%	1%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	54	0	0	116	0	0	1072	0	0	1092	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		21.0	21.0		21.0	21.0	
Total Split (s)	31.2	31.2		31.2	31.2		98.8	98.8		98.8	98.8	
Total Split (%)	24.0%	24.0%		24.0%	24.0%		76.0%	76.0%		76.0%	76.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Min	C-Min		C-Min	C-Min	
Act Effect Green (s)		14.5			14.5			103.5			103.5	
Actuated g/C Ratio		0.11			0.11			0.80			0.80	

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio		0.31			0.63			0.41			0.42	
Control Delay		56.4			69.8			4.9			5.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		56.4			69.8			4.9			5.0	
LOS		E			E			A			A	
Approach Delay		56.4			69.8			4.9			5.0	
Approach LOS		E			E			A			A	
Queue Length 50th (ft)		43			95			119			123	
Queue Length 95th (ft)		82			153			185			192	
Internal Link Dist (ft)		960			982			395			464	
Turn Bay Length (ft)												
Base Capacity (vph)		298			318			2626			2570	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.18			0.36			0.41			0.42	

Intersection Summary

Area Type: Other

Cycle Length: 130

Actuated Cycle Length: 130

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green.

Natural Cycle: 40

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.63

Intersection Signal Delay: 9.4

Intersection LOS: A

Intersection Capacity Utilization 62.3%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 1: Olive Street & Arlington Heights Road



HCM 6th TWSC

3: Arlington Heights Road & KinderCare Outbound

09/11/2018

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	22	0	994	1015	0
Future Vol, veh/h	17	22	0	994	1015	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	18	23	0	1035	1057	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1575	529	-	0	-	0
Stage 1	1057	-	-	-	-	-
Stage 2	518	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	103	499	0	-	-	0
Stage 1	300	-	0	-	-	0
Stage 2	568	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	103	499	-	-	-	-
Mov Cap-2 Maneuver	103	-	-	-	-	-
Stage 1	300	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	27.6	0	0			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT		
Capacity (veh/h)	-	103	499	-		
HCM Lane V/C Ratio	-	0.172	0.046	-		
HCM Control Delay (s)	-	47.1	12.6	-		
HCM Lane LOS	-	E	B	-		
HCM 95th %tile Q(veh)	-	0.6	0.1	-		

Capacity Analysis Summary Sheets
Projected Weekday Morning Peak Hour Conditions

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	93	19	33	76	42	19	795	28	15	1194	63
Future Volume (vph)	38	93	19	33	76	42	19	795	28	15	1194	63
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	150		150	150		150	150		150	150		150
Storage Lanes	0		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		1.00			0.99			1.00			1.00	
Frt		0.983			0.962			0.995			0.993	
Flt Protected		0.988			0.989			0.999			0.999	
Satd. Flow (prot)	0	1781	0	0	1660	0	0	3487	0	0	3473	0
Flt Permitted		0.768			0.811			0.885			0.936	
Satd. Flow (perm)	0	1384	0	0	1358	0	0	3089	0	0	3254	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1040			1062			475			344	
Travel Time (s)		23.6			24.1			10.8			7.8	
Confl. Peds. (#/hr)	3		11	11		3	2		1	1		2
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	2%	10%	9%	0%	23%	0%	3%	0%	17%	3%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	171	0	0	172	0	0	957	0	0	1446	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		21.0	21.0		21.0	21.0	
Total Split (s)	36.0	36.0		36.0	36.0		84.0	84.0		84.0	84.0	
Total Split (%)	30.0%	30.0%		30.0%	30.0%		70.0%	70.0%		70.0%	70.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Min	C-Min		C-Min	C-Min	
Act Effect Green (s)		19.1			19.1			88.9			88.9	
Actuated g/C Ratio		0.16			0.16			0.74			0.74	

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio		0.78			0.80			0.42			0.60	
Control Delay		70.7			73.2			7.0			9.2	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		70.7			73.2			7.0			9.2	
LOS		E			E			A			A	
Approach Delay		70.7			73.2			7.0			9.2	
Approach LOS		E			E			A			A	
Queue Length 50th (ft)		129			130			127			238	
Queue Length 95th (ft)		190			192			197			357	
Internal Link Dist (ft)		960			982			395			264	
Turn Bay Length (ft)												
Base Capacity (vph)		346			339			2287			2409	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.49			0.51			0.42			0.60	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.80

Intersection Signal Delay: 16.3

Intersection LOS: B

Intersection Capacity Utilization 67.3%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Olive Street & Arlington Heights Road



HCM 6th TWSC

3: Arlington Heights Road & KinderCare Outbound

01/31/2019

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	14	0	866	1256	0
Future Vol, veh/h	11	14	0	866	1256	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	0	4	3	0
Mvmt Flow	12	15	0	952	1380	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1856	690	-	0	-	0
Stage 1	1380	-	-	-	-	-
Stage 2	476	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	67	392	0	-	-	0
Stage 1	202	-	0	-	-	0
Stage 2	597	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	67	392	-	-	-	-
Mov Cap-2 Maneuver	67	-	-	-	-	-
Stage 1	202	-	-	-	-	-
Stage 2	597	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	39.1	0	0			
HCM LOS	E					
Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT		
Capacity (veh/h)	-	67	392	-		
HCM Lane V/C Ratio	-	0.18	0.039	-		
HCM Control Delay (s)	-	70.2	14.6	-		
HCM Lane LOS	-	F	B	-		
HCM 95th %tile Q(veh)	-	0.6	0.1	-		

HCM 6th TWSC

4: Arlington Heights Road & Right-Out Access

01/31/2019

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑↑	↑↑	
Traffic Vol, veh/h	0	6	0	866	1270	0
Future Vol, veh/h	0	6	0	866	1270	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	4	3	0
Mvmt Flow	0	6	0	912	1337	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	-	669	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	405	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	405	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	14	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT			
Capacity (veh/h)	-	405	-			
HCM Lane V/C Ratio	-	0.016	-			
HCM Control Delay (s)	-	14	-			
HCM Lane LOS	-	B	-			
HCM 95th %tile Q(veh)	-	0	-			

HCM 6th TWSC

5: Arlington Heights Road & Full Access

01/31/2019

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	29	28	38	837	1244	32
Future Vol, veh/h	29	28	38	837	1244	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	4	3	0
Mvmt Flow	31	29	40	881	1309	34
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1847	672	1343	0	-	0
Stage 1	1326	-	-	-	-	-
Stage 2	521	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	68	403	520	-	-	-
Stage 1	216	-	-	-	-	-
Stage 2	566	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	58	403	520	-	-	-
Mov Cap-2 Maneuver	58	-	-	-	-	-
Stage 1	183	-	-	-	-	-
Stage 2	566	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	84.5	1.4		0		
HCM LOS	F					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	520	-	100	-	-	
HCM Lane V/C Ratio	0.077	-	0.6	-	-	
HCM Control Delay (s)	12.5	0.9	84.5	-	-	
HCM Lane LOS	B	A	F	-	-	
HCM 95th %tile Q(veh)	0.2	-	2.9	-	-	

Capacity Analysis Summary Sheets
Projected Weekday Evening Peak Hour Conditions

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	25	12	33	62	18	14	1039	39	25	1062	36
Future Volume (vph)	17	25	12	33	62	18	14	1039	39	25	1062	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	150		150	150		150	150		150	150		150
Storage Lanes	0		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99			0.99			1.00			1.00	
Frt		0.969			0.978			0.995			0.995	
Flt Protected		0.984			0.986			0.999			0.999	
Satd. Flow (prot)	0	1768	0	0	1807	0	0	3552	0	0	3549	0
Flt Permitted		0.826			0.899			0.928			0.898	
Satd. Flow (perm)	0	1482	0	0	1640	0	0	3299	0	0	3190	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1040			1062			475			344	
Travel Time (s)		23.6			24.1			10.8			7.8	
Confl. Peds. (#/hr)	3		11	11		3	2		1	1		2
Confl. Bikes (#/hr)						1						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	4%	0%	0%	2%	0%	0%	1%	0%	4%	1%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	57	0	0	119	0	0	1150	0	0	1182	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	8.0	8.0		8.0	8.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		21.0	21.0		21.0	21.0	
Total Split (s)	31.2	31.2		31.2	31.2		98.8	98.8		98.8	98.8	
Total Split (%)	24.0%	24.0%		24.0%	24.0%		76.0%	76.0%		76.0%	76.0%	
Yellow Time (s)	4.5	4.5		4.5	4.5		4.5	4.5		4.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		6.0			6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Min	C-Min		C-Min	C-Min	
Act Effect Green (s)		14.8			14.8			103.2			103.2	
Actuated g/C Ratio		0.11			0.11			0.79			0.79	

Lanes, Volumes, Timings

1: Olive Street & Arlington Heights Road

09/11/2018

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio		0.34			0.64			0.44			0.47	
Control Delay		57.1			70.0			5.2			5.4	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		57.1			70.0			5.2			5.4	
LOS		E			E			A			A	
Approach Delay		57.1			70.0			5.2			5.4	
Approach LOS		E			E			A			A	
Queue Length 50th (ft)		45			97			134			142	
Queue Length 95th (ft)		85			156			207			221	
Internal Link Dist (ft)		960			982			395			264	
Turn Bay Length (ft)												
Base Capacity (vph)		287			317			2619			2533	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.20			0.38			0.44			0.47	

Intersection Summary

Area Type: Other

Cycle Length: 130

Actuated Cycle Length: 130

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 40

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.64

Intersection Signal Delay: 9.6

Intersection LOS: A

Intersection Capacity Utilization 66.5%

ICU Level of Service C

Analysis Period (min) 15

Splits and Phases: 1: Olive Street & Arlington Heights Road



HCM 6th TWSC

3: Arlington Heights Road & KinderCare Outbound

01/31/2019

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	22	0	1072	1091	0
Future Vol, veh/h	17	22	0	1072	1091	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	18	23	0	1117	1136	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1695	568	-	0	-	0
Stage 1	1136	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	85	471	0	-	-	0
Stage 1	272	-	0	-	-	0
Stage 2	542	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	85	471	-	-	-	-
Mov Cap-2 Maneuver	85	-	-	-	-	-
Stage 1	272	-	-	-	-	-
Stage 2	542	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	32.7	0	0			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	EBLn1	EBLn2	SBT		
Capacity (veh/h)	-	85	471	-		
HCM Lane V/C Ratio	-	0.208	0.049	-		
HCM Control Delay (s)	-	58.2	13	-		
HCM Lane LOS	-	F	B	-		
HCM 95th %tile Q(veh)	-	0.7	0.2	-		

HCM 6th TWSC
4: Arlington Heights Road & Right-Out Access

01/31/2019

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑↑	↑↑	
Traffic Vol, veh/h	0	7	0	1072	1113	0
Future Vol, veh/h	0	7	0	1072	1113	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	0	7	0	1128	1172	0
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	-	586	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	459	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	459	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	13	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT			
Capacity (veh/h)	-	459	-			
HCM Lane V/C Ratio	-	0.016	-			
HCM Control Delay (s)	-	13	-			
HCM Lane LOS	-	B	-			
HCM 95th %tile Q(veh)	-	0	-			

HCM 6th TWSC

5: Arlington Heights Road & Full Access

01/31/2019

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	32	32	34	1040	1091	29
Future Vol, veh/h	32	32	34	1040	1091	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	1	1	0
Mvmt Flow	34	34	36	1095	1148	31
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1784	590	1179	0	-	0
Stage 1	1164	-	-	-	-	-
Stage 2	620	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	75	456	600	-	-	-
Stage 1	263	-	-	-	-	-
Stage 2	504	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	64	456	600	-	-	-
Mov Cap-2 Maneuver	64	-	-	-	-	-
Stage 1	223	-	-	-	-	-
Stage 2	504	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	76.9	1.1		0		
HCM LOS	F					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	600	-	112	-	-	
HCM Lane V/C Ratio	0.06	-	0.602	-	-	
HCM Control Delay (s)	11.4	0.8	76.9	-	-	
HCM Lane LOS	B	A	F	-	-	
HCM 95th %tile Q(veh)	0.2	-	3	-	-	

VIPER S

OPTICS
STRIKE
SMALL VIPER LUMINAIRE

Cat.#

Job

Type



BEACON
design. performance. technology.

Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥ 0.90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/vipersmall>

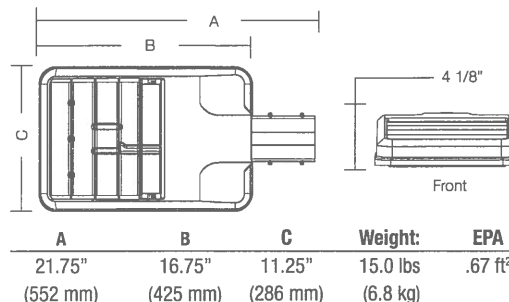
Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

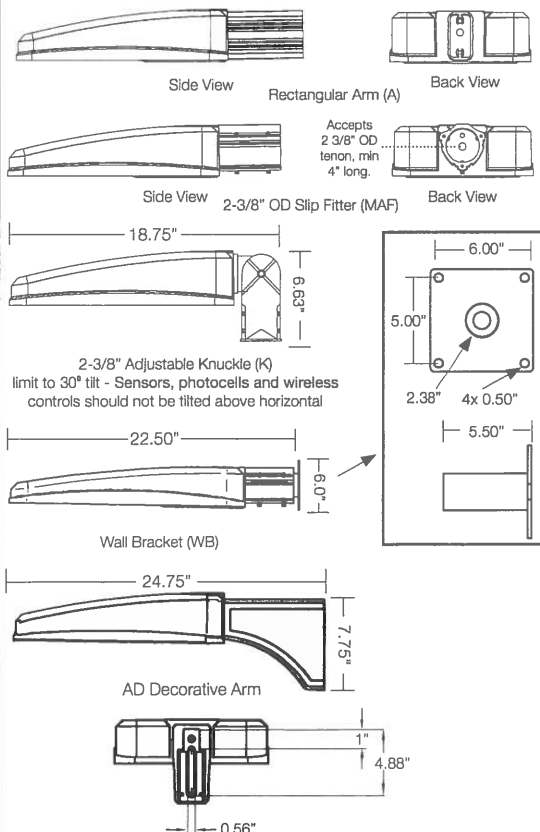
PRODUCT IMAGE(S)



DIMENSIONS



MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2017 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: www.beaconproducts.com • Printed in USA AUGUST 7, 2018 10:22 AM



HUBBELL
Lighting

ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-55/4K7/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPS											
SERIES	LED ENGINE	CCT/CRI ⁷	ROTATION	VOLTAGE	COLOR	OPTIONS					
VPS Viper	24L-55	55W, LED array	3K7	3000K, 70 CRI	UNV	120-277V	BL	Black Textured	F	Fusing	
	36L-65	65W, LED array	4K7	4000K, 70 CRI	120	120V	DB	Dark Bronze Textured	BSP	Bird Spikes	
	36L-80	80W, LED array	5K7	5000K, 70 CRI	208	208V	GYS	Light Gray Smooth	BC	Backshield (available for FR, 2, 3, 4, 4W Optics)	
	48L-110	110W, LED array	DISTRIBUTION		240	240V	PS	Platinum Silver Smooth			
	60L-136	136W, LED array	FR	Type 1/Front Row	277	277V	WH	White Textured			
			2	Type 2	347	347V	CC	Custom Color			
			3	Type 3	480	480V					
			4	Type 4							
			4W	Type 4 Wide							
			5QM	Type 5QM							
			5R	Type 5R (rectangular)							
			5W	Type 5W (round wide)							
			TC	Tennis Court							
HOUSE SIDE SHIELD ACCESSORIES				MOUNTING		CONTROL OPTIONS					
HSS/VP-S/90-FB/XXX				90° shield front or back		7PR				7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)	
HSS/VP-S/90-LR/XXX				90° shield left or right		7PR-SC				7-Pin Receptacle w/Shorting Cap	
HSS/VP-S/270-FB/XXX				270° shield front or back		7PR-TL				7-Pin Receptacle w/Twist Lock photo control	
						SCP/_F ^{1,2,6}				Programmable Occupancy Sensor w/ daylight control (120-277 volts only)	
						GENI-XX ³				ENERGENI	
						SWP ^{1,4}				SiteSync Pre-Commission	
						SWPM ^{1,2,4}				SiteSync Pre-Comm w/ Sensor	

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES

- VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
- VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
- VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
- VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

¹ Not available with other wireless control or sensor options

² Specify mounting height; 8'-8" or less, 40'-9" to 40'

³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.

⁴ Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node

⁵ Only available with 1A, 2, 3, 4, 4W and 5R distributions

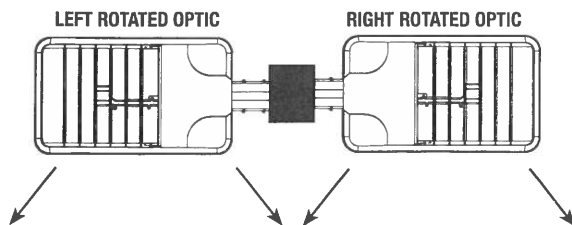
⁶ Order at least one SCP-REMOTE per project location to program and control the occupancy sensor.

⁷ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cctn.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_turtle_spec_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/ SiteSync only
VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/ SiteSync with Motion Control



Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control
SW7PR+	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2017 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: www.beaconproducts.com • Printed in USA AUGUST 7, 2018 10:22 AM



PERFORMANCE DATA

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
24	700 mA	55W	FR	6357	118	1	0	1	6486	120	1	0	1	5804	107	1	0	1
			2	6132	114	1	0	1	6257	116	1	0	2	5599	104	1	0	1
			3	6015	111	1	0	2	6137	114	1	0	2	5492	102	1	0	2
			4	5921	110	1	0	2	6034	112	1	0	2	5400	100	1	0	2
			4W	5805	108	1	0	2	5921	110	1	0	2	5282	98	1	0	2
			5QM	6022	112	2	0	1	6145	114	2	0	1	5499	102	2	0	1
			5R	6063	112	3	0	3	6187	115	3	0	3	5536	103	3	0	3
			5W	5908	109	3	0	1	6028	112	3	0	1	5908	102	3	0	1
			TC	6183	115	1	0	1	6309	118	1	0	1	5645	105	1	0	1
36	560 mA	65W	FR	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
			2	7586	117	1	0	2	7757	119	1	0	2	6934	107	1	0	2
			3	7441	114	1	0	2	7609	117	1	0	2	6802	105	1	0	2
			4	7317	110	1	0	2	7482	112	1	0	2	6688	100	1	0	2
			4W	7325	113	1	0	2	7490	115	1	0	2	6696	103	1	0	2
			5QM	7450	115	3	0	1	7618	117	3	0	1	6810	105	3	0	1
			5R	7501	115	3	0	3	7670	118	3	0	3	6857	105	3	0	3
			5W	7309	112	3	0	2	7473	115	3	0	2	6681	103	3	0	1
			TC	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
36	700 mA	80W	FR	9535	118	1	0	1	9730	120	1	0	1	8706	107	1	0	1
			2	9197	114	1	0	2	9385	116	1	0	2	8398	104	1	0	2
			3	9022	111	1	0	2	9206	114	1	0	2	8238	102	1	0	2
			4	8871	110	1	0	2	9052	112	1	0	2	8100	100	1	0	2
			4W	8707	108	1	0	2	8881	110	1	0	2	7923	98	1	0	2
			5QM	9033	112	3	0	1	9217	114	3	0	1	8248	102	3	0	1
			5R	9095	112	3	0	3	9280	115	3	0	3	8304	103	3	0	3
			5W	8861	109	3	0	2	9043	112	3	0	2	8092	100	3	0	2
			TC	9275	115	1	0	1	9464	118	1	0	1	8468	105	1	0	1
48	700 mA	110W	FR	12713	118	1	0	1	12973	120	2	0	1	11608	107	1	0	1
			2	12263	114	2	0	2	12513	116	2	0	2	11197	104	2	0	2
			3	12029	111	2	0	2	11275	114	2	0	2	10984	102	1	0	2
			4	11828	110	1	0	3	12069	112	1	0	3	10800	100	1	0	2
			4W	11609	108	1	0	3	11841	110	1	0	3	10564	98	1	0	3
			5QM	12044	112	3	0	2	12290	114	3	0	2	10997	102	3	0	1
			5R	12126	112	3	0	3	12374	115	3	0	3	11072	103	3	0	3
			5W	12126	109	4	0	2	12057	112	4	0	2	10789	100	4	0	2
			TC	12366	115	1	0	2	12619	118	1	0	2	11290	105	1	0	2
60	700 mA	136W	FR	15891	117	2	0	2	16216	120	2	0	2	14511	107	2	0	1
			2	15329	113	2	0	2	15642	116	2	0	2	13997	103	2	0	2
			3	15037	111	2	0	3	15344	113	2	0	3	13730	101	2	0	3
			4	14784	109	1	0	3	15086	111	1	0	3	13500	100	1	0	3
			4W	14511	108	2	0	4	14802	110	2	0	4	13205	98	2	0	3
			5QM	15055	111	3	0	2	15362	114	3	0	2	13747	102	3	0	2
			5R	15158	112	4	0	4	15469	114	4	0	4	13841	102	4	0	4
			5W	14781	109	4	0	2	15083	111	4	0	2	13495	100	4	0	2
			TC	15458	115	1	0	2	15834	118	1	0	2	14113	105	1	0	2



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2017 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: www.beaconproducts.com • Printed in USA AUGUST 7, 2018 10:22 AM



PHOTOMETRICS

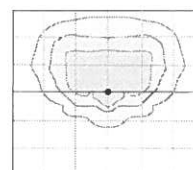
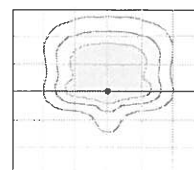
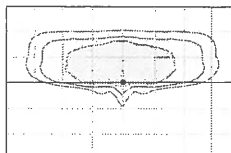
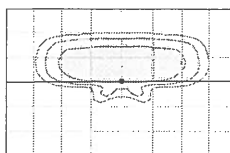
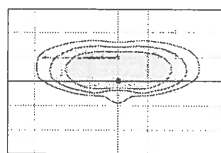
Type FR - Front Row/Auto Optic

Type 2

Type 3

Type 4

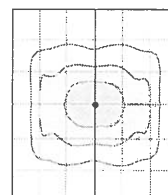
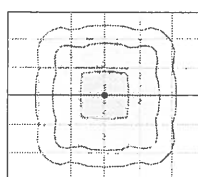
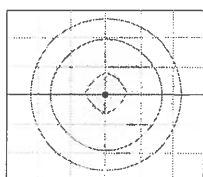
Type 4W



Type 5W

Type 5QM

Type 5R



¹Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-use environment and application.

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	560 mA	120	65	0.65
			277		0.28
			347		0.22
			480		0.16
		700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>377,000

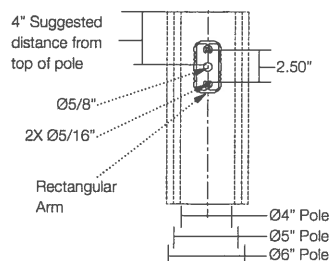
¹ Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

DRILL PATTERN

RECTANGULAR ARM (A)

Compatible with Pole drill pattern B4



EPA



Config.	EPA
1	.67
2 @ 90°	1.06
2 @ 180°	1.34



Config.	EPA
3 @ 120°	1.68
3 @ 90°	1.73
4 @ 90°	2.12

TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

(2 3/8" OD tenon)

Catalog Number	Description
SETAVP-XX	Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
RETAVP-XX	Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
TETAVP-XX	Hexagonal tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
SETA2XX	Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
RETA2XX	Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
TETA2XX	Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

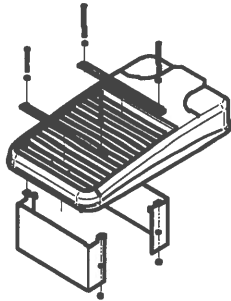
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2017 BEACON PRODUCTS. All Rights Reserved • For more information visit our website: www.beaconproducts.com • Printed in USA AUGUST 7, 2018 10:22 AM

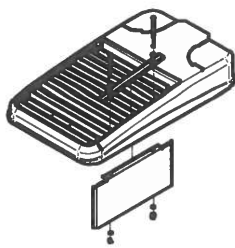


HUBBELL
Lighting

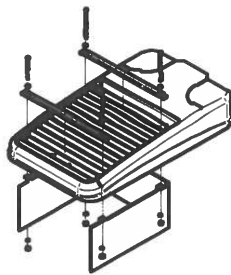
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



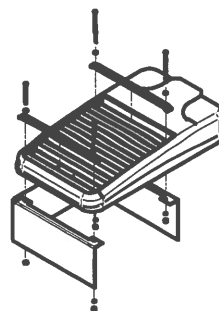
HSS/VP-S/90-FB/XXX
90° shield front or back
(2 shields shown)



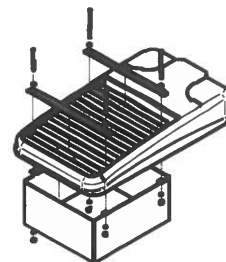
HSS/VP-S/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/VP-S/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)

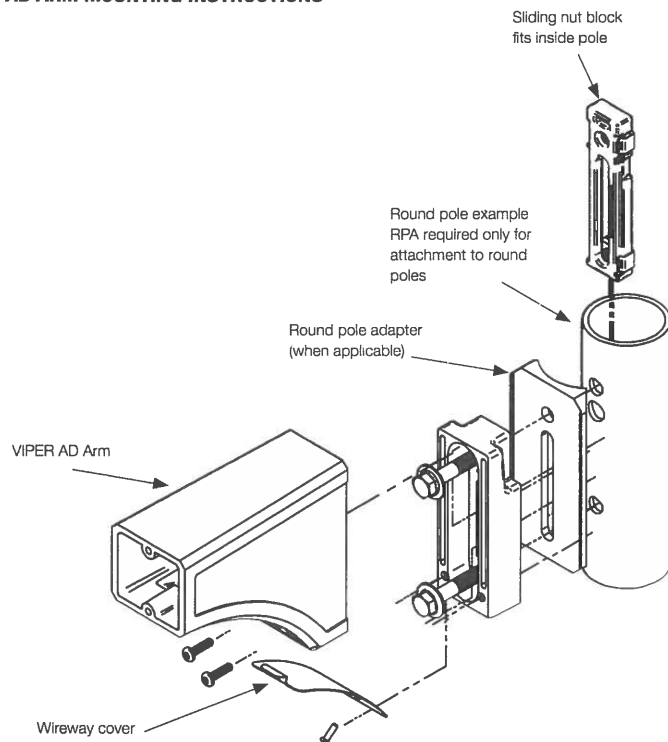


HSS/VP-S/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



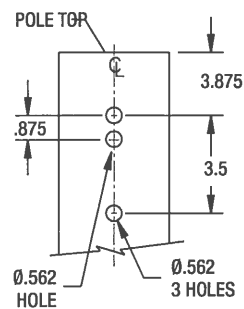
HSS/VP-S/360/XXX
Full shield (1 shield shown)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD)

Compatible with pole drill pattern S2



SLING SERIES SG

Cat.#

Job

Type



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

Slender wallpack/floodlight available in two sizes for a variety of applications including building perimeter/security lighting, entrances, stairways, loading docks or facades for schools, apartments or commercial buildings.

Construction:

Rugged die-cast aluminum housing with corrosion resistant powder coat finish both protects and provides architectural appearance. Heat dissipating fins provide superior thermal performance extending the life of the electronic components.

Electrical:

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in larger SG2 housing
- 10KA surge protection included

LED(s) Optics, CCT:

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs, see page 2 for electrical and photometric data

Lenses:

- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

Installation:

- Side hinge allows for easy installation and wiring.
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs.
- Mounts to 4" junction box and includes a gasket to help seal electrical connections.
- Four ½" threaded conduit hubs for surface conduit provided

Options/Controls

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub.
- Occupancy sensor available for on/off and dimming control in larger SG2 housing.
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit www.hubbelllighting.com/sitesync for more details.
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height
- Diffused comfort lens provides glare control and improved uniformity. Available as an option or accessory

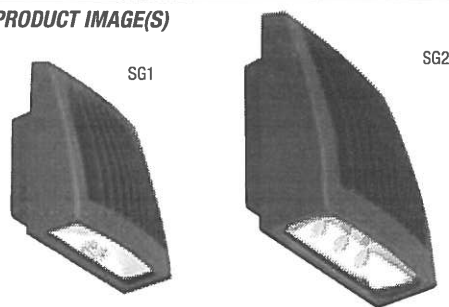
Listings

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, listed for -40C to 40C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

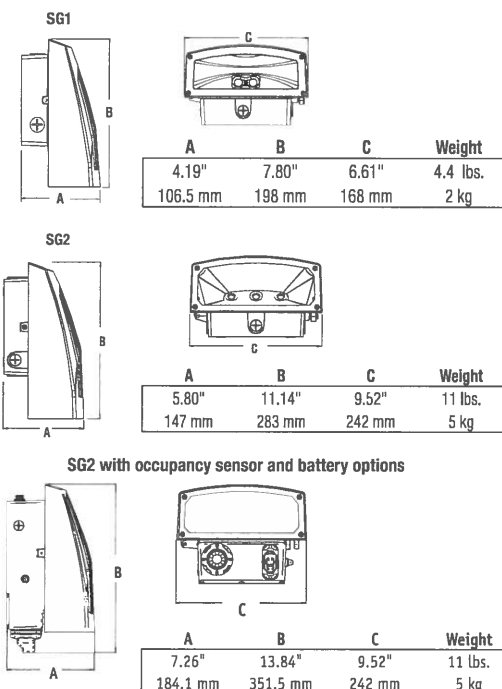
Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelllighting.com/resources/warranty/>)

PRODUCT IMAGE(S)



DIMENSIONS



CERTIFICATIONS/LISTINGS



tradeSELECT®

C US

*3000K and warmer CCTs only

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack	Pallet Qty.
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)		
SG1	4.35lbs (2 kg)	9.5 (24)	8.25 (21)	5.25 (13.32)	6	98
SG2	11lbs (5 kg)	14 (35.5)	11.5 (29.2)	8 (20.3)	2	64

ORDERING INFORMATION — ORDERING EXAMPLE: SG1-20-4K7-FT-UNV-DB

	-		-	FT	-		-		-	
FAMILY	CCT/CRI	DISTRIBUTION	VOLTAGE	COLOR/FINISH	CONTROL OPTIONS	OPTIONS				
SG1-20 Size 1, 20w	3K7 3000K, 70 CRI	FT Fwd Throw	UNV 120V-277V	DB Textured Dark Bronze	PCU Button Photocontrol 120-277V	CS Comfort lens				
SG1-30 Size 1, 30w	4K7 4000K, 70 CRI		120' 120V	BL Textured Black	SCO ^{1,2} Sensor Control, on/off	E ^{1,2} Battery 0°C				
SG2-50 Size 2, 50w	5K7 5000K, 70 CRI		277' 277V	WH Textured White	SCP ^{1,2,3} Sensor Control, Programmable	EH ^{1,2} Battery w/ heater -20°C				
SG2-80 Size 2, 80w			UHV ¹ 347V-480V	GYS Smooth Gray	SWP ^{1,2} SiteSync, Precommission					
				PS Smooth Plat. Silver	SWPM ^{1,2} SiteSync, Precommission, Motion					
				CC Custom Color	Specify MTG HT for SCO/SCP & SWPM					
					8F Up to 8'					
					20F Up to 20'					

¹ Available in SG2 only, UHV available in SG2-50 only

² Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/cur mounting

¹ Available in SG2 only, UHV available in SG2-50 only

² Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting

³ 120-277V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH

⁴ Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only



HUBBELL
Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2017 HUBBELL OUTDOOR LIGHTING, All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA SG-SPEC JUNE 1, 2018 9:48 AM

ORDERING INFORMATION - Stock Versions

Catalog Number	CCT/CRI	Wattage	Mounting Height	Voltage	Color	Lumens	LPW	Weight lbs. (kg)
SG1-20-PCU	5000K/70	21w	8-12ft	120-277V	Dark Bronze	2263	108	4.3 (2)
SG1-20-4K-PCU	4000K/70					2310	110	
SG1-30-PCU	5000K/70	29w	10-15ft			3270	113	
SG1-30-4K-PCU	4000K/70					3060	105	
Catalog Number	CCT/CRI	Wattage	Mounting Height	Voltage	Color	Lumens	LPW	Weight lbs. (kg)
SG2-50-PCU	5000K/70	51w	12-18ft	120-277V	Dark Bronze	5548	110	11 (5)
SG2-50-4K-PCU	4000K/70					5526	109	
SG2-80-PCU	5000K/70	80w	15-25ft			8061	101	
SG2-80-4K-PCU	4000K/70					8079	101	

PERFORMANCE DATA

Catalog number	# of LEDs	Drive Current	System Watts	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 80 CRI)				
				Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G
SG1-20	2	250mA	21	2449	115	1	0	0	2310	110	1	0	0	2054	95	1	0	0
SG1-30		350mA	29	3332	117	2	0	0	3060	106	1	0	0	2913	100	1	0	0
SG2-50-UHV	3	350mA	44	4633	106	2	0	0	4609	105	2	0	0	3895	90	2	0	0
SG2-50	3	415mA	51	5548	109	2	0	0	5526	107	2	0	0	4700	92	2	0	0
SG2-80		650mA	80	7851	98	2	0	1	8079	103	2	0	1	6721	86	2	0	1

1. Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

Configurable Versions

Catalog number	# of Drivers	Input Voltage	Current (Amps)	System Power
SG1-20	1	120	0.18	21.0
		277	0.08	21.0
SG1-30	1	120	0.24	28.9
		277	0.10	28.9
SG2-50-UHV	1	347	0.13	43.5
		480	0.18	43.5
SG2-50	1	120	0.42	50.6
		277	0.18	50.6
SG2-80	1	120	0.68	79.8
		277	0.29	79.8

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS					L70 (hours)
	0	25,000	50,000	TM-21-11 ¹ L96 60,000	100,000	
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

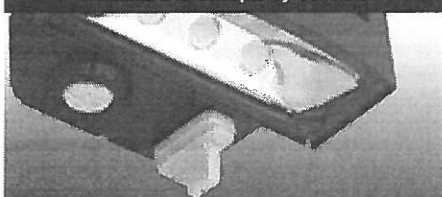
1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0° C	1.02
10° C	1.01
20° C	1.00
25° C	1.00
30° C	1.00
40° C	0.99
50° C	0.96

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Wireless and Occupancy Controls



SiteSync™ Lighting Control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.

OPTIONS AND ACCESSORIES

Catalog Number	Description	Weight lbs. (kg)
SG1-CS	Acrylic comfort lens for SG1	1 (.45)
SG2-CS	Acrylic comfort lens for SG2	1 (.45)
SG1-YOKE	SG1 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
SG1-KNUCKLE	SG1 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
SG2-YOKE	SG2 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
SG2-KNUCKLE	SG2 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control fixtures	1 (.45)
SG2-PMA-3-XX	3" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG2-PMA-4-XX	4" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG2-PMA-5-XX	5" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG2-PMA-6-XX	6" Pole Mount adapter for SG2, both square and round, XX= finish	7 (3.5)
SG1-SPC	Vandal Resistant Lens (shield polycarbonate), SG1	3 (1.5)
SG2-SPC	Vandal Resistant Lens (shield polycarbonate), SG2	3 (1.5)
SG1-WCP	Universal Wall Cover Plate, Dark Bronze, SG1	10 (5)
SG2-WCP-H	Horizontal Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
SG2-WCP-V	Vertical Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
SG2XL-WCP-H	Horizontal Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)
SG2XL-WCP-V	Vertical Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)

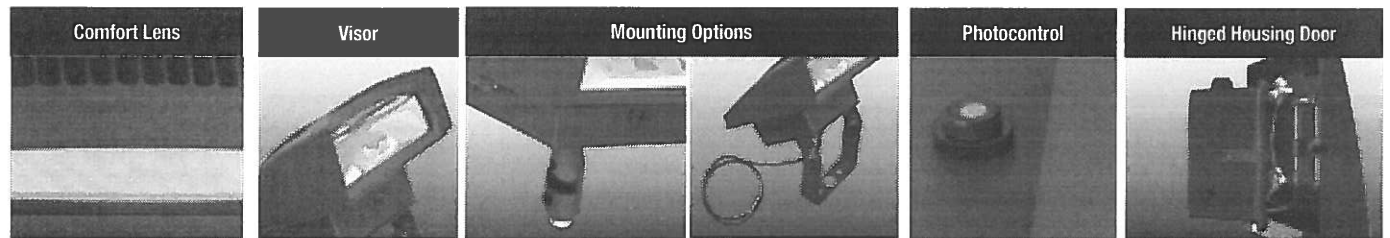
*Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG+	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

*When ordering SiteSync at least one of these two interface options must be ordered per project.

+ If needed, an additional Bridge Node can be ordered.

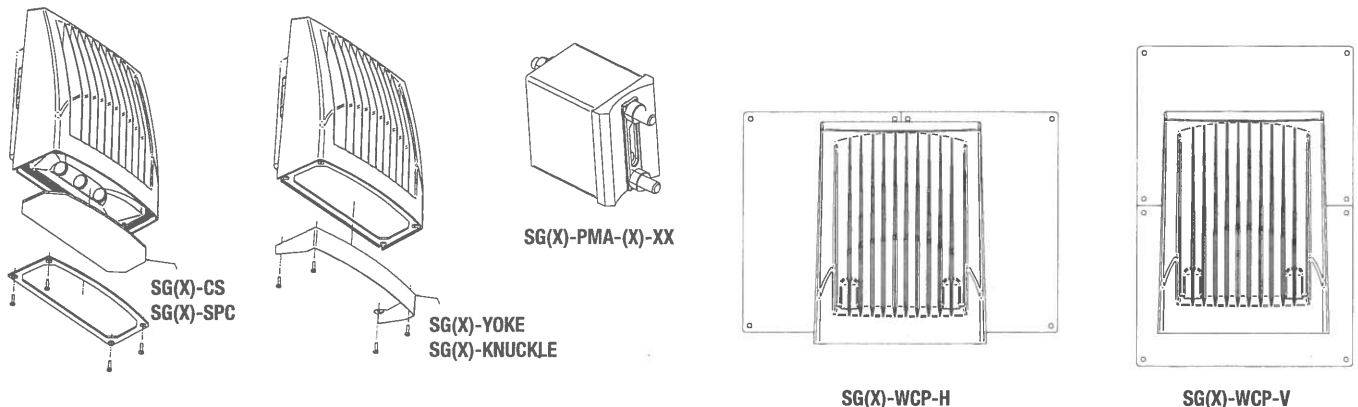


Acrylic comfort lens provides glare control, improved visual comfort and better uniformity

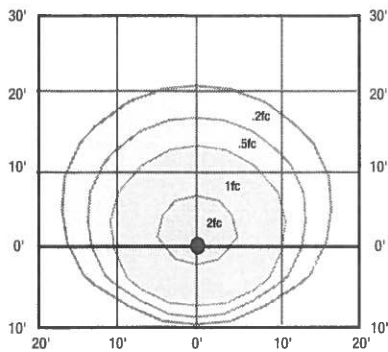
Visor accessory included Flood mounting accessories - 1/2" threaded knuckle with mounting accessory or yoke (includes grommet and 3' SO cord) kits

Photocontrol option available for energy-saving dusk-to-dawn operation

Side hinged for easy installation and wiring access, single screw secures housing closure

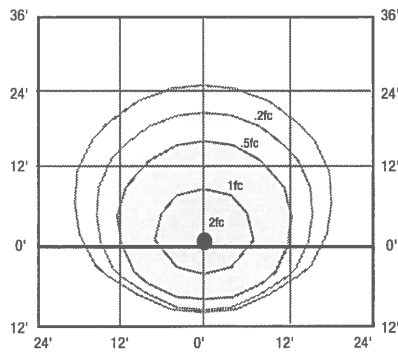


PHOTOMETRICS



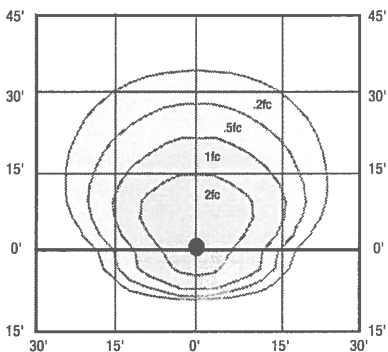
SG1-20

Mounting Height 10ft



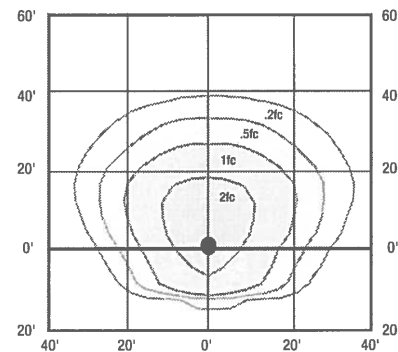
SG1-30

Mounting Height 12ft



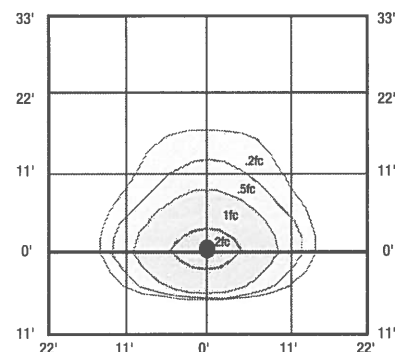
SG2-50

Mounting Height 15ft



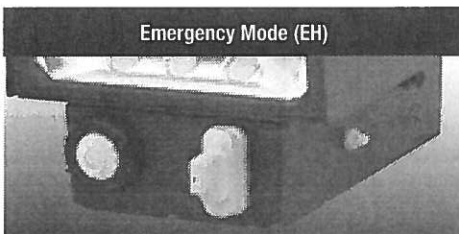
SG2-80

Mounting Height 20ft



SG2 in E or EH Emergency mode

Mounting Height 11ft



Emergency Mode (EH)

Battery back up feature with side indicator.

Exceeds Life Safety Code average illuminance of 1.0 fc. at 12ft mounting height. Assumes open space with no obstructions.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1316 N Arlington Heights Rd – Goddard School Daycare
PC#: 18-023 – Round 1
Date: November 27, 2018

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I have reviewed the Round 1 submittal for the address referenced above and offer the following comments:

1. The tenant development design of this space shall be based on I-4 occupancy per the 2009 International Building Code.
2. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall not be less than 60 inches by 85 inches, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

RECEIVED
NOV 28 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL
Department of Building & Life Safety

Fire Safety Division

RECEIVED
NOV 20 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date: 11/19/2018

P.C. Number: 18-023 Round 1

Project Name: Goddard school Daycare

Project Location: 1316 N Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. Plan shall comply with special requirements for Day Care as provided for in the Life Safety Code.
3. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
4. The fire sprinkler shall be tested and certified for the proposed use. Any changes require separate permits to be obtained.
5. Fire protection equipment and service rooms shall be identified in an approved manner.
6. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. No fencing shall obstruct access to fire equipment.
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.
8. A fully functional fire alarm shall be installed per NFPA 72.
9. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
10. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
11. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
12. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

13. Exit signs shall be illuminated at all times and have emergency power backup.
14. Buildings shall have approved address numbers.
15. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
16. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.
17. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department.
18. If the elevator uses an automatic dialer, the ten digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.
19. **Emergency Signs required for elevators** shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.
20. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

Date 11-19-18

Reviewed By: 
Fire Safety Supervisor

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-023
 Petitioner: Amir Khowaja
1584 E. Citadel Ct.
Palatine, IL
 Owner: Cynthia F. Platt Trust
126 S. Dunton Ave
Arlington Heights, IL 60005
 Contact Person: Amir Khowaja
 Address: 1584 E. Citadel Ct.
Palatine, IL
 Phone #: 773-817-0917
 Fax #: _____
 E-Mail: khowaja83@hotmail.com

P.I.N.# 03-20-302-045-0000
 Location: 1316 N. Arlington Heights Rd.
 Rezoning: ☒ Current: R-3 Proposed: OT
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: ☒ For: Daycare
 Special Use: _____ For: N/A
 Land Use Variation: ☒ For: Allow daycare
within OT district
 Land Use: _____ Current: Vacant
 Proposed: Daycare
 Site Gross Area: 50,362 sqft
 # of Units Total: N/A
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

 AST - Director 12-6-18
 Date

Approved as noted

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: December 7, 2018
Subject: 1316 N. Arlington Heights Rd., PC#18-023 Round 1

With regard to the rezoning PUD, variations for 1316 N Arlington Heights Rd., I have the following comments:

- 1) There are utility and drainage easements located on the west and south side of the property. Ensure that there are no permanent structures located over these easements.
- 2) The existing 6x3 water meter is obsolete, it must be replaced.
- 3) The existing domestic and fire backflow devices are obsolete, replace them with approved RPZ devices.
- 4) If the building that is going to be demolished has a separate water service, it must be abandoned at the respective water main.
- 5) More detail is required regarding the underground detention basin, restricted outlet and maintenance plan for the basin.
- 6) Arlington Heights Public Works will make further comments after construction plans have been submitted.

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-023</u>	P.I.N.# <u>03-20-302-045-0000</u>
Petitioner: <u>Amir Khowaja</u>	Location: <u>1316 N. Arlington Heights Rd.</u>
<u>1584 E. Citadel Ct.</u>	Rezoning: ☒ Current: <u>R-3</u> Proposed: <u>OT</u>
<u>Palatine, IL</u>	Subdivision: _____
Owner: <u>Cynthia F. Platt Trust</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>126 S. Dunton Ave</u>	PUD: ☒ For: <u>Daycare</u>
<u>Arlington Heights, IL 60005</u>	Special Use: _____ For: <u>N/A</u>
Contact Person: <u>Amir Khowaja</u>	Land Use Variation: ☒ For: <u>Allow daycare</u>
Address: <u>1584 E. Citadel Ct.</u>	<u>within OT district</u>
<u>Palatine, IL</u>	Land Use: _____ Current: <u>Vacant</u>
Phone #: <u>773-817-0917</u>	Proposed: <u>Daycare</u>
Fax #: _____	Site Gross Area: <u>50,362 sqft</u>
E-Mail: <u>khowaja83@hotmail.com</u>	# of Units Total: <u>N/A</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water NO

Sanitary Sewer NO

Storm Sewer NO

b. Surface Improvement

Pavement NO

Curb & Gutter NO

Sidewalks NO

Street Lighting NO

c. Easements

Utility & Drainage NO

Access NO

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC ☒ b. IDOT ☒

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

RECEIVED
DEC - 3 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS?

4. SITE PLAN ACCEPTABLE?

5. PRELIMINARY PLAT ACCEPTABLE?

6. TRAFFIC STUDY ACCEPTABLE?

7. STORM WATER DETENTION REQUIRED?

8. CONTRIBUTION ORDINANCE EXISTING?

9. FLOOD PLAIN OR FLOODWAY EXISTING? ...

10. WETLAND EXISTING?

YES NO COMMENTS

_____ X _____

_____ X _____

_____ N/A _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: AKA ARCHITECTSDATE OF PLANS: 11/13/18BOND
ENGINEERINGDirector VILLAGE ENGINEER

11/29/18

Date

PLAN COMMISSION PC #18-023
Goddard School Daycare
1316 N Arlington Heights Rd
Rezoning, PUD, Variations
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

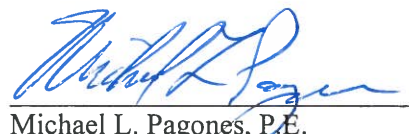
13. The proposed detention system will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.
14. Final approval will require final engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The detention storage system located under the pavement must be designed to AASHTO HS-25 loading standard. The minimum restrictor size allowed, for maintenance reasons, is 2". The 2" restrictor must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. Since the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot. An MWRD Permit will also be required.
15. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. Revise the heavy duty pavement cross section
16. The proposed concrete retaining wall, landscaping, and a portion of the parking lot are located within the 10 ft utility easement. The petitioner must provide written permission from all utility companies.

17. The retaining wall should be placed a minimum of 1 ft from the property line. Provide a detail of the retaining wall and footing. Correct the grades shown for the NW corner of the property, and provide additional grades along the north property line.
18. The ADA ramps must meet the Public Rights of Way Accessibility Guidelines (PROWAG). Detectable warning panels are only required at driveways if there is a traffic control device (stop sign), the north driveway currently does not show a stop sign.
19. The sidewalk through the driveways along Arlington Heights Rd must be 8" thick.
20. The proposed storm sewer plan is incomplete. Provide pipe sizes, inverts, the connection from the proposed 60" restrictor manhole to the existing system, and all necessary details including the underground detention system.

TRAFFIC

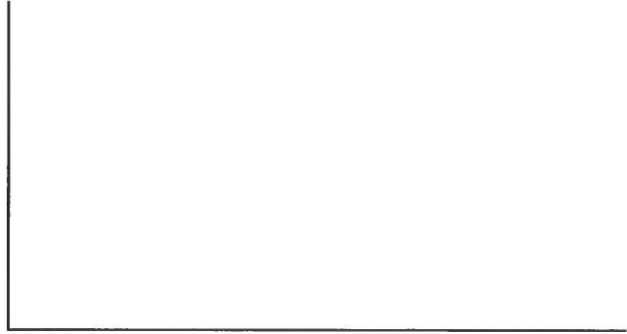
21. Please identify the preparer and have the traffic report submitted, signed & sealed.
22. The evaluation of the site driveways as explained in the traffic report does not match the attached site plans.
23. The plans do not indicate any restrictions for northbound left turns into the northerly most driveway.
24. If it is decided that the northerly driveway is meant to be right turn in only, the width of the north driveway must be reduced, and configured with a right turn in only geometric radius, in conformance with I.D.O.T. standards.
25. The configuration of the diagonal parking area in front of the building, and exit onto the south driveway poses the following operational concerns:
 - a.) Northbound traffic turning left from Arlington Heights Road into the southerly driveway, cannot be confronted with a vehicle from the parking area in front of the building turning left, seeking to merge into south driveway outbound traffic queued up trying to exit onto Arlington Heights Road. Any traffic blocking the inbound movements will subject inbound vehicles to severe collision potential in Arlington Heights Road.
 - b.) The striped right & left turn permitted discharge from the drive aisle in front of the building into the southerly full access driveway is not designed to support right turns with the squared off 90 degree corner. Although more circuitous, designation of right turn only operation back through the south drop off parking area is strongly recommended.
 - c.) This intersection should be posted with 'Do Not Enter' signs so drivers are not thinking they can go in the wrong direction, (northbound), in front of the building.
 - d.) If the northerly driveway was revised to a right turn exit and the drive aisle for the parking along the east side of the building were revised to northbound only instead of southbound, it may address the operational concerns near the southerly driveway.

26. Please provide the observed values, or computations for the available gaps shown in Table 2. Also indicate if the defined permissible gap length, (i.e. 7seconds, - 9 seconds for both left turns in as well as right and left turns out of the property.
27. There is some confusion regarding the capacity analysis results shown in Tables 5 and 6, compared to the number of available gaps indicated in Table 2. How can the exiting left turn movement be operating at a Level of Service F, with 78.2 seconds of delay per movement, if there are 793 clear gaps? What is the reduction in gap time if northbound left turns are overlapping with exiting eastbound left turning movements?
28. There are several typographical errors in the Tables, (3#, Weekday morning totals 141 vehicles, not 133, there are two Table #6's , and the Table 6 on page 20 has columns mislabeled.)
29. With the expectation of 24 employees, and occupancy of an commensurate number of parking stalls on site occupied by employees, 10-12 stalls would be left over to service 70 inbound morning parents in the peak hour that each have to sign in and walk their children into the classroom. Are there similar Goddard School facilities in the area that would be close to observe this peaking operation, and adequate availability of parking capacity to manage peak loading?
30. All work in Arlington Heights Road right-of-way requires and I.D.O.T. permit.
31. The illumination along the south residential and east roadway property lines exceeds Village maximums. Revisions and possible relocation of the poles might be required to establish acceptable spillover limits.


Michael L. Pagones, P.E. 11/29/18
Village Engineer Date

Attachments:

Onsite Utility Maintenance Agreement



ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (address) _____, Arlington Heights, Illinois, 6000_, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

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

PIN Numbers:

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

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

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

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

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

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) _____ dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults. **Maintain the water service line and appurtenances from the valve at the water main to the building. The Village will maintain the proposed hydrant assembly in the public ROW.**
- c. Maintain all storm sewers and appurtenances, including detention vault, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

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

3. It is further AGREED that, barring a need for immediate action, should the RESPONSIBLE ENTITY not begin corrective action within four (4) hours of notification of an emergency situation where property damage is occurring or is in imminent danger of occurring as a result of dysfunction of the **sanitary sewers, storm sewers and stormwater management facilities, or domestic water mains**, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such

time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies;
and

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

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

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

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

For: _____

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

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

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of

_____, an (LLC? Corporation?), for the uses and purposes therein set forth.

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

Notary Public

Title: _____

Notary Public



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-023

Project Name

Goddard School Daycare

Project Location

1316 N. Arlington Heights Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

1. The Fire Department will defer to Don Lay from the Fire Safety Division as to whether the change of occupancy changes any code requirements for an existing structure. For example, the building is to be fully sprinkled.
2. Locate a Knox Box at the main front entrance.
3. The Fire Department requests an auto turn diagram using Arlington Heights Tower 131. Please include the turn from the east drive to the south drive.
4. The Fire Department Connection shall be located at the main front entrance of the building, be fully visible and accessible. It shall be located within a maximum travel distance of 100 feet to the nearest fire hydrant capable of delivering the required fire flows.
5. Install a fully operational annunciator panel or alarm panel at the main front door.
6. Section 503 requires that the unobstructed width of fire apparatus roads must not be less than 20 feet, exclusive of the shoulders, for building less than 30 feet in height. Your widths are less than the 20 feet requirement.

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

Date November 30, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Goddard School Daycare
1316 N. Arlington Heights Road
PC#18-023

Round 1 Review Comments

11/27/2018

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. Areas should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity. If there is a playground with equipment special attention should be given to illuminating the playground and the surrounding area.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development may create additional traffic problems especially during drop off and pick up times. There should be traffic control signage in the parking lot for the Goddard School for no left turn (northbound) onto Arlington Heights Road.

6. General comments:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-It appears there is a fence around the playground areas of the property- any access gates to this area should be locked/secured nightly to reduce unauthorized access- i.e. theft, trespassing, vandalism, underage drinking etc.- to the area after hours. Consider installing a fence higher than 4 ft, one that allows natural surveillance of the property but limits access to unauthorized persons. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

-Access control to the building and/or classroom areas must be considered. Consider numbering the exterior doors.

- The vestibule entrance to the facility needs to be secured and entry gained through buzzer. If entry into the building is made by unwanted persons, the reception area should have procedures in place to prohibit access to the rest of the facility.
- Toys and items used on playground should be stored inside building or locked sheds.

FRG #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

D498 #557
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

[Print Form \(To Mail\)](#)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-023
Petitioner: Amir Khowaja
1584 E. Citadel Ct.
Palatine, IL
Owner: Cynthia F. Platt Trust
126 S. Dunton Ave
Arlington Heights, IL 60005
Contact Person: Amir Khowaja
Address: 1584 E. Citadel Ct.
Palatine, IL
Phone #: 773-817-0917
Fax #: _____
E-Mail: khowaja83@hotmail.com

P.I.N.# 03-20-302-045-0000
Location: 1316 N. Arlington Heights Rd.
Rezoning: ☒ Current: R-3 Proposed: OT
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: ☒ For: Daycare
Special Use: _____ For: N/A
Land Use Variation: ☒ For: Allow daycare
within OT district
Land Use: _____ Current: Vacant
Proposed: Daycare
Site Gross Area: 50,362 sqft
of Units Total: N/A
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

Building permit plans must comply with the attached Food Service Plan Review Requirements.

Sean Freres, LEHP

11/30/18

Environmental Health Officer

Date

RECEIVED

DEC - 3 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James McCalister

11/30/18

tor

Direc
Date



Village of Arlington Heights
Health & Human Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5760

Food Service Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Service Sanitation Code. Copies may be obtained by visiting www.idph.state.il.us or calling 630/293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
 - 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
 - 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.
 - 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.
 - 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)
- Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
 - 7. Floors, Walls, and Ceilings.** The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
 - 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.
 - 9. Dry Storage Areas.** A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor wait staff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Food Service Manager. At least one IDPH certified Food Service Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least one certified Manager on staff.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air is provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a food service facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at 847/368-5560.

A special use permit may be required for your location. Contact the Planning & Community Development Department at 847/368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at 847/368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

An early consultation between the Health & Human Services Department and the persons planning to build and/or operate a food service establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact the Health & Human Services Department at 847/368-5760 or by fax at 847/368-5980.

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-023</u>	P.I.N.# <u>03-20-302-045-0000</u>
Petitioner: <u>Amir Khowaja</u>	Location: <u>1316 N. Arlington Heights Rd.</u>
<u>1584 E. Citadel Ct.</u>	Rezoning: ☒ Current: <u>R-3</u> Proposed: <u>OT</u>
<u>Palatine, IL</u>	Subdivision: _____
Owner: <u>Cynthia F. Platt Trust</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>126 S. Dunton Ave</u>	PUD: ☒ For: <u>Daycare</u>
<u>Arlington Heights, IL 60005</u>	Special Use: _____ For: <u>N/A</u>
Contact Person: <u>Amir Khowaja</u>	Land Use Variation: ☒ For: <u>Allow daycare</u>
Address: <u>1584 E. Citadel Ct.</u>	<u>within OT district</u>
<u>Palatine, IL</u>	Land Use: _____ Current: <u>Vacant</u>
Phone #: <u>773-817-0917</u>	Proposed: <u>Daycare</u>
Fax #: _____	Site Gross Area: <u>50,362 sqft</u>
E-Mail: <u>khowaja83@hotmail.com</u>	# of Units Total: <u>N/A</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

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

Comments:

PLEASE SEE ATTACHED COMMENTS.



12-3-18

Date

Planning & Community Development Dept. Review

December 3, 2018



REVIEW ROUND 1

Project: Goddard School – Amirali Khowaja
1316 N. Arlington Heights Rd.

Case Number: PC 18-021

General:

7. The Plan Commission must review and approve the following actions:
 - a. Rezoning of the subject property from the R-3 District to the O-T District.
 - b. Planned Unit Development approval to allow a day care facility on the subject property.
 - c. Land Use Variation to allow a day care facility within the O-T District.
 - d. Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to **UNKNOWN** feet. The extent of this variation will be determined once additional information has been provided. See comment #12.
 - e. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
 - f. Variation to Chapter 28, Section 6.13-3(a) to allow a 6' tall open fence in the front yard where code restricts open fences in the front yard to 36-inches in height.
8. Projects cannot be scheduled to appear before the Plan Commission until an executed contract for purchase has been provided. Please provide an executed contract for purchase of the site. Sensitive information from the contract can be redacted.
9. Will there be any daily/weekly deliveries expected? If so, what will be delivered and what time will deliveries occur? What size of delivery truck will be used? Where will delivery vehicles park?
10. Please provide specifications on the proposed retaining wall (materials, color, spec sheet).
11. Section 9.8(i)4 requires that all PUD's provide a preliminary construction staging plan. Please provide said plan.
12. What times of day are the outdoor play areas used?
13. On all future revisions, please ensure that all plans and studies include a revision date.

Site Plan:

14. On sheet PC-6, it appears that the front yard setback is not measured from the closest point of the building to the property line abutting Arlington Heights Rd. Please add a measurement from the closest point on the front of the building to property line abutting Arlington Heights Road and adjust the data in the "Site Calculations" on sheet PC-6 accordingly.
15. Where an attached porch exists on a building, the building setback must be measured from the exterior of the column of said attached porch. Please provide a measurement on PC-6 that shows the shortest distance from the exterior porch column to the northern property line. Additionally, please do the same for the rear yard relative to the western property line. Please adjust the data in the "Site Calculations" accordingly. Finally, eaves can only encroach 4'-2" passed the required 20' side yard setback. Please clarify how far the eaves on the porch project passed the face of the column base to the north.



Landscaping:

21. Along the northern property line, the eastern terminus of the wooden fence should stop where the proposed metal fence connects to it (i.e. it should not continue east towards Arlington Heights Road). Please substitute plantings in this area instead of the fence to provide for the required screen.
22. Please clarify why there is a note on PC-7 that says internal fencing is to be 4' tall. All other documents indicate that internal fencing (i.e. the metal fences around the play areas) will be 6' tall.
23. Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals, switchgear, etc.) on the site plans and landscape plans and screen all units appropriately.

Parking/Traffic:

24. The KLOA study contained minimal information on the adequacy of the proposed parking areas. Please provide details on similar Goddard School facilities in the Chicagoland area, including the square footage of each facility, the licensed capacity of children, the number of employees, and the number of parking spaces.
25. Will certain spaces be dedicated for employee parking? Page 20 of the KLOA study states that "parents or guardians will enter the turn-around from the east and travel along the south side of the site, stopping to park in one of the 14 spaces provided on the interior of the turn-around." This comment alludes to the rear 10 spaces along the western side of the site being reserved for employee parking. Would the 14 parking spaces be adequate for drop-off/pick-up parking? Given the one-way orientation of the eastern parking spaces, if no spaces can be found in the turn-around area, then a parent would need to leave the site to access the additional parking spaces in front of the building. It is strongly encouraged that the petitioner re-evaluate the site circulation as per Engineering comment #25d, which would appear to address this concern.
26. The KLOA study states that the northern access drive will be a right-in access drive only. The site plans appear to show a full access drive in this location. Please clarify and adjust the plans accordingly.
27. The Illinois Accessibility Code has recently been amended to allow accessible spaces to share an accessible aisle. One additional parking space can be gained by orienting the accessible spaces in this manner. It is recommended the plans be modified to accommodate for this change.

Market Study:

28. What characteristics of the Goddard School set it apart from the other day care facilities that are within the study. Are there services, prices, features, etc., that Goddard provides that are not provided by their competitors?
29. Please note that several of the other day care facilities included in the market study have informed the Village that they are not at capacity, however, the market study indicates that they are full.

Prepared by: 

Goddard School Daycare
1316 N. Arlington Heights Road
PC #18-023
November 30, 2018

Landscape Comments

- 1) The ends of all parking rows must include an island with a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Please provide an island and a 4 inch caliper shade tree in the northwest corner at the end of the 4 parallel parking spaces.
- 2) It is recommended that landscaping be added along the front elevation. The landscaping should consist of a mix of shrubs and perennials.
- 3) Please provide a detail of the proposed bollard.
- 4) It is recommended that a more salt tolerant shrub be considered in place of the proposed Hick Yews along Arlington Heights Road.
- 5) Along the south property line, stop the fence at the front plane of the house to the south and incorporate 6 foot high Arborvitae up to the vision triangle at the drive aisle. The Arborvitae must be planted so that they provide a solid screen.
- 6) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.
- 7) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Deb Pierce, Plan Reviewer
Village of Arlington Heights
Building & Life Safety Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mrs. Pierce,

Below you will find our responses to your comments dated 11/27/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) The elevator will accommodate an ambulance stretcher in its horizontal and open position

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Don Lay, Fire Safety Supervisor
Village of Arlington Heights
Fire Safety Division.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mr. Lay,

Below you will find our responses to your comments dated 11/19/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) This project will comply
- 2) This project will comply
- 3) Noted
- 4) Noted
- 5) Noted
- 6) Noted
- 7) Fire access roads have been modified to comply with this requirement.
- 8) This project will comply
- 9) Noted
- 10) This project will comply
- 11) This project will comply
- 12) A Knox Box location has been shown on the first floor plan and site plan. Please refer to sheet PC-15 & PC-6.
- 13) This project will comply
- 14) This project will comply
- 15) This project complies. Refer to Civil drawings
- 16) This project complies. Refer to Civil drawings
- 17) This project will comply
- 18) This project will comply

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM

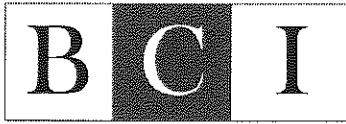
- 19) This project will comply
20) This project will comply

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis", with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C



B O N O C O N S U L T I N G , I N C .

January 29, 2019

Cris Papierniak, Asst. Director of Public Works
Village of Arlington Heights
Public Works Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare
 PC #18-023 Round 1

Dear Mr. Papierniak,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

1. The utility and drainage easements are now shown on the plans. All permanent structures have been moved outside the easements.
2. Noted.
3. Noted.
4. The utility atlas we received did not show a separate water service for the building that will be demolished.
5. The details regarding the underground detention basin, restricted outlet and maintenance plan will be provided in the detailed engineering phase.
6. Noted.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Omar Cruz', with a long horizontal stroke extending to the right.

Omar Cruz
Bono Consulting Inc.



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Mike Pagones, P.E., Village Engineer
Village of Arlington Heights
Engineering Department.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mr. Pagones,

Below you will find our responses to your comments dated 11/29/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Bono Consulting's response letter for comments 1-20.

Please refer to KLOA's response letter for comments 21-29.

29) In addition to KLOA's response, the site plan has been revised to accommodate 40 parking spaces.

According to Goddard representative Erin Witt, The Goddard Schools in the area that can be observed are the following:

- a) Schaumburg, IL (1001 Woodfield Rd) - 11,934 sf - 188 students - 35 employees 34 parking spaces
- b) Bloomingdale, IL (92 Stratford Dr) - 8,000 sf - 140 students - 23 employees 43 parking spaces (share 10-15 with restaurant)
- c) Carol Stream, IL (502 S. Schmale Rd) - 9,300 sf - 140 students - 35 employees 35 parking spaces
- d) St. Charles, IL (200 N Tyler Rd) - 8,000 sf - 134 students - 30 employees 28 parking spaces
- e) Elgin, IL (2496 Bushwood Dr) - 8,000 sf - 138 students - 32 employees 33 parking spaces
- f) Hawthorn Woods, IL (50 Landover Parkway) 8,000 sf - 140 students - 32 employees 35 parking spaces
- g) Cary, IL (801 Georgetown Dr) - 10,000 sf - 149 students - 35 employees 47 parking spaces
- h) Lake in the Hills, IL (4561 Princeton Ln) - 8,125 sf - 135 students - 32 employees 29 parking spaces
- i) Skokie, IL (9651 Gross Point Rd) - 15,000 sf - 188 students - 39 employees 38 parking spaces

21) Noted

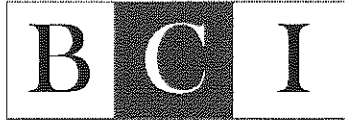
22) The photometrics have been revised so spillover has been eliminated

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Atul Karkhanis AIA, LEED AP BD+C



B O N O C O N S U L T I N G , I N C .

January 29, 2019

Michael L. Pagones, P.E, Village Engineer
Village of Arlington Heights
Engineering Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare
 PC #18-023 Round 1

Dear Mr. Pagones,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

1. Noted.
2. Noted. MWRDGC and IDOT permit applications will be sent in the detailed engineering phase.
3. Noted.
4. Noted
5. Noted.
6. Noted.
7. Noted.
8. Noted.
9. Noted.
10. Noted.

General Comments:

11. Noted.
12. The property corners are now shown to be in State Plane Coordinate System-Illinois East.
13. A signed On-Site Utility Agreement to follow under separate cover.
14. The details and calculations for the detention storage system will be provided in the detailed engineering phase.

15. The width of the fire lanes have been revised per the Fire Department's requirements.
16. The retaining wall has been changed to landscape block and the light poles have been moved outside the easement. Therefore, written permission should no longer be required.
17. The retaining wall is now shown to be 1 ft from the property line. Additional grades have been provided. The detail for the retaining wall and footing will be provided during the detailed engineering phase.
18. The north driveway has been revised to include a stop sign. Additionally, detectable warning panels are shown on the sidewalk.
19. A note has been added specifying this requirement.
20. The storm sewer plan will be provided in more detail in the detailed engineering phase.

For comments regarding traffic, please see the response letter by the traffic consultant.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,



Omar Cruz
Bono Consulting Inc.



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Don Lay, Fire Safety Supervisor
Village of Arlington Heights
Fire Safety Division.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mr. Lay,

Below you will find our responses to your comments dated 11/19/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) This project will comply
- 2) This project will comply
- 3) Noted
- 4) Noted
- 5) Noted
- 6) Noted
- 7) Fire access roads have been modified to comply with this requirement.
- 8) This project will comply
- 9) Noted
- 10) This project will comply
- 11) This project will comply
- 12) A Knox Box location has been shown on the first floor plan and site plan. Please refer to sheet PC-15 & PC-6.
- 13) This project will comply
- 14) This project will comply
- 15) This project complies. Refer to Civil drawings
- 16) This project complies. Refer to Civil drawings
- 17) This project will comply
- 18) This project will comply

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM

- 19) This project will comply
20) This project will comply

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis", with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Brandi Romag, Crime Prevention Officer
Village of Arlington Heights
Community Services Bureau.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mrs. Romag,

Below you will find our responses to your comments dated 11/27/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) Photometrics have been revised providing more illumination on the playgrounds
- 3) Noted
- 4) Noted
- 5) The traffic flow of the site plan has been revised. Please refer to Civil drawings.
- 6) The emergency contact card will be submitted during the permitting phase.
We have submitted a variation for a 6' high fence around the playground areas.
We will consider numbering the exterior doors
The vestibule entry will be secured
Toys and playground items will be stored inside.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Sean Freres, LEHP, Environmental Health Officer
Village of Arlington Heights
Health Services Department.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mr. Freres,

Below you will find our responses to your comments dated 11/30/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

1) This project will comply with the Food Service Plan Review Requirements.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Sam Hubbard
Village of Arlington Heights
Planning & Community Development Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 1
January 31, 2019

Dear Mr. Hubbard,

Below you will find our responses to your comments dated 12/3/18 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) Noted
- 3) Noted
- 4) Noted
- 5) Noted
- 6) Noted
- 7) Noted
- 8) Attached is a copy of the executed contract for purchase. Sensitive information has been redacted.
- 9) According to a Goddard representative Erin Witt, there may be some deliveries in a UPS/FedEx size truck to the school on a weekly/biweekly basis. A number of our franchisee owners will either shop at a Costco/Sams Club type store for these items, and others prefer to have it delivered to the school. These products include: paper products, cleaning supplies, snacks for the children, etc. The only other delivery that may occur at the school would be a catering service for lunches for the students. Again, these are small box trucks that can be accommodated in a standard parking space. These deliveries occur outside of peak dropoff/pickup times and will be coordinated with the franchisee.
- 10) The proposed retaining wall has been changed from concrete to Landscape block. See attached specifications, Color of the landscape block to match stone base of building.
- 11) A staging plan has been provided. Please refer to civil plans.
- 12) According to a Goddard Representative Erin Witt, the playgrounds are typically used from 9am-12pm and then from 2pm-5pm (or earlier if it is dark). The playgrounds will not be utilized if it is too hot or too cold

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM

for the children to be outside. These temperature restrictions are dictated by state licensing. The children are not outside if there is inclement weather and the building also has an interior multi-purpose room that can be used as play space during those times when the outdoor playground is not accessible. The playground will also only have one class outside at a time, meaning that the maximum that will be on the toddler playground is: 16 students and the maximum that will be on the preschool playground is 20 students.

- 13) Noted
- 14) This has been modified. Please refer to sheet PC-6
- 15) The measurements have been modified. Please refer to sheet PC-6
Eave projection on the porches has been shown on sheet PC-6.
- 16) Building lot coverage calculation has been updated. Refer to PC-6
- 17) The visibility triangle has been corrected. Please refer to sheet PC-6
- 18) This has been corrected. Please refer to civil drawings
- 19) The renderings have been revised to more accurately reflect the size of the retaining wall. The retaining wall height averages between 2'-6" and 3'-0" above grade.
- 20) That option was explored. Overall the site circulation has been revised.
- 21) See Landscape Response letter
- 22) See Landscape Response letter. In addition, those fences are to provide separation between playground areas. We have included some to prevent children from wandering along the exterior egress path on the north side of the building.
- 23) See Landscape Response letter
- 24) See KLOA response letter. In addition, the site plan has been revised to accommodate 40 parking spaces. According to a Goddard representative, the statistics for some Chicagoland area Goddard Schools are the following:
 - a) Schaumburg, IL (1001 Woodfield Rd) - 11,934 sf - 188 students - 35 employees 34 parking spaces
 - b) Bloomingdale, IL (92 Stratford Dr) - 8,000 sf - 140 students - 23 employees 43 parking spaces (share 10-15 with restaurant)
 - c) Carol Stream, IL (502 S. Schmale Rd) - 9,300 sf - 140 students - 35 employees 35 parking spaces
 - d) St. Charles, IL (200 N Tyler Rd) - 8,000 sf - 134 students - 30 employees 28 parking spaces
 - e) Elgin, IL (2496 Bushwood Dr) - 8,000 sf - 138 students - 32 employees 33 parking spaces
 - f) Hawthorn Woods, IL (50 Landover Parkway) 8,000 sf - 140 students - 32 employees 35 parking spaces
 - g) Cary, IL (801 Georgetown Dr) - 10,000 sf - 149 students - 35 employees 47 parking spaces
 - h) Lake in the Hills, IL (4561 Princeton Ln) - 8,125 sf - 135 students - 32 employees 29 parking spaces
 - i) Skokie, IL (9651 Gross Point Rd) - 15,000 sf - 188 students - 39 employees 38 parking spaces
- 25) See KLOA response letter.
- 26) See KLOA response letter.

27) Noted

28) Please refer to letter from Goddard Systems addressing this comment.

29) Please see attached sworn affidavit stating the accuracy of the market study

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis", with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C



28. What characteristics of the Goddard School set it apart from other day care facilities that are within the study. Are there services, prices, features, etc., that Goddard provides that are not provided by their competitors?

Goddard stands behind their F.L.E.X Learning Program (Fun Learning Experience). We utilize this approach through play and exploration, diverse programming, student empowerment, 21st century skills, STEAM and literacy, quality questions and encouragement, individualization, safety and security, research, outdoor time, and risk and failure. We also offer a wide range of enrichment programs so that each School can individualize its program to meet the specific needs of families:

Assessment

Progress Assessment

Creative Expression

Rock 'N Tot Dance

Trampoline Art History

Language & Literacy

SPLASH into Pre-K

Handwriting without Tears

Three Wheelers Book Set

Weekly Reader

Mathematical Thinking

Newbridge Big Book Math Series

Everyday Mathematics

Personal & Social Development

Trampoline Goddard Guide to Getting Long

Cozy Corner

Go! Kids Health and Fitness Program

Physical Development

B.A.S.E Fitness

Little Racquets

Trampoline Sports Mix

Yogaroo

Scientific Thinking

Newbridge Big Book Science Series

Growing Up Wild Science

KidScientific



Goddard Systems, Inc., 1016 West Ninth Avenue, King of Prussia, PA 19406 | 610-265-8510 • Fax: 610-265-8867 | GoddardSystems.com

Social Studies

- Sign Language
- Trampoline Second Language
- Follow Jade! Learn Chinese
- Trampoline World Cultures

Other areas

- Chess at Three
- Level Up Village
- National Geographic
- Zid Zid

Goddard also has an Education Advisory Board (EAB) which is a group of knowledgeable educators, researchers and experts in child development, early learning, technology integration, brain development, parent engagement and health and nutrition. The EAB evolves and shapes The Goddard School's play-based learning program, putting research into action and empowering children to become school ready, career ready and life ready.

Memo

Re: Goddard School Development, 1316 N. Arlington Heights Rd, Arlington Heights, IL

Departmental Review comments dated within November and early December of 2018. Below is a response to the questions relating to the landscape review of the drawing set.

Page 7 of Departmental Review

- 21. RESPONSE: Completed by project engineer. See civil engineering plan.
- 22. RESPONSE: Revised by project engineer.
- 23. RESPONSE: Most mechanical equipment is located on the roof of the building. The equipment located on the west side of the property is screened.

Page 7A of Departmental Review

- 1. RESPONSE: Trees have been added to the ends of the parking aisles, as per the revised layout.
- 2. RESPONSE: Landscaping, shrubs and perennials, have been added to the elevation on the SW corner.
- 3. RESPONSE: Details for the bollard are located on the civil and architectural plans. A note regarding this has been added to the landscape drawings.
- 4. RESPONSE: The previous plants, Hicks Yew, has been removed and replaced with Green Mound Alpine Currant.
- 5. RESPONSE: The planting has been extended along the south property line to continue the screen.
- 6. RESPONSE: To be completed by the owner/project coordinator.

All responses have been completed by the project landscape architect, Gary Lehman, G Studio.

MEMORANDUM TO: Planning & Community Development Department
Arlington Heights, Illinois

FROM: Andrew Bowen
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: January 31, 2019

SUBJECT: Proposed Goddard School Daycare
1316 N. Arlington Heights Road
Arlington Heights, Illinois

Below please find the responses to the department's comments regarding the Traffic Impact Study for the purposed Goddard School daycare facility in Arlington Heights, Illinois.

Planning Commission Comments:

22. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.
23. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.
24. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.
25. The drive aisle along the east face of the building has been revised to operate in a one-way northbound direction to prevent traffic conflicts within the site.
26. A complete summary of the observed gaps is included in the Appendix. The permissible gap lengths on a four-lane roadway have been added to the report.
27. The exiting left-turn movements have only 171 gaps during the weekday morning and 116 gaps during the weekday evening. The 793 gaps are for the inbound left-turn movement from Arlington Heights Road.
28. The traffic study has been revised to address the typos.

29. The number of provided parking spaces has been increased to 40. Given the maximum number of employees (24) parked at one time, there will always be 16 parking spaces available for parents. This will be more than sufficient to accommodate peak period operations.

Planning and Community Development Department Comments:

24. The number of provided parking spaces has been increased to 40. This number is higher than the requirement set by Arlington Heights and is higher than the projected peak parking demand estimated by ITE. The peak parking demand ratios ITE provides are based on surveys conducted at existing daycare facilities.
25. While parking spaces will not be designated for employee parking, employees will be instructed to park first in the spaces along the south side of the site and then in the spaces on the east side of the site. Given the maximum number of employees (24) parked at one time, there will always be 16 parking spaces available for parents. This will be more than sufficient to accommodate peak period operations. Further, the site has been modified to operate as indicated in engineering comment 25.
26. The updated site plan as well the traffic impact study show the northerly access drive as restricted to right-out movements only.

REGAL STONE™ ROCKFACE

PRODUCT NUMBER # 823



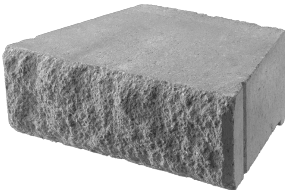
- Rugged exterior evokes the look and feel of naturally weathered stone
- Rear lips ensure precise setback and eliminate the material and labor costs of connectors
- Made of durable concrete with iron oxide pigments that resist fading in extended UV exposure. Meets or exceeds applicable requirements of ASTM C1372

Our rear-lipped SRWs includes a comprehensive assortment of block heights, depths, and face styles to satisfy virtually any structural or aesthetic requirement. A proven block design with an extensive record of field performance, comprehensive support and expertise, and the experience accrued in manufacturing over a billion retaining wall units, our rear-lipped SRWs have become a trusted favorite of specifiers, installers, and owners alike.



STONE(S)

PALLET LAYOUT



		Wall
Height	<i>in</i>	6
	<i>mm</i>	152.4
Length	<i>in</i>	12
	<i>mm</i>	304.8
Width	<i>in</i>	16.78
	<i>mm</i>	426.1
Units	<i>/pl</i>	45

NOTES

Weights are approximate and do not include shipping pallet.

PALLET SPECS

Pallet Weight	3240 lbs
Sq Ft/Pallet	31.5 sq.ft.



www.pavestone.com

AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

The undersigned affiant, being first duly sworn, certify and state that the statements set forth in this Affidavit are true and correct, and I further depose and state the following:

1. I, AZIZ ALI, am an individual over 18 years of age and submit this affidavit to the Village of Arlington Heights ("Village") in connection with the zoning and land use application submitted to the Village ("Application") for the property located at 1316 N. Arlington Heights Road ("Project Location") submitted by Amir Khowaja and his assigns ("Purchaser") to develop and operate the Project Location as a Goddard School and Day Care Facility ("Project").

2. In connection with the Application, Purchaser submitted to the Village a market analysis including the information regarding nearby day care facilities and their present capacity and available space at these schools. A copy of the market analysis is attached to this Affidavit at Exhibit A, and includes the results of the capacity and available space data for the nearby day care facilities.

3. I hereby certify and state that I personally called these day care facilities as referenced in the attached market analysis and the information included is the information I received from these facilities upon inquiry as to their capacity and space availability. I certify and state that the information included in the market analysis regarding capacity and space availability is true and correct reporting of the responses I received from the day care facilities based on my personal inquiries.

4. Upon request, I am able to provide any further information to the Village upon request.

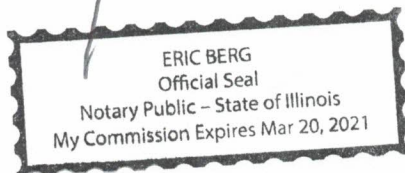
5. Affiants further state: Naught.

AFFIANT:

AZIZ ALI

Dated: _____

01/23/2019



EXHBIT A

Market Analysis



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1316 N Arlington Heights Rd – Goddard School Daycare
PC#: 18-023 – Round 2
Date: February 12, 2019

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any more comments.



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 2/4/2019

P.C. Number: 18-023 Round 2

Project Name: Goddard school Daycare

Project Location: 1316 N Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

No additional comments.

RECEIVED
FEB - 4 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date 02-04-19

Reviewed By:


Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 13, 2019
Subject: 1316 N. Arlington Heights Rd., PC#18-023 Round 2



With regard to the rezoning PUD, variations for 1316 N Arlington Heights Rd., I have the following comments:

- 1) The existing fire hydrant (to remain) must be metered. The best solution for this is to install an in-line water meter vault within the ROW.
- 2) The existing domestic and fire backflow devices are obsolete. Replace them with approved RPZ devices. Include a note on the plumbing plans to be submitted at a later date.
- 3) Include a note that all utilities to the building to be demolished must be abandoned in accordance with Village requirements.
- 4) More detail is required regarding the underground detention basin, restricted outlet and maintenance plan for the basin. Details must be submitted on subsequent plans.
- 5) Verify the condition of the sidewalk fronting the property after the demolition. If damage has occurred as a result of the demolition, or drainage is not adequate (ponding), permittee must replace the affected squares.
- 6) Protection for Catch Basin -2 must be provided to ensure that concrete wash out does not contaminate our storm sewer.
- 7) Arlington Heights Public Works will make further comments after construction plans have been submitted.
- 8) Two "Do Not Enter" signs are needed on north driveway.

RECEIVED
FEB 15 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #18-023
Goddard School Daycare
1316 N Arlington Heights Rd
Rezoning, PUD, Variations
Round 2

32. The petitioner's response to Comment Nos. 11, 12, and 13 is acceptable.
33. The petitioner's response to Comment No. 14 is noted. Submit final engineering plans for the detention system.
34. The petitioner's response to Comment No. 15 is not acceptable. The heavy duty pavement section for the fire lane shall consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Revise the heavy duty pavement cross section.
35. The exhibit provided showing the turning path of the fire truck appears to overlap with parking stalls 10 and 11 along the south property line. Provide clarification that there will not be a conflict with these parking stalls. The southbound turning path exhibit shows the fire truck entering the northerly right out only. This exit will need to be revised to meet IDOT standards (see Traffic comments), revise the exhibit accordingly. Please also provide an additional exhibit showing the path of travel from northbound Arlington Heights Rd.
36. The petitioner's response to Comment No. 16 is not acceptable. The retaining wall is located within the drainage easement. Provide written permission from all utility companies to construct the retaining wall within the easement.
37. The petitioner's response to Comment No. 17 is acceptable.
38. The petitioner's response to Comment No. 18 is noted. Sidewalk shall be continuous through driveways, and the curb shall stop at the sidewalk. Revise the plans accordingly for both driveways.
39. Both concrete aprons within the right-of-way must be 8" thick. Curb is only shown for the north driveway, provide curb for the south driveway.
40. The petitioner's response to Comment No. 19 is acceptable.
41. The petitioner's response to Comment No. 20 is noted. Submit final engineering plans for the storm sewer system. The proposed structure located in the northerly driveway shows a rim elevation of 702.9, which is below the proposed overflow elevation. This must be addressed as part of the final engineering plans.

TRAFFIC

42. The petitioner's response to Comment Nos. 21, 22, 23, 25, 26, 27, 28 and 29 are acceptable.
43. The petitioner's response to Comment No. 24 is not acceptable. The following design issues shall be addressed:
 - a.) The right turn out driveway configuration shall be revised to meet IDOT standards;
 - b.) Provide all required 'Right Turn Only', 'Do Not Enter', 'One Way' signage and pavement markings;
 - c.) Provide driveway and sidewalk slopes.
 - d.) An IDOT permit is required for all work within Arlington Heights Rd right-of-way.
44. The petitioner did not provide a response to Comment No. 31. The site photometric diagram is still unclear as to how light level readings around the entire perimeter are zero. Recalculate perimeter lighting calculations to include the perimeter values, and values 10 ft outside the perimeter onto adjacent properties. Maximum permitted spillover light at the south and west property lines is 0.1 ft. plans do not indicate any restrictions for northbound left turns into the northerly most driveway.

 2/8/19
Michael L. Pagones, P.E. Date
Village Engineer

Attachments:

Utility Easement Contact Procedures

UTILITY EASEMENT CONTACT PROCEDURES

You have requested permission to construct within a utility easement. We can only consider granting your request after we receive written approval from all utility companies for your construction within the easement. The following items must be sent to each of the five people listed below:

- Cover letter, stating what type of construction will encroach into the easement and how far, including your name and address, daytime telephone number, the property address, and your request for the utility companies' permission in writing.
- A copy of the plat of survey, including legal description and a sketch on the plat of what you are proposing to construct.

John E. O'Brien	(847) 816-5252
Real Estate and Facilities	
Commonwealth Edison Company	
Three Lincoln Centre	
Oak Brook Terrace, IL 60181	

Susan Manshum	(847) 759-5603
Manager – Right-of-Way	
AT&T Illinois	
Design Engineering	
2004 Miner St.	
Des Plaines, IL 60016	

Bill Schenk	(630) 536-3128
Cable Services	(630) 536-3106
Construction Engineer	
Wide Open West	
1030 National Parkway	
Schaumburg, IL 60173	

David J. Ruffalo	(630) 983-8676 Ext. 2976 or 2978
Real Estate Agent	
Nicor Gas	
300 W. Terra Cotta Ave	
Crystal Lake, IL 60014	

Robert L. Schulter Jr.	(630) 600-6352
Right-of-Way Manager	(630) 600 6390 Fax
Comcast	
688 Industrial Drive	
Elmhurst, IL 60126	

When you receive a reply from all of the utility companies, submit all of their replies to the Department of Building & Health Services along with the Village permit application (or tell the person at the front counter that you are submitting these as requested for your permit in progress). Your permit request will be reviewed by both the Building & Engineering Departments. You will be contacted by the Department of Building & Health Services, usually within two weeks of submittal, as to the status of your permit request.

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Goddard School Daycare
1316 N. Arlington Heights Road
PC#18-023

Round 2 Review Comments

02/08/2019

1. Character of use:

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

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. There does not appear to be adequate lighting of the playground areas. This area should be illuminated, especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

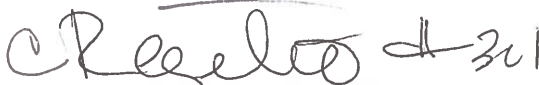
This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

The newly created traffic flow has been reviewed. The new configuration will still create congestion. As shown, the drop off/pick up route interferes with the traffic that will be entering the lot. Consider making the entrance one way only on the North side of the lot (access for both north/south traffic on Arlington Hts. Rd) and making the exit one way only on the south side of the lot (two lanes – allowing for vehicles to turn both left and right onto Arlington Hts Rd).

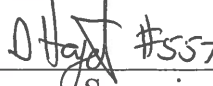
6. General comments:

- Consider numbering the exterior doors.
 - Any access gates to the fence should be locked/secured nightly to reduce unauthorized access- i.e. theft, trespassing, vandalism, underage drinking etc.- to the area after hours.
- Consider posting no trespassing signs.


Carrie Regilio, Problem Oriented Policing Officer
Community Services Bureau

RECEIVED
FEB 11 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Approved by:

 #557
Supervisor's Signature

Planning & Community Development Dept. Review

December 3, 2018



REVIEW ROUND 1

Project: Goddard School – Amirali Khowaja
1316 N. Arlington Heights Rd.

Case Number: PC 18-021

General:

30. The responses to comments #8-#15, #17, #19, #20-#22, #25, #26, and #29 are acceptable.
31. The response to comment #7 is noted. Based on a review of the revised plans, the Plan Commission must review and approve the following actions:
 - a. Rezoning of the subject property from the R-3 District to the O-T District.
 - b. Planned Unit Development approval to allow a day care facility on the subject property.
 - c. Land Use Variation to allow a day care facility within the O-T District.
 - d. Variation to Chapter 28, Section 5.1-9.3(b), to reduce the required side yard setback on the north from 20 feet to 1 foot.
 - e. Variation to Chapter 28, Section 6.5-2, to allow accessory structures (playground equipment) in the front yard where accessory structures are restricted to the rear yard only.
 - f. Variation to Chapter 28, Section 6.13-3(a) to allow a 6' tall open fence and 6' tall solid fence in the front yard where code restricts open fences in the front yard to 36-inches in height and prohibits solid fences in a front yard.
32. The response to comment #16 is noted. Please provide an electronic copy of the plans, no later than Feb. 21, that does not have hand-written revisions.
33. The response to comment #18 is noted. Please note that although the architectural site plan notes that the fence will terminate at the front plane of the home to the south, however, the engineering plans show the fence extending passed the front plane of the home to the south.
34. The response to comment #23 did not adequately address the question. What equipment is located on the west side of the property that is screened as is referenced in the response? Nothing is shown on the utility plans or landscape plans. Since the question was not addressed, please be aware that if any ground mounted mechanical/utility equipment is shown on the plans at a future date, these elements must comply with code and be appropriately located and screened, or a variation must be sought.
35. The response to comment #24 is noted. However, please justify the low estimated employee count for the facility. As based on the nine Goddard School examples provided within the response, the average number of teachers at Goddard facilities in comparison to their licensed capacities, is .217 teachers per student. The proposed facility, at 24 estimated staff members, has .145 teachers per student. If the average rate of .217 teachers per student is applied to the licensed capacity of the proposed facility, there would be 36 staff members, which would require 54 on-site parking spaces. This issue needs to be addressed.
36. The response to comment #27 is noted. The petitioner is strongly encouraged to orient the handicap parking stalls to share the accessible aisle, which will increase onsite parking to 41 spaces.
37. The response to comment #28 is noted.

Additional review comments based on revised plans:

38. Will the play areas contain any noise making devises, such as drums, chimes, bells, etc.?

39. Please note that the bicycle rack must contain 3 spaces to comply with code. Sheet PC-6 shows that only 2 spaces will be included.

Prepared by: 

Goddard School Daycare
1316 N. Arlington Heights Road
PC #18-023
February 8, 2019

Landscape Comments

- 1) In the center island there is a tree located above the detention vault. Please relocate the tree.
- 2) In order to provide an effective screen/buffer, reduce the spacing of the proposed Wintergreen Arborvitae from 8 feet on center to 5 feet on center.
- 3) Along Arlington Heights Road it is recommended that an alternate shrub be provided in place of the proposed Alpine Current. Consider Arrowwood Viburnum or Miss Kim Lilac.
- 4) Along the south property line adjacent to the parallel parking there is approximately 3.5 feet for plant material. In this space, adjacent to the parallel parking, substitute the proposed Wintergreen Arborvitae with Emerald Green Arborvitae. The Emerald Green Arborvitae should be planted 3 feet on center in order to provide an effective screen.
- 5) There is a Linden Tree along the south property line near the third parallel parking space. Relocate the Linden to the southwest corner.
- 6) Per Chapter 28, Section 6.15, a 4" caliper shade tree is required at the end of each parking row. Please incorporate a shade tree in the northeast corner at the end of the parking row or request a variation.
- 7) Provide a detail of the bollard. The response indicates that the bollard detail was provided on the architecture plans and engineering plans; however there is no detail. The bollard must be decorative and compliment the building/site.



B O N O C O N S U L T I N G , I N C .

February 19, 2019

Cris Papierniak, Asst. Director of Public Works
Village of Arlington Heights
Public Works Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare
 PC #18-023 Round 2

Dear Mr. Papierniak,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

1. A 5' water meter vault is now shown on the utility plan.
2. A note has been added to the utility plan stating to replace existing domestic and fire backflow devices with approved RPZ devices. More detail will be provided in the plumbing plans which will be submitted at a later date.
3. A note has been added to the demolition plan to abandon all demolished utilities in accordance with Village requirements
4. The details regarding the underground detention basin, restricted outlet and maintenance plan will be provided in the detailed engineering phase.
5. A note has been added to the demolition plan to replace all sidewalk squares that result in ponding and all damaged sidewalk due to demolition.
6. Protection for Catch Basins-2, 3, and 3a are now provided. See sheet C-2.
7. Noted.
8. Two "Do Not Enter" are now shown on the north and south side of the right only exit on the Geometric Plan.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Omar Cruz', is written over a light blue horizontal line.

Omar Cruz
Bono Consulting Inc.



B O N O C O N S U L T I N G , I N C .

February 19, 2019

Michael L. Pagones, P.E., Village Engineer
Village of Arlington Heights
Engineering Department

RE: 1316 N. Arlington Heights Road- Goddard School Daycare
 PC #18-023 Round 2

Dear Mr. Pagones,

Included for your review is our revised preliminary plan for 1316 Arlington Heights Road. We have revised our plans and made the following changes:

- 32. Noted.
- 33. Noted. The details for the detention system will be addressed at permit.
- 34. The limits of the heavy-duty pavement area and the heavy-duty cross section have been revised on the Geometric Plan.
- 35. This exhibit has been removed from the drawing and is included as an attachment to this letter. The exhibit has been revised so there is no conflict with parking stalls 10 and 11. The fire truck path is shown to enter the right out only exit to allow the firetrucks to access the front of the building. To enter, the firetruck will go over the curb. The curb is necessary to forbid regular traffic from turning left to exit. The right turn only exit has been revised to meet IDOT standards (see response to comment 43). Additionally, an exhibit for the fire truck path of travel from northbound Arlington Heights Road has been provided. This is shown on the Geometric Plan.
- 36. The retaining wall has been revised to be a landscape wall block so they can be removed as necessary. Furthermore, certified letters have been sent to all the utility companies regarding the wall placement. This is shown on the Grading Plan and Geometric Plan.
- 37. Noted.
- 38. The sidewalks are now shown to be continuous through the driveways. The curbs are shown to stop at the sidewalk for both driveways. This is shown on the Geometric Plan.
- 39. The note for the aprons has been revised to specify 8" thickness. A curb has also been provided for the south driveway. This is shown on the Geometric Plan.
- 40. Noted.

41. Noted. The details for the storm sewer system will be addressed at permit.
42. Noted.
43. a) The right turn only exit has been revised to prevent cars from turning left. Radii measurements for the exit have also been provided on the Geometric Plan.
- b) A "Right Turn Only" sign and an additional "Do Not Enter" sign have been added to the north driveway on the Geometric Plan. "One Way" and right turn only pavement markings were included in the previous submittal.
- c) Grades and slopes of the driveway will be addressed during the detailed engineering phase.
- d) Noted. IDOT permits will be filled and submitted during the detailed engineering phase.
44. Please see architect's response in regards to the site photometric diagram.

If you have any questions regarding the changes to the drawings, please feel free to call me at (847) 823-3300.

Sincerely,



Omar Cruz
Bono Consulting Inc.





1"=50'-0



1"=50'-0"



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Mike Pagones, P.E., Village Engineer
Village of Arlington Heights
Engineering Department.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Mr. Pagones,

Below you will find our responses to your comments dated 2/8/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Bono Consulting's response letter for comments 32-35.

36) We have reached out to the following utility companies per the "Utility Easement Contact Procedures" given to us during round 2 comments; Comcast, ComEd, Nicor, AT&T & WOW. We have attached approval letters from AT&T, Comcast, Nicor and WOW. We are still waiting on approval letters from ComEd which we expect soon. Also attached is a certified mail receipt.

We anticipate approvals from all utility companies to construct the block wall within the utility easement because as mentioned in previous conversation there is no footing, no mortar to bond the blocks and has a max height of 36 inches in some locations.

Please refer to Bono Consulting's response letter for comments 37-43.

44) The site photometrics have been revised to show light level values 12ft. beyond the perimeter. Text size has been reduced to match interior text values. The 6 foot high wood fence along the North, West and South perimeter help block the light spill over on the adjacent properties. Wall packs on the North side of the building have been adjusted to work with the 6 foot high fence to

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM

minimize spill over. Light levels on the west property line have been recalculated and there are some instances where the spill over reaches but does not exceed 0.1ft.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis", with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

BUFFALO GROVE, IL 60089

OFFICIAL USE

Certified Mail Fee	\$3.50	0053
\$	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$1.15	
Total Postage and Fees	\$4.65	

Sent To **AMERITECH ATTN:- SUSAN MANSHAW**
Street and Apt. No., or PO Box No.
1391 ABBOT CT
City, State, ZIP+4®
BUFFALO GROVE, IL, 60089

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

WARRENVILLE, IL 60555

OFFICIAL USE

Certified Mail Fee	\$3.50	0053
\$	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$1.15	
Total Postage and Fees	\$4.65	

Sent To **NOW INTERNET Cable ATTN:- DOMINICKS**
Street and Apt. No., or PO Box No.
4350 WEAVER CABLE
City, State, ZIP+4®
WARRENVILLE, IL, 60555

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

CRYSTAL LAKE, IL 60014

OFFICIAL USE

Certified Mail Fee	\$3.50	0053
\$	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$1.15	
Total Postage and Fees	\$4.65	

Sent To **NICOR GAS ATTN:- Kim AUGUSTINE**
Street and Apt. No., or PO Box No.
300 W. TERRA COTTA AVE
City, State, ZIP+4®
CRYSTAL LAKE, IL, 60014

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ELMHURST, IL 60126

OFFICIAL USE

Certified Mail Fee	\$3.50	0053
\$	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$1.15	
Total Postage and Fees	\$4.65	

Sent To **COMCAST ATTN:- FRANK GAUTIER**
Street and Apt. No., or PO Box No.
688 INDUSTRIAL DRIVE
City, State, ZIP+4®
ELMHURST, IL, 60126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

VILLA PARK, IL 60181

OFFICIAL USE

Certified Mail Fee	\$3.50	0053
\$	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$1.15	
Total Postage and Fees	\$4.65	

Sent To **COMMONWEALTH EDISON COMPANY ATTN↑**
Street and Apt. No., or PO Box No.
THREE LINCOLN CENTRE 4TH FLOOR
City, State, ZIP+4®
OAK BROOK TERRACE, IL, 60181

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



January 18, 2019

Mr. Amirali Khowaja
701 Fourm Square
Unit 608
Glenview, IL 60025

Re: Proposed Goddard School, 1316 Arlington Heights Rd. Arlington Heights, IL.
Relocation of Block Wall within the 10' on the Utility Easement Encroachment.

Dear Mr. Khowaja:

This letter serves as written acknowledgment that Comcast Cable Communications, Inc. and its affiliates have no objection to your request to be allowed to encroach into the utility easement with relocation of Block Wall on the above mentioned property.

Please contact J.U.L.I.E. (800-892-0123) prior to any excavating on the property, to assure that any cable lines will not be damaged. If for any reason our cable facilities have to be relocated, please contact me so I can make arrangements for this.

The encroachment herein granted does not under any circumstances, abrogate nor nullify the rights and interests of Comcast Cable Communications, Inc. and its affiliates in and to the easements of record, pertaining to the aforesaid property.

Very truly yours,

Robert L. Schalter, Jr.
Central Division Director of Construction
(224) 229-5863



February 15, 2019

Amirali Khowaja
In c/o
Atul Karkhanis Architects, Ltd
Atul Karkhanis
2514 West Peterson Avenue
Chicago, IL 60659

Re: Encroachment upon Utility Easement to Build a Landscape Block Wall.

Amirali:

This letter is in reply to your inquiry about building a Landscape Block wall within the utility easement at 1316 Arlington Heights Road in Arlington Heights, IL. AT&T has no objection to the encroachment

Moreover, where said encroachment is located above buried cable or conduit or in close proximity to buried or aerial plant serviced, altered, replaced, modified or maintained by Illinois Bell Telephone Company dba AT&T Illinois, an Illinois corporation, said Company's liability to you for damage to said encroachment resulting from such servicing, alteration, replacement, modification or maintenance is limited to restoring said encroachment to its prior existing state to the extent such can reasonably be done under the circumstances.

Call J.U.L.I.E. before any digging 1-800-892-0123 and please maintain a 48" separation from AT&T's cable.

Sincerely,

Susan Manshum

Susan Manshum
Illinois Right of Way Manager
Midwest Construction and Engineering

AT&T
2004 Miner Street, Flr. 1, Des Plaines, Illinois, 60016
847.759.5603 / SM9231@att.com

MOBILIZING YOUR WORLD



Erin K. Andersen
Land Management Agent

1844 Ferry Road
Naperville, IL 60563
630.388.2094 tel
X2ekande@southernco.com

February 15, 2019

Amirali Khowaja
1316 N. Arlington Heights Road
Arlington Heights, IL.

Subject: 1316 N. Arlington Heights Road, Arlington Heights, IL. - Landscape wall
Nicor Atlas Page Reference: N33203

To Whom It May Concern:

This letter is sent in response to your recent inquiry regarding installation of a new Landscape Wall lying in the following described property:

LOT 2 IN CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS BEING A RESUBDIVISION OF LOT 21 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF AND THE SOUTH 4 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF), ACCORDING TO THE PLAT OF CRAIG'S RESUBDIVISION IN ARLINGTON HEIGHTS REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES, OF COOK COUNTY, ILLINOIS ON JUNE 23, 1977 AS DOCUMENT NUMBER 2946719, IN COOK COUNTY, ILLINOIS.

Based on the information you provided, including a plat of survey, Nicor Gas has no objection to the installation of a Landscape Block Wall - No footing, no mortar, interlocking blocks w/ a maximum height of 36 inches to be located along the South and West lot lines of your parcel. Nicor does not have Main in this area.

This is not a release or waiver of any rights Nicor Gas may have in or to the utility easement. Further, any future expense Nicor Gas may incur in exercising its rights in the utility easement shall be borne by the property owner.

Notify JULIE at 1-800-892-0123 at least 48 hours prior to commencing construction activities. Nicor Gas may have gas service pipes providing gas service to the described property. The gas service pipes are neither covered by recorded easement nor are their locations mapped.

Very truly yours,

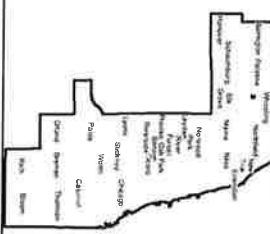
Erin K. Andersen
Land Management Agent
Land Services Department
Enclosure



Facility Legend

- Transmission Main
- MOP Main
- High Pressure Main
- Low Pressure Main
- Service Line
- Foreign Pipeline
- Gas Pipe Casing

COOK COUNTY



0 50 100 200 300 400 Feet
ATLAS SCALE 1" = 200'



ORIGINATE WITH THE FOLLOWING:
CALL JULE
SEC 4 IN SEC 4
EAST OF SECTION 20
EAST OF SECTION 10
EAST OF SECTION 10

FOR DESIGN PURPOSES ONLY, AND ARE NOT INTENDED
FOR CONSTRUCTION. COCA CONSTRUCTION
48 HOURS PRIOR TO CONSTRUCTION FOR COORDINATION
OF CURRENT FACILITY LOCATIONS, ST OR 1-800-882-4232

DATE UPDATED: 4/27/2017
COUNTY: COOK
TOWNSHIP: WHEELING

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

12ZN R11E 3PM
N33203



February 20, 2019

Mr. Amirali Khowaja
1316 N Arlington Heights Road
Arlington Heights, IL 60004

Re: Utility Easement Encroachment Request for 1316 N Arlington Heights Road
Arlington Heights, IL 60004.

Dear Mr. Amirali Khowaja:

WOW! Internet Cable, and Phone has no objection to the encroachment of your new landscape block wall on the property / easement in question.

However, this is not a release or waiver of any rights WOW! may have in or to the utility easement. Further, any expense WOW! may incur in exercising its rights in the utility easement shall be borne by the property owner.

If you have any questions or concerns please feel free to call me.

Sincerely,

Paul Flinkow

Paul Flinkow
Construction Engineer
WOW! Internet, Cable, and Phone
4350 Weaver Parkway
Warrenville, IL 60555
630-536-3139



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Carrie Regilio,
Problem Oriented Policing Officer
Village of Arlington Heights
Community Services Bureau.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Mrs. Regilio,

Below you will find our responses to your comments dated 2/08/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

- 1) Noted
- 2) Additional light bollards have been added to the northeast corner of the toddler playground to illuminate the walking path and to increase natural surveillance. Photometrics have been revised showing the new lighting. Any additional lighting may result in spillover on adjacent properties that exceeds Arlington Heights limits.
- 3) Noted
- 4) Noted
- 5) We appreciate your comment. That configuration has been considered among many others. After discussions with the Engineering Dept. it was decided that the east lot will be one way north bound with "Right Out Only" so that (among other reasons) any customers or staff parked there would not be forced to drive into the lot and circulate through the drop off and pick up area in order to leave the property.
- 6) Noted. The exterior doors will be numbered and any gates will be locked and secured.

If you have any additional questions or comments please let me know.

Sincerely,

Atul Karkhanis AIA, LEED AP BD+C

File: LetterheadAK
Form Updated: 01-02-19

concept to completionSM



atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Sam Hubbard
Village of Arlington Heights
Planning & Community Development Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Mr. Hubbard,

Below you will find our responses to your comments received on 2/12/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

30) Noted

31) a) Noted

b) Noted

c) Noted

d) Noted

e) Noted

f) Noted

32) Noted

33) A note has been added to the engineering plans to terminate the fence at the front plane of the home to the south.

34) Small utility pedestals are shown on the landscape plan PC-13 as well as PC-12. On the landscape plan they are called out to be screened with shrubs. At this time, we have no other ground mounted utilities. However, during the final engineering phase if any mechanical/ utility units need to be ground mounted they will be screened in accordance with the Village of Arlington Heights Code.

35) Please refer to Goddard Response

36) The ADA parking stalls have been revised so that they share an accessible aisle and an additional parking space can be gained.

37) Noted

38) Please refer to Goddard Response

39) Noted. We are providing a bicycle rack which will provide more than three spaces. This has been changed on PC-6

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Karkhanis". The signature is fluid and cursive, with a long horizontal stroke at the end.

Atul Karkhanis AIA, LEED AP BD+C



February 18, 2019

RE: Planning & Community Development Department Review

Case Number PC 18-021

General:

35. The response to comment #24 is noted. However, please justify the low estimated employee count for the facility. As based on the nine Goddard School examples provided within the response, the average number of teachers at Goddard facilities in comparison to their licensed capacities, is .217 teachers per student. The proposed facility, at 24 estimated staff members, has .145 teachers per student. If the average rate of .217 teachers per student is applied to the licensed capacity of the proposed facility, there would be 36 staff members, which would require 54 on-site parking spaces. This issue needs to be addressed.

Goddard response: The Goddard schools that we presented in the case study have different floor plans and many offer more younger age classrooms than what we are projecting in this school. This school has 11 classrooms that will require 2 teachers. There will also be an owner, a director, and 2-3 floating teachers which brings our total number of staff to 26-27. The younger classrooms have a lower student to teacher ratio which requires more staff members overall. The other Goddard schools also may have several part-time employees rather than full-time employees making their overall head count higher. On any given day there will be 26-27 employees at this school. The parking layout was increased to 41 spaces thus allowing us to show the 26-27 staff members.

Additional review comments based on revised plans:

38. Will the play areas contain any noise making devices, such as drums, chimes, bells, etc?

Goddard response: There will be no noise making devices on the playground equipment.

Memorandum - February 18, 2019

Memo

Re: Goddard School Development, 1316 N. Arlington Heights Rd, Arlington Heights, IL

This memo is a response to the 2nd round of comments by departmental review in reference to landscape drawings. Identified below are responses to comments by department and numbered comments. All responses have been completed by the Gary Lehman, G Studio.

Fire Safety:

No responses need by the Landscape Architect.

Plan Commission:

36. Will adjust landscape material, if retaining wall needs adjustment.

Fire Department:

No responses need by the Landscape Architect.

Police Department:

No responses need by the Landscape Architect.

Planning & Community Development Dept.:

33. Fencing is defined by the civil engineering drawings, any updates to the fencing will be reflected in the landscape drawings.

34. Utility pedestal is noted in the current landscape drawings.

Landscape Comments:

1. Tree is relocated. Note this location is an "end island" which typically is required. The tree was located close by, yet away from the vault.
2. Trees respaced at 5 foot on center. Quantities are adjusted and plant schedule updated.
3. Alpine currant will be replaced with arrowwood viburnum.
4. Wintergreen Arborvitae is replaced with Emerald Green Arborvitae (Smaragd Arborvitae) and respaced at 3'-6". Plant schedule is updated.
5. The Linden is relocated.
6. A tree will be added to the Northeast corner. Plant schedule is updated.
7. The bollard is identified in architectural work. A note is added to the landscape plan as a reference to the architectural plans.





atul karkhanis architects, ltd.

Commercial • Educational • Residential • Healthcare

Writers Direct Dial
773.508.5533, ext. 204

Writers Direct E-mail
akarkhanis@akarchitects.com

Landscape Reviewer
Village of Arlington Heights
Planning & Community Development Dept.

RE: Goddard School
1316 Arlington Height Rd
PC #18023 Round 2
February 18, 2019

Dear Landscape Reviewer,

Below you will find our responses to your comments dated 2/8/19 for The Goddard School of Arlington Heights at 1316 Arlington Heights Road.

Please refer to Gary Lehman for responses to comments 1-6

7) Please refer to detail 13 on sheet PC-7. We are proposing a concrete filled steel bollard with a decorative cover. The bollard cover will compliment the building and site.

If you have any additional questions or comments please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Atul Karkhanis', with a stylized flourish at the end.

Atul Karkhanis AIA, LEED AP BD+C



Plan Commission 2/27/2019

Item: Verizon Wireless Cell Tower - 1122 W. Rand Rd.- PC#18-024

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District.

Variations Required

1. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.

2. Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

Recommendation

The Staff Development Committee has reviewed the proposed Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District, and the following variations:

1. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.

2. Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

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

1. All antenna and cables to be mounted on the proposed tower shall be concealed within the tower structure.

2. The petitioner shall add additional landscape screening along the west side of the enclosure area, for review and approval by the Village.
3. The petitioner shall stripe an additional code-compliant parking space within the paved parking area on the subject property to mitigate for the loss of the parking space that was necessary to accommodate the compound area.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
CPRC Minutes - 3/28/18	Minutes
Project Description	Correspondence
Justification for Land Use Variation	Correspondence
Propogation Maps	Exhibits
Plans	Exhibits
Rendering	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits



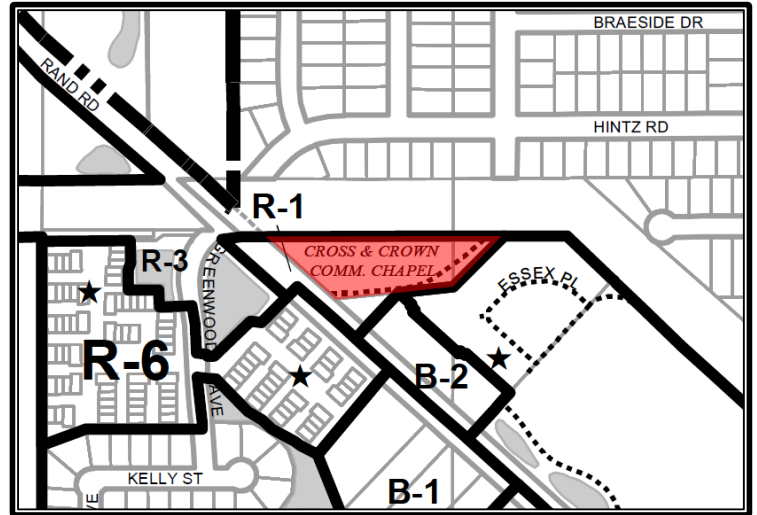
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

File Number: PC 18-024
Project Title: Verizon Wireless Cell Tower
Address: 1122 W. Rand Rd.
PIN: 03-18-102-007

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: February 27, 2019
Date Prepared: February 22, 2019

Petitioner: DRA Properties, LLC
 Douglas K. Dolan
Address: Dolan Realty Advisors, LLC.
 144 W. Lockwood Ave. – Suite 200
 Webster Groves, MO 63119

Existing Zoning: R-1: One Family Dwelling District
Comprehensive Plan: Institutional



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	ComEd Transmission Lines	Parks
South	B-2, General Business District, R-6, Multi-Family Dwelling District	Huntington Square Multi-tenant Commercial Building, Huntington Square Townhomes	Moderate Density Multi-Family, Commercial
East	R-6, Multi-Family Dwelling District	Townhomes	Moderate Density Multi-Family
West	R-3, One-Family Dwelling District, R-6, Multi-Family Dwelling District	Detention Pond/Greenwood Place Townhomes	Moderate Density Multi-Family

Requested Action:

1. Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District.

Variations Required:

1. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.
2. Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

Project Background:

The subject property is located on the northwest side of the Village and is home to the Cross & Crown Lutheran Church. The site is zoned R-1 and is approximately 2.4 acres in size. Kennicott Avenue extends through the property on the southern side of the site (which is a considered a private road on the subject property) and connects Rand Road to the segment of Kennicott Avenue north of the subject property. The site is bounded by Rand Road to the west and southwest, and ComEd overhead transmission lines to the north. A small neighborhood shopping center (Huntington Shopping Center) is located south of the subject property, which includes a standalone daycare and a multi-tenant commercial building. To the east and southeast are the Huntington Square townhomes. Access to the site comes from a non-signalized full access intersection along Rand Road, and the site can also be accessed from the private drive connection to Kennicott Avenue to the north.

The Cross & Crown Church has entered into a lease with the petitioner to allow construction of a new cell tower on the church property for Verizon Wireless antenna. The tower would be located on the north side of the site directly behind the church and adjacent to the ComEd transmission lines, which are approximately 140 feet tall. The proposed tower would be 75 feet tall and would be designed to allow future co-locations for up to two additional antenna/carriers. The tower will be designed as a “stealth” tower, which would conceal all antenna and supporting wires/cables within the tower structure (i.e. there would be no triangular platform at the top of the tower). The base of the tower would include a small equipment compound that will be screened by a brick enclosure. The petitioner has stated that Verizon Wireless needs the proposed cell tower due to dropped calls and slow data speeds in the vicinity of the subject property.

Conceptual Plan Review Committee

On March 22, 2018, the petitioner met with the Conceptual Plan Review Committee. The committee discussed two different options for the cell tower, a “mono-pine” option (designed to look like a pine tree) and the stealth pole option as presently proposed. Some committee members did not express a strong opinion on the design, while one commissioner said their preference was for the stealth option. Both the church and the petitioner preferred the stealth option. The committee encouraged the petitioner to explore an alternative tower option with ComEd where the petitioner would construct a new monopole tower with space for both the ComEd transmission lines and the proposed antenna, which tower would replace the existing ComEd lattice tower north of the subject property.

Zoning and Comprehensive Plan

The subject property is located within the R-1, One Family Dwelling District. Commercial antenna are not allowed within the R-1 District and therefore a land use variation is required. The petitioner has provided written justification outlining how the proposed land use variation conforms to the hardship criteria necessary for variation approval, which criteria is summarized below:

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

The petitioner’s response to this criteria has been included within the material provided to the Plan Commission. Staff believes that the hardship criteria has been met for the following reasons:

1. The proposed cell tower will not alter the essential character of the locality in that there is an existing approximately 140-foot tall ComEd transmission tower located 160' to the northwest of the proposed tower, as well as two approximately 40-foot tall utility poles within 40 feet of the proposed tower
2. The subject property is unique in that it is located along Rand Road where there is a high demand for cellular service, and there are no structures (other than the ComEd transmission tower) above 50 feet in height that provide a viable option for collocation.
3. One of the intents of the Zoning Ordinance is to protect the public health, safety, comfort, and general welfare of the Village. The proposed cell tower will provide better cellular capability for emergency calls, which will enhance the safety and welfare of the Village.
4. The petitioner has reduced the height of the cell tower to 75', which according the petitioner is the minimum necessary height to provide enhanced cellular service. In this regard the variance is the minimum necessary to allow reasonable use of the property.

The subject property is designated as "Institutional" on the Comprehensive Plan, which correlates to the primary use of the site as a church.

Section 6.14-2.2(a) of the Zoning Code requires the petitioner to demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be served. The petitioner has analyzed the vicinity and stated that there are no structures of a suitable height to mount antenna that would provide the coverage needed by Verizon Wireless. Staff has also analyzed the area and concurs that there are no structures above 50 feet in the vicinity of the subject property. In addition, the petitioner has submitted propagation maps that show an existing gap in coverage within the Verizon Wireless network in the vicinity, as well as the coverage that would be provided should the 75-foot tall antenna structure be built. It should be noted that the cell tower was originally proposed at 100 feet in height, however, the petitioner has agreed to lower the height of the tower to 75 feet in order to reduce impact on adjacent residential areas.

Staff had initially requested the petitioner to examine three alternatives for the proposed cell tower; 1) to collocate the antenna on the existing ComEd lattice transmission tower to the north of the subject property, 2) to construct a new tower within the ComEd property to the north, where the tower would be clustered within the existing ComEd infrastructure and be less visible, and 3) to propose a replacement ComEd transmission tower if ComEd would not allow collocation on the existing lattice tower in the vicinity. The petitioner examined these three options with ComEd, and staff has verified that ComEd is not interested in pursuing either option since the potential for power outages was too great should there be an accident with the proposed antenna equipment.

Neighborhood Meeting

On June 20, 2018, the petitioner held a neighborhood meeting to introduce the plan to neighboring property owners and to understand what concerns they had. According to the petitioner, approximately 20 people attended the meeting and the main concerns expressed related to a reduction in property values and visibility of the tower. In an effort to respond to these concerns, the petitioner has shifted the tower slightly to the west to place the enclosure along the side of the building, so that the tower is equidistant from the townhomes to the southeast and the single-family homes to the north. Additionally, as previously mentioned, the petitioner has reduced the height of the tower from 100 feet to 75 feet.

Building, Site, and Landscaping

Per Zoning Code requirements, commercial antenna must be located outside of any required setback. The proposed antenna would be located approximately four feet from the northern side yard property line, where code requires a 30-foot side yard setback. Therefore, the following variation is required:

- Variation to Chapter 28 of the Municipal Code, Section 6.14-2.1, Location, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.

Staff is supportive of the requested variation since it places the proposed antenna further away from the townhomes to the southeast of the site. Although the antenna tower is located only four feet from the northern property line, the northern property is occupied by the ComEd transmission lines. The ComEd property does not contain any occupiable structures, and the property is approximately 180 feet deep, which places the tower over 250 feet away from the nearest single-family home to the north.

At the request of staff, the petitioner has upgraded the enclosure material to a decorative brick wall (the enclosure was originally proposed as a chain-link fence with slats). Staff has requested that the wall screen the generator proposed on the interior, which will be approximately 7.75 feet tall. Therefore, the petitioner must increase the height of the wall to 8' in height, which requires the following variation:

- Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

Staff supports this variation since it will allow complete screening of the generator and the wall would not directly abut any residential land use.

In order to create space for the proposed antenna and compound, the petitioner has proposed the relocation of an existing shed on the subject property. Staff notes that the relocated shed must be shown on any building permit plans submitted for this antenna and the relocated shed must comply with all applicable codes relative to setbacks and rear yard placement.

Relative to landscaping, the petitioner has proposed a row arborvitae evergreens on the east side of the enclosure to provide enhanced screening for the equipment compound. Staff believes that there is space on the western side of the enclosure to provide additional landscaping, which would help provide a buffer for the enclosure as viewed from Rand Road and Hintz Road. A condition of approval has been recommended to require the petitioner to add additional arborvitae along the western side of the enclosure (for review and approval by staff). There is no space to provide landscaping on the north side of the enclosure. Staff had originally asked the petitioner to push the enclosure to the south in order to provide landscaping to the north, but the petitioner has explained that this would require the relocation of the existing church AC units. In lieu of this, the petitioner has opted for the decorative brick enclosure.

Traffic & Parking

Traffic and parking is not a concern as personnel accessing the site will primarily be for maintenance of the antenna and related ground equipment. However, one parking space has been removed to accommodate for the proposed compound area. To mitigate this loss, the petitioner shall be required to stripe one additional code-compliant parking space elsewhere on the site. The proposed cell tower will not interfere

with the existing operations of the church. Bicycle parking spaces are not required for cellular towers and antenna.

FCC Considerations

There are limitations to the authority the Village has to regulate new antennas as well as collocations. These include:

- The regulation does not unreasonably discriminate among providers of functionally equivalent services;
- The regulation does not prohibit or have the effect of prohibiting the provision of personal wireless services;
- The municipality cannot regulate placement, construction and modification of personal wireless facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulation concerning such emissions; and
- A municipality cannot deny a zoning application solely on the basis that one or more existing carriers serve a given geographic market.

Additionally, any decision of the Village to deny this request must be in writing and supported by substantial evidence, which is contained in a written record. Therefore, should the Plan Commission wish to recommend denial of this petition, they must explain that decision in detail.

Finally, it should be noted that under the FCC's Report and Order on implementation of Section 6409 of the Spectrum Act, adopted in October 2014, the Village can approve the height of the proposed tower at 75 feet, in accordance with Village Code. However, if and when a request is made to collocate another user on the tower, under the FCC order, the height of the tower can be increased up to 20 feet as a matter of right.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District, and the following variations:

- Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.
- Variation to Chapter 28, Section 6.13-3(b), to allow a 8' tall fence where the maximum fence height is restricted to 6'.

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

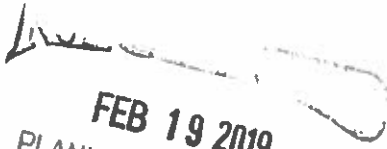
1. All antenna and cables to be mounted on the proposed tower shall be concealed within the tower structure.
2. The petitioner shall add additional landscape screening along the west side of the enclosure area, for review and approval by the Village.
3. The petitioner shall stripe an additional code-compliant parking space within the paved parking area on the subject property to mitigate for the loss of the parking space that was necessary to accommodate the compound area.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

February 22, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON FEBRUARY 27, 2019, AT 7:30 P.M. In the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 18-024, a Land Use Variation to allow a commercial antenna within the R-1 Zoning District on property located at 1122 West Rand Road in Arlington Heights, IL, and legally described as follows: THAT PART OF LOT 1 OF THE AMERICAN LUTHERAN CHURCH SUBDIVISION UNIT ONE BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 1122 WEST RAND ROAD AND LOCATED IN ARLINGTON HEIGHTS, ILLINOIS.
PROPERTY INDEX NUMBER: 03-18-102-007-0000.
As part of said petition the applicant is requesting the following variation from Chapter 28 of the Municipal Code:
• Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.
And 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.
Terry Ennes, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald February 12, 2019 (4518180)


FEB 19 2019
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, 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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12-FEB-19 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY


Authorized Agent

Control # 4518180

Aerial - Cross & Crown Church



Map created on March 22, 2018.

© 2018 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

March 28, 2018

Project Title: Verizon Cell Tower
Address: 1122 W. Rand Rd.
Petitioner: Douglas K. Dolan
Dolan Realty Advisors, LLC.
144 W. Lockwood Ave. – Suite 100
Webster Groves, MO 63119

Requested Action:

1. Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District.

Variations Required:

1. Variation to Chapter 28 of the Municipal Code, Section 6.14-2.1, Location, to allow a commercial antenna to encroach nine feet into the required 30-foot side yard setback where no encroachment is allowed.
2. Additional variations may be identified when detailed plans are submitted.

Attendees:

Doug Dolan, Petitioner
Dick Kroepel, Cross & Crown Lutheran Church
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jake Schmidt, Assistant Planner
Sam Hubbard, Development Planner

Project Summary:

The subject property is located on the northwest side of the Village and is home to the Cross & Crown Lutheran Church. The site is zoned R-1 and is approximately 2.4 acres in size. Kennicott Avenue extends through the property on the southern side of the site (which is considered a private road on the subject property) and connects Rand Road to the segment of Kennicott Avenue north of the subject property. The site is bounded by Rand Road to the west and southwest and ComEd overhead transmission lines to the north. A small neighborhood shopping center (Huntington Shopping Center) is located south of the subject property, which includes a standalone daycare and a multi-tenant commercial building. To the east and southeast are the Huntington Square townhomes. Access to the site comes from a non-signalized full access intersection along Rand Road, and the site can also be accessed from the private drive connection to Kennicott Avenue to the north.

The Cross & Crown Church has been working with a cell tower company who is looking to construct a new cell tower on the church site for Verizon Wireless. The tower would be located on the north side of the property directly behind the church and adjacent to the ComEd transmission lines, which are approximately 140 feet tall. The proposed tower would be 100 feet tall and would be designed to allow future co-locations for up to two additional antennae/carriers. The tower could be designed in several different styles. The first option would be for a “stealth” tower, where the tower is constructed to look like a large pole. It is considered stealth since the antenna and all cables are located within the tower and not visible from the exterior. Another alternative would be for a “decorative” tower, where a flag or cross could be added to the pole. The final alternative is the “mono-pine” option where the cell tower is designed to look like a pine tree. Relative to design, the Staff Development Committee prefers the mono-pine option.

Meeting Discussion:

Mr. Dolan stated that Verizon was interested in the proposed location due to a gap in coverage. Cellular service in the Verizon network was experiencing dropped calls and slow data speeds in the vicinity of the proposed cell tower. Poor cellular service can affect emergency 911 calls and it should be noted that about 50% of all calls now come from homes that rely solely on cellular phones with no landline in the household. Furthermore, 75% of homebuyers think that good cell service is an important factor when considering purchase of a new home. Verizon tries to get ahead of things when it comes to poor service, and they've identified a need for additional antenna in this area to prevent further reductions in service in the future.

The subject property is directly in-between two existing "macro" sites. Originally, they had approached ComEd for permission to collocate the proposed antenna's on the existing ComEd transmission lines that run adjacent to the church. Collocating on existing ComEd lines is not an extra cost for them. However, ComEd did not allow for this collocation. This led them to the church, and he acknowledged that the site is surrounded by many single-family homes and they try to avoid new cell towers in areas with many single-family homes. Originally, they had proposed the new tower directly abutting the townhomes located to the east of the church site. In consultation with the Village, they moved the proposed location as far away from the abutting townhomes as possible, which pushed the tower directly adjacent to the ComEd power lines at the north of the site.

Due to the sensitive location, they were not proposing the traditional style of cell tower with a platform at the top that contained the antenna. Instead, they've proposed a "stealth" tower design where the antenna, wires, and cables would all be contained inside of the pole. They were not proposing a flag on top of the pole as some people felt that it would attract more attention to the tower since it had to be lit all night long. Verizon has chosen Arlington Heights as an area that they want to invest in. There will still be gaps in their coverage, however, the proposed site will not only help the immediate area with service, but will also help the neighboring areas since it will help Verizon offload capacity from neighboring sites to the proposed tower, which will improve service in the neighboring areas as well.

Mr. Hubbard explained that the property was zoned R-1, One-Family Dwelling District, which allows "Houses of Worship" but did not allow cell towers. Therefore, a land use variation was required for the proposed cell tower. Once detailed plans are submitted, additional variations may be identified, such as variations to setbacks and placement of the tower on the property. Staff is seeking feedback from the Conceptual Plan Review Committee relative to the design of the tower. The Staff Development Committee prefers the "mono-pine" option, which is designed to look like a pine tree. The Village has not come to an opinion as to whether the subject property is appropriate for a cell tower, and would like to see the petitioners justification for the need for a cell tower at this location as well as justification that there are no options for collocation in the immediate area.

On a preliminary analysis, staff believes that the general vicinity appears appropriate given the Stonebridge Apartment complex in the area, which is a high density multi-family development that assumedly generates a lot of cellular traffic. This development is almost 4 times the density of the surrounding single-family residential area. Therefore, additional cellular capacity in this location may be warranted, however, the petitioner will need to provide additional justification for the cell tower in this location.

If this application is to move forward, staff would require the petitioner to hold a neighborhood meeting to gather feedback from the surrounding community. The petitioner has shown a potential design that includes a cross on the cell tower, but staff believes this will call more attention to the tower and does not prefer this option.

Commissioner Jensen asked what the church opinion of the "mono-pine" was, and what the petitioner opinion of the "mono-pine" was.

Mr. Dolan stated that the "mono-pine" was a very attractive option, but they typically do them in areas with more vegetation, such as parks or forest preserves where they blend better with the surrounding area. In the proposed location, which was in a parking lot, he did not believe that the "mono-pine" would blend in, so their preference was for a "stealth" tower. He said he thought the church shared the same opinion.

Commissioner Jensen asked how strongly they preferred the "stealth" option.

Mr. Kroepel stated that it would be the only green thing in the parking lot.

Commissioner Jensen stated that he understood how it would look, but wanted to know the intensity of their feelings about it.

Mr. Kroepel replied that it would look out of place.

Commissioner Jensen asked if it would be a deal-breaker for them.

Mr. Kroepel responded that if a “mono-pine” was what needed to be done, then they would be OK with it.

Commissioner Jensen asked about FCC regulations and how they would apply, and stated that he hoped the general council for the Village and staff would take into account what FCC mandates, requires, and allows. Before this goes to the Plan Commission, he hoped that the Village would review all FCC issues.

Commissioner Sigalos said that he agreed with the comment by Commissioner Jensen, and that the Plan Commission had spent a lot of time on a previous cell tower proposal, only to find out that their final motion was overruled by the FCC regulations. He recalled a previous antenna project, perhaps by Verizon, where antennas were proposed on a nearby five-story condominium building. He asked if those antenna were ever installed.

Mr. Dolan replied that he had been before the Plan Commission about three years ago for an antenna project on the rooftop of an office building.

Commissioner Sigalos explained that the project he was thinking of was on a condominium on Rand Road, just west of the Cross and Crown church. He said that the Plan Commission had given a recommendation for the antenna, but he wasn't sure if it was ever built.

Mr. Dolan stated that he had no recollection of that project. He said rooftop sites are preferred locations for new antenna, as well as sites where they can collocate on existing towers. He said in these instances, administrative approval is usually granted and there is not a requirement to go through a public hearing, so they always look for those types of sites first. He said that there was no such option in this location.

Commissioner Sigalos asked how the new cell tower would affect reception in the neighborhood, whether it be for radio or TV.

Mr. Dolan replied that radio and television were on completely different frequencies, and so there would be no effect.

Commissioner Sigalos said that the stealth monopole looked clean and modern, but he thought it would not look the same with antennas attached to it.

Mr. Dolan responded that the stealth pole would have all antennas inside of the pole structure, so there would be no antenna mounted on the outside of the pole. He also said that the pole would have space for other cell phone companies to install their antennas within.

Commissioner Sigalos asked if the church would be leasing the land to the petitioner.

Mr. Dolan confirmed that the contract would be for a lease.

Commissioner Cherwin asked about collocation on the existing Stonebridge apartment building.

Mr. Dolan replied that the apartment building and the traffic on Rand Road were some of the primary reasons that additional

cell capacity was needed in this location. The existing apartment building did not have the necessary height needed for the proposed antenna.

Commissioner Cherwin stated that residents wanted to be able to have good cell service, but they also had aesthetic concerns regarding cell towers. It was a tough balance to strike, and this would be a tough issue. He asked about newer technology that placed small cell antennas on existing street lights and utility poles.

Mr. Dolan explained that small cell deployment was most frequently used in densely developed areas, such as downtown areas and central business districts. They are designed to off-load cell traffic in very high capacity areas. Although they are smaller than a new cell tower, they are deployed more frequently, so there are more of them. They only provide coverage for about a block long area. They don't help as much with residential cell usage outside of that block; they are more effective at providing coverage for commercial traffic on roads.

Commissioner Cherwin stated that the proposed location appeared to him as less impactful than if it had been proposed 50 feet from a major intersection. He said he would reserve his final judgement until he understands how the nearby residents react to the proposal. He would like to see flexibility on the part of the petitioner to provide the most aesthetically pleasing version of the project as possible, be it for a "mono-pine" or for a more decorative base with landscaping.

Commissioner Sigalos asked how tall the pole was.

Mr. Dolan replied that it would be 100 feet. He said that federal law was fairly strong regarding cell towers and he said they needed to demonstrate a legitimate need. They had a propagation map that demonstrated that need. His company had a history of collaborating with local governments to make their projects acceptable to as many people as possible. They would not be able to please everyone, however. He felt that they've already responded to concerns from the residents and Village. There may be more they could do, however, the plan they currently have reflects a collaborative effort. They moved the location of the tower away from the townhomes abutting the church property to the east, and placed the tower in the vicinity of the existing ComEd utility lines, which were probably 150 to 180 feet tall.

Commissioner Green said that a previous cell tower proposal involved the cell company replacing one of the ComEd lattice towers with a new monopole tower that could support the weight of both the ComEd lines and the proposed antennas. He asked Mr. Dolan if he had explored that option with ComEd.

Mr. Dolan replied that he had reached out to ComEd about collocation and they had come back with a technical analysis that stated the existing towers could not support collocation. He did not pursue the matter any further.

Commissioner Jensen recommended that they pursue this option.

Commissioner Green said that he did not like the "mono-pine" option.

RECOMMENDATION

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

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

Project Description
Verizon Wireless Cell Site

2/6/19

DRA Properties, LLC proposes to develop a communication tower on property owned by the Cross & Crown Lutheran Church at 1122 W Rand Road in Arlington Heights. The tower will be designed to accommodate Verizon Wireless cellular antennas and equipment.

The proposed tower will be 75' tall and designed to shield the antennas, cables and brackets from view in a stealth canister. The appearance will be similar to a flagpole without the flag, however the pole will be thicker to accommodate the antennas. The pole can be painted any color, but recommend a dark brown.

The equipment area at the base of the tower is 30' x 30'. This will accommodate the tower and Verizon's equipment. The enclosure will be masonry to conceal the equipment area, which will include an emergency back-up generator to continue cell phone coverage in the event of a power outage.

This site was selected since the location is near the middle of a growing dead-zone due to capacity and coverage issues. The church property was selected since the adjacent ComEd transmission towers will greatly reduce the visibility of our tower.

We approached ComEd early in the process to determine existing transmission tower's capacity to permit a collocation of Verizon's antennas. Manny Alonso and Karen Warner Halstead both confirmed the tower in the ROW were not suitable for two reasons: 1) The risk of outage to a large number of important customers was too large to permit attachment to existing towers and 2) there is not room available for a free-standing tower since this ROW is identified as needing additional power lines to serve demand for power in this area.

We selected the location of the tower to maximize the distance from the neighboring properties. We held a neighborhood meeting and incorporated feedback into the design of the cell tower.

The design changes brought about by the neighborhood meetings and planning review are:

1. Tower height was reduced from 100' to 75'.
2. Equipment area was reduced by 50% and relocated from the parking lot to the corner of the church building.
3. The fence was changed from chain-link to masonry (brick façade). The metal canopy over Verizon's equipment cabinets was removed since it would be visible above masonry wall.
4. We will paint the pole a dark color to further reduce visibility.

To reduce the need for future cell towers, we designed the pole to accommodate antennas for two (2) additional cellular companies (i.e. AT&T, Sprint or T-Mobile). These antennas will also be concealed in stealth canisters and nothing will be visible on the tower. We have space inside compound for two additional cabinets to accommodate an additional tenant (like AT&T, Sprint or T-Mobile). If we need to expand compound to accommodate a collocation, we will prepare a plan with the minimum amount of expansion and submit to the Village for review.

Verizon Wireless engineers prepared and submitted a Radio Frequency Propagation Map and Justification Letter describing the need for this site to serve this area.

Construction time period dependent on final FAA/FCC and other approvals, but we are forecasting a August 2019 installation date.

Verizon Wireless Cell Site

2/6/19

Standards for Land Use Variation (and standard Variation) approval:

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

The cell site has incorporated several stealthing measures to reduce its visibility to surrounding property owners 1) stealth pole (interior antennas) 2) reduced height from 100' to 75' 3) brick enclosure to conceal equipment 4) located adjacent to ROW for 150' high ComEd transmission towers.

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

Verizon network engineers identified this area of Arlington Heights as weak in coverage and capacity. This cell site is needed to address current and future needs. This includes 911 service to first responders, in-home coverage for residents wishing to drop land line and overall reduction in dropped calls and increased data transfer speeds.

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

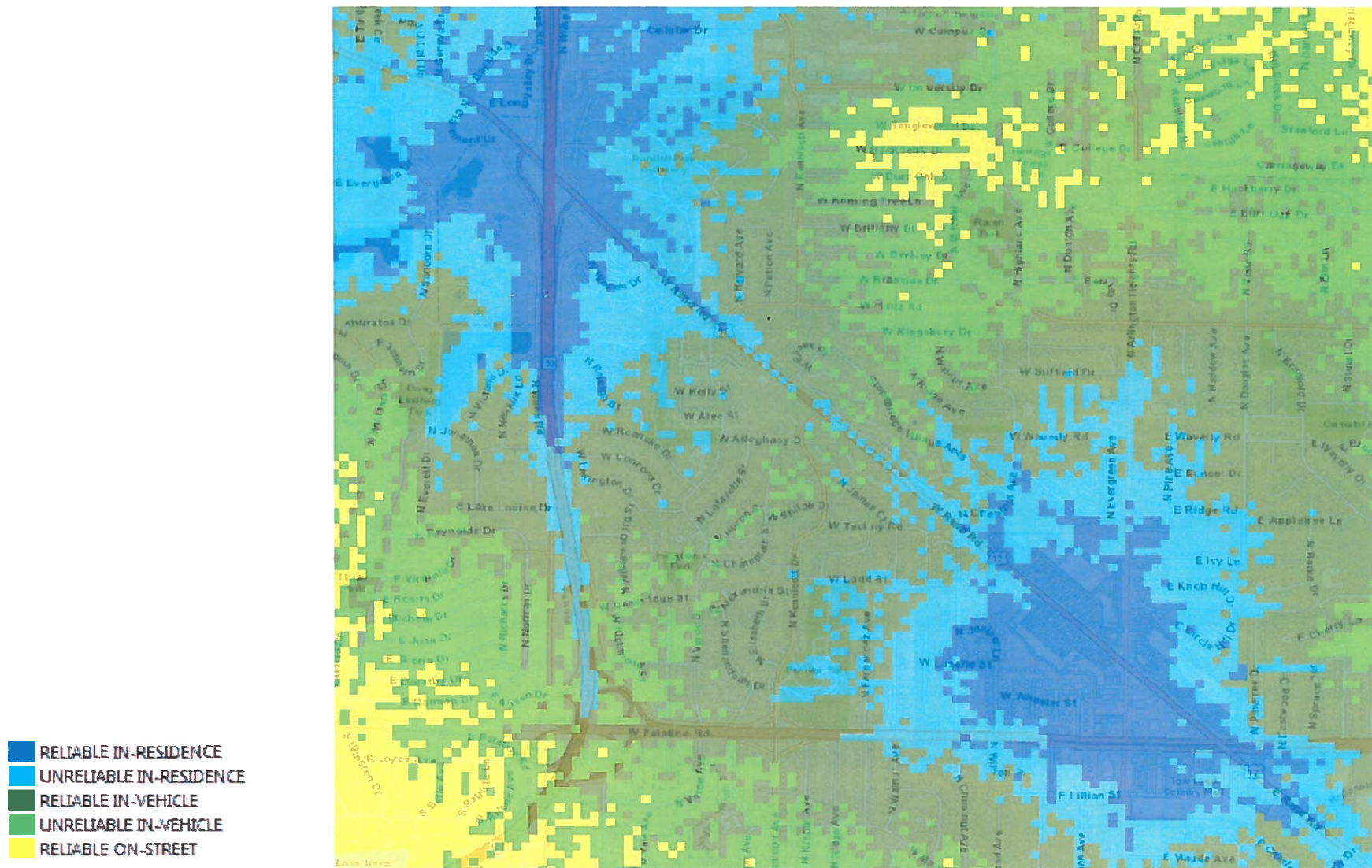
The need for cell service is a community need. The migration from a wired world to a wireless world is accelerating. Addressing dead or weak zones in a community is a service to the residents, businesses and visitors to Arlington Heights. Residents ability to make and receive calls at home and on the road is very important to a community, especially fire/police/doctor calls.

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

This is the minimum tower height and minimum compound size to have a viable cell site to serve the community.

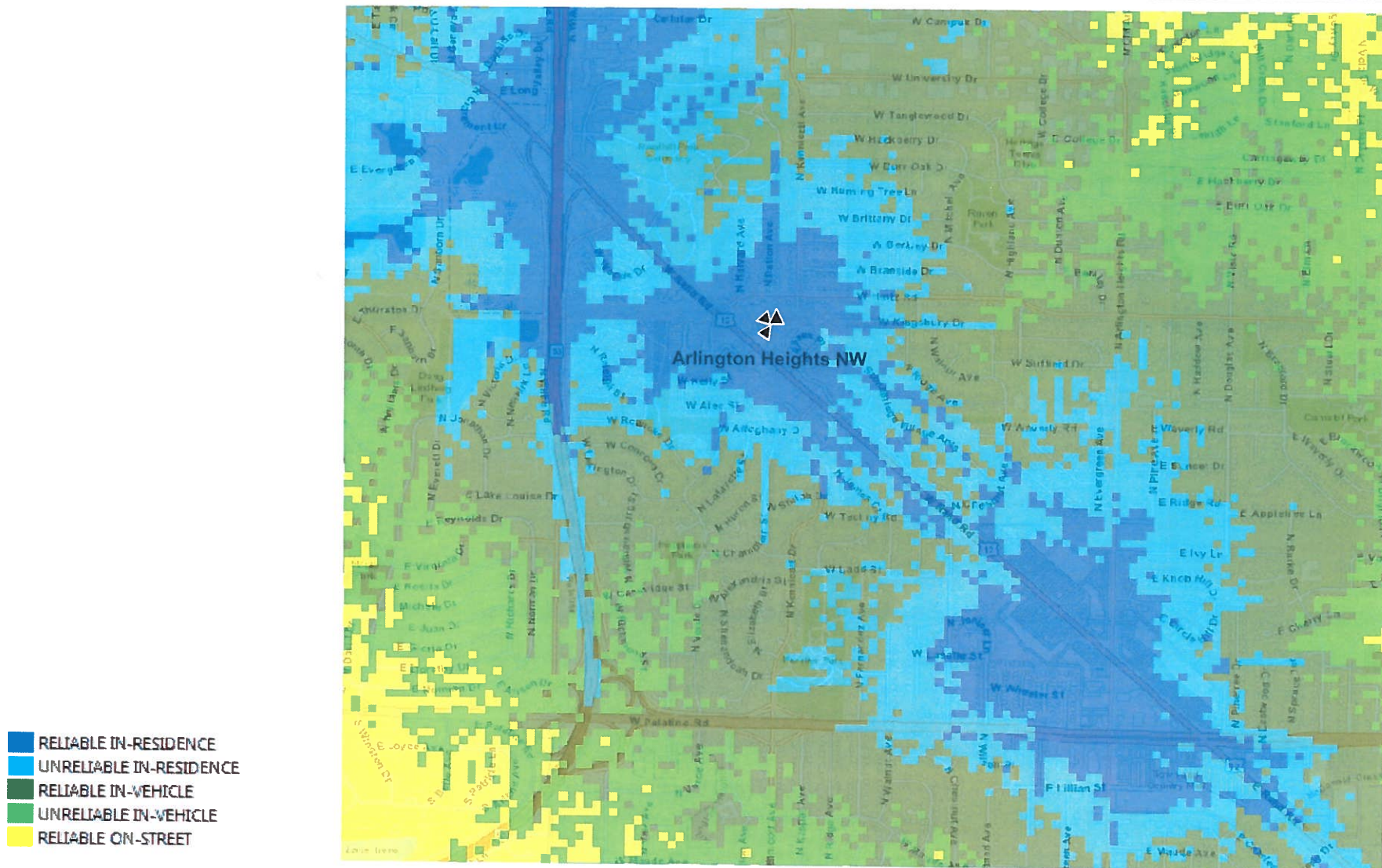


Current Coverage





Proposed Coverage



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



Summary

- As shown in maps, Verizon Wireless has insufficient In-residence coverage in many parts of Arlington Heights. Neighboring sites are traffic congested and in need of more network capacity.
- A new site Arlington Heights NW is needed at the proposed location to improve coverage in surrounding areas along Rand road including residential & commercial areas.

The primary objective of this site is to provide:

1. Reliable coverage for E-911 calls
2. Reliable In-residence & In-building coverage and faster 4G speeds in the local area
3. Network Capacity offload to the neighboring sectors serving Arlington Heights area.

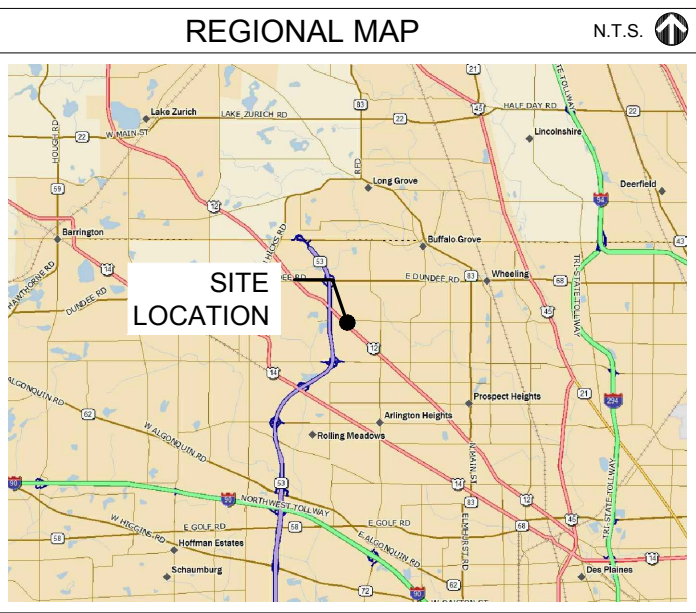
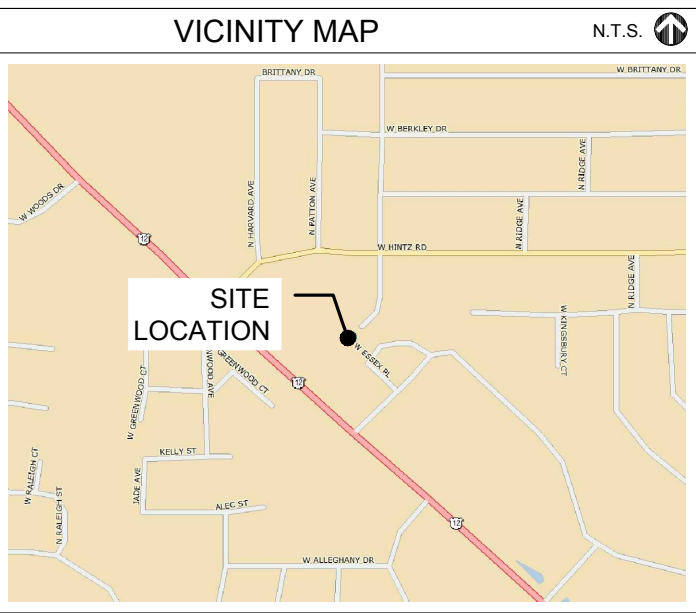
CONSULTANT TEAM

PROJECT CONSULTANT:

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
(847) 698-6400

SURVEYOR:

WILLIAMS AND WORKS
549 OTTAWA AVE NW
GRAND RAPIDS, MI 49503
(616) 224-1500



PROJECT TYPE

PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON PROPOSED UNIPOLE TOWER WITH PROPOSED 8'-0" x 9'-4" EQUIPMENT CONCRETE PAD AT BASE.

PROJECT INFORMATION

SITE COORDINATES:

LATITUDE: 42° 07' 26.62" N (1A CERTIFICATION)
LONGITUDE: 87° 59' 44.29" W (1A CERTIFICATION)

ELEVATION:

±721' (1A)

P.I.N. #:

03181020070000

ADDRESS:

1122 WEST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

UTILITIES:

POWER: COMED
TRACY WASH
(630) 691-4691
ACCT: #0079051095

FIBER: ONE FIBER
MARK ZOLTEK
312-989-2025

JURISDICTION:

VILLAGE OF ARLINGTON HEIGHTS

OCCUPANCY:

UNINHABITED

ZONING:

R-1

CONSTRUCTION TYPE:

CO LO

PROPERTY OWNER:

CROSS AND CROWN LUTHERAN CHURCH
1122 WEST RAND RD
ARLINGTON HEIGHTS, IL 60004

CONTACT PERSON:

DICK KROPEL (FINANCIAL ELDER)
RANDY THOMPSON (PASTOR)
(847) 394-0362

APPLICANT:

CHICAGO SMSA
limited partnership
d/b/a Verizon Wireless
1515 WOODFIELD ROAD
SCHAUMBURG, IL 60173

CONSTRUCTION MANAGER:

MICHAEL EISENMENGER (847) 619-3043

REAL ESTATE MANAGER:

DANNY PEREZ (847) 706-1765

GENERATOR TYPE:

DIESEL (PENDING ENVIRONMENTAL VERIFICATION)

MAKE:

GENERAC

MODEL #:

6671-W/ILTANK 30KW DIESEL 120/240 1-PH OUTDOOR 190 GALLON
W/IL STYLE TANK W/ CWK SSM

CHICAGO SMSA

limited partnership

CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397 FAX: (847) 706-7415

LOCATION NUMBER: 455871

SITE NAME: ARLINGTON HEIGHTS NW

1122W RAND RD.

ARLINGTON HEIGHTS, IL 60004

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE ILLINOIS ONE CALL SYSTEM
CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

LICENSED PROFESSIONAL ENGINEER
JOHN J. ZIMMERMANN
062-047267
2/13/2019
EXP-11/30/2019

verizon

1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD.

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:

DMS

CHECKED BY:

TAZ

DATE:

12/07/17

PROJECT #:

33-2567

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

LEGEND

△ - TRAVERSE POINT	AC - AC UNIT
⬤ - WELL	U.G. - U.G. UTILITY MARKER
— - HIGHWAY	⊙ - FIRE HYDRANT
⊙ - MONUMENT	PIV - POST INDICATOR VALVE
⊙ - MONUMENT BOX	⊙ - WATER VALVE
■ - RIGHT OF WAY MARKER	⊙ - GAS VALVE
□ - SET WOODSTAKE	⊙ - UST FILL PORT
+OUT - XCUT	⊙ - GAS PUMP
⊙PK - PK NAIL	⊙ - GAS METER
⊙ - FOUND IRON STAKE	⊙ - WATER METER
⊙ - SET IRON STAKE	⊙ - TELEPHONE RISER
— - SIGN	⊙ - ELECTRIC TRANSFORMER
RR - RR SIGN	⊙ - CATCH BASIN
— - GUY POLE	⊙ - ROUND CATCH BASIN
— - GUY ANCHOR	⊙ - UTILITY MANHOLE
— - UTILITY POLE	⊙ - STORM MANHOLE
⊙ - LIGHT POLE	⊙ - SANITARY MANHOLE
⊙ - ORNAMENTAL LIGHT POLE	⊙ - ELECTRIC MANHOLE
⊙ - POST	⊙ - TELEPHONE MANHOLE
— - U.G. UTILITY MARKER	⊙ - WATER MANHOLE
SB#BORE	⊙ - HANDICAP PARKING SPACE
⊙ - SOIL BORING	⊙ - SHRUB
MB - MAILBOX	⊙ - TREE
⊙ - SATELLITE DISH	⊙ - PINE TREE
⊙ - HAND HOLE	
PROPERTY LINE	
FENCE	
OVERHEAD POWER LINE	
UNDERGROUND TELCO	
UNDERGROUND POWER	
BURIED WATER LINE	
BURIED GAS LINE	
EDGE OF BUSH/TREES	

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

GENERAL SITE NOTES

- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.
- THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.
- CONTRACTOR TO PROVIDE APPROXIMATE 50'X50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.
- BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCH BASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

SURVEY PERFORMED BY:

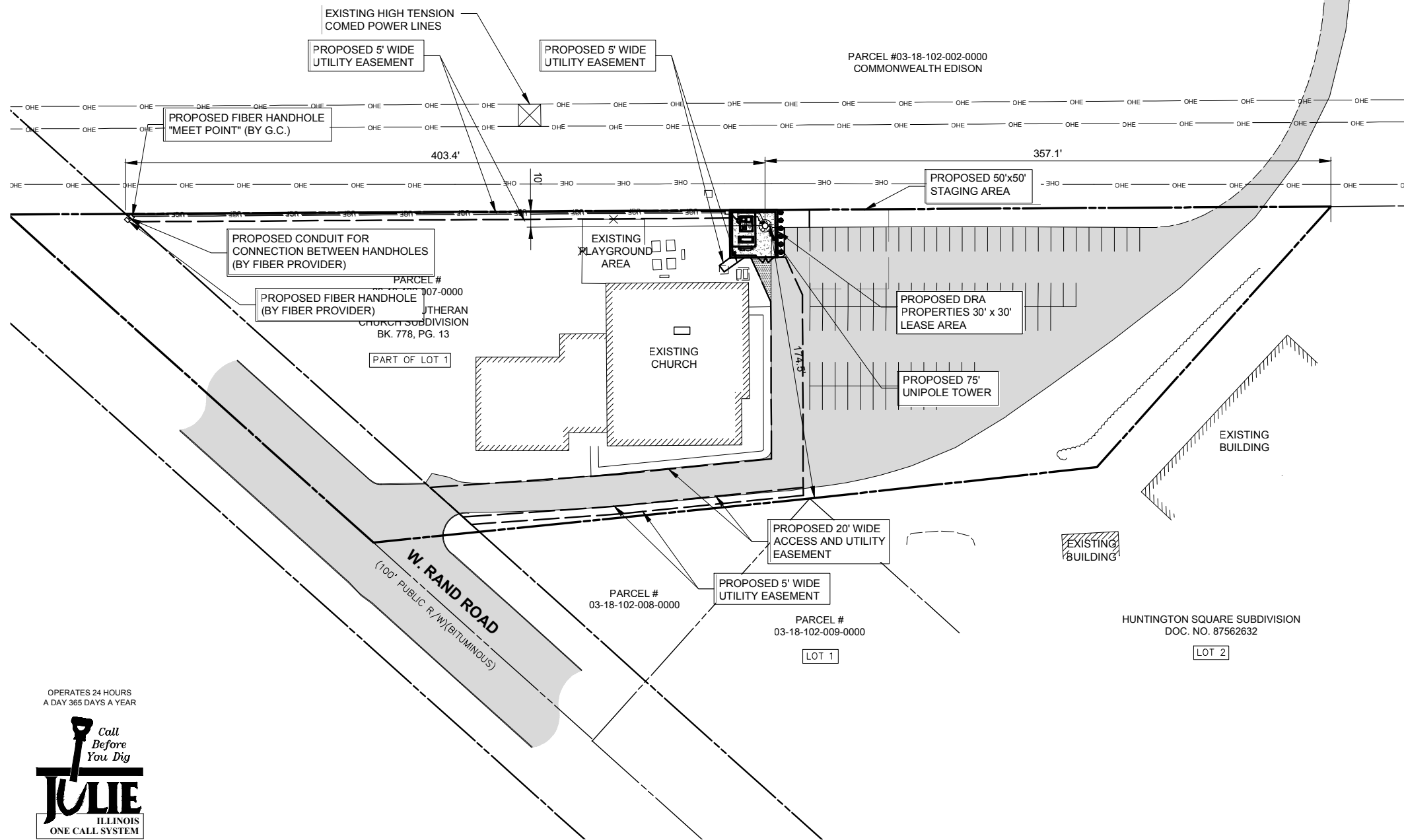
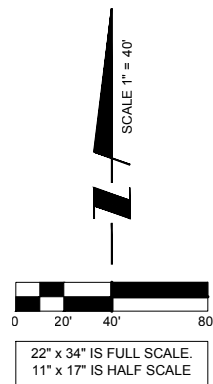
williams&works
engineers | surveyors | planners

616.224.1500 phone
549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

BM#1) ELEV. 722.87'

TOP OF RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE,
±27' NORTH OF PARKING LOT ±218' EAST OF EAST FACE OF
CHURCH BUILDING.

	R-1 District Code/Commercial Antenna Requirements	Proposed
Setbacks		
North	R-1	10'
South	PUD & B-2	174.5'
East	PUD	357.1'
West	R-3 & R-6 & PUD	403.4'
Building Lot Coverage		121,184 SF (existing)
Impervious Surface Coverage		50,769 SF (existing with proposed)
Building Height		80' (tower w/lightning rod)
Off-street Parking Spaces	n/a	n/a



1 LOCATION PLAN

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call
Before
You Dig
JULIE
ILLINOIS
ONE CALL SYSTEM
CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSTRUCTION, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

NO.	DESCRIPTION	DATE	BY
1	ADDITION OF ECR	04/27/18	TJS
2	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
3	UPDATE WITH POWER COORDINATION	10/25/18	JJR
4	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
5	UPDATE PER FIBER COORDINATION	01/09/19	RA
6	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
7	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

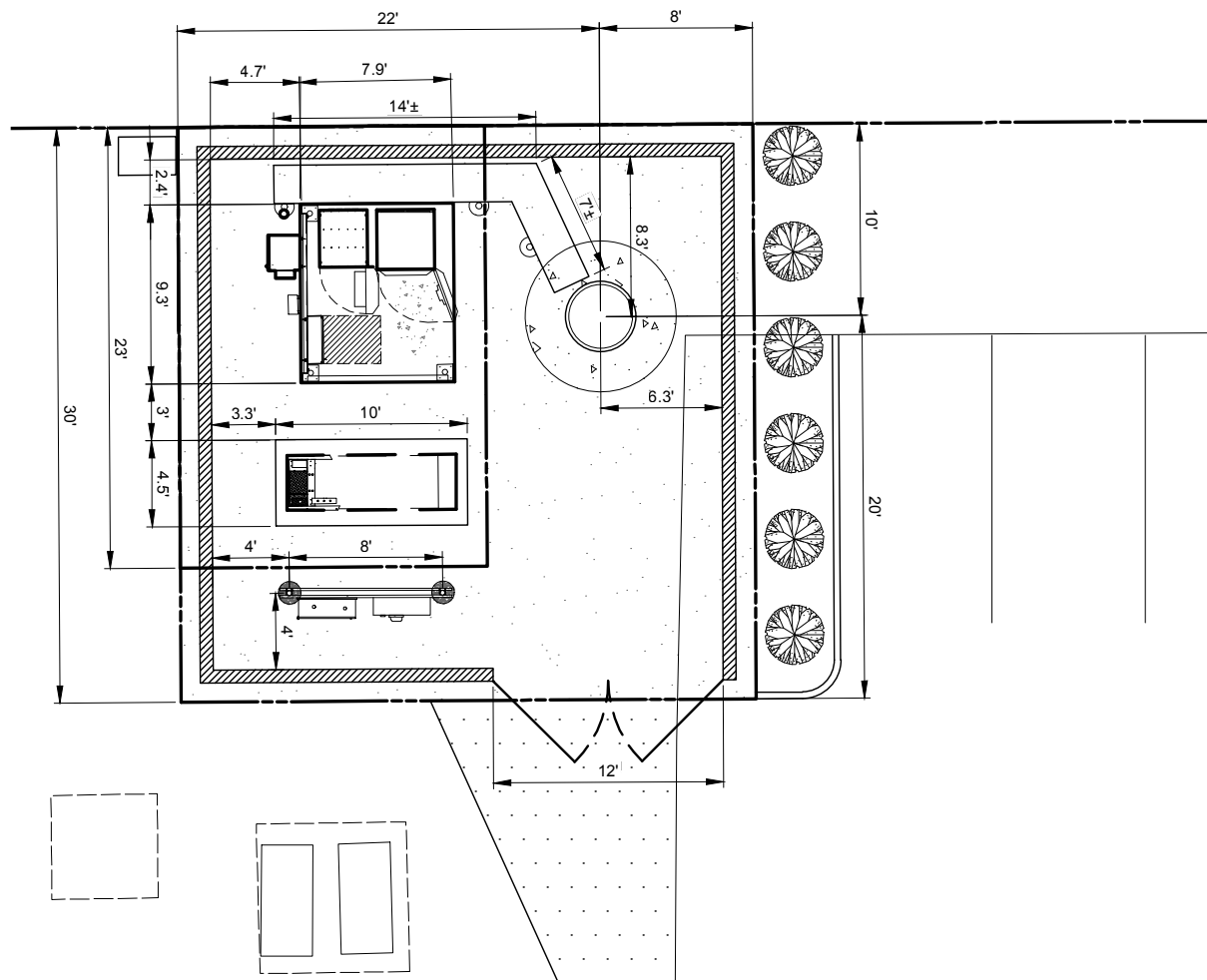
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
LOCATION PLAN

SHEET NUMBER

LP



2 SITE DIMENSION PLAN
SCALE: 1" = 5'

PLATFORM TYPE: CONCRETE SKID

PAVEMENT MATERIAL

FENCED AREA
88 S.Y.
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL 112 L.F. OF FENCING

ACCESS ROAD (HATCHED)
20 S.Y.
1-1/2" HMA SURFACE COURSE, 1-1/2" ASPHALT COURSE, 0.30 GAL/SY. BITUMINOUS PRIME COAT (MC-30), 10" AGGREGATE BASE COURSE, 3/4" CRUSHED STONE WITH FINES COMPACTED SUBGRADE

THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

NOTE:
G.C. TO RESTORE ANY DISTURBED PAVEMENT TO CURRENT VILLAGE STANDARDS OF 1-1/2" COMPACTED SURFACE COURSE, 1-1/2" COMPACTED BINDER COURSE AND 10" COMPACTED CA-6 CRUSHED AGGREGATE.

SURVEY PERFORMED BY:

williams&works
engineers | surveyors | planners

616.224.1500 phone
549 Ottawa Ave NW
http://williams-works.com
Grand Rapids, MI 49503

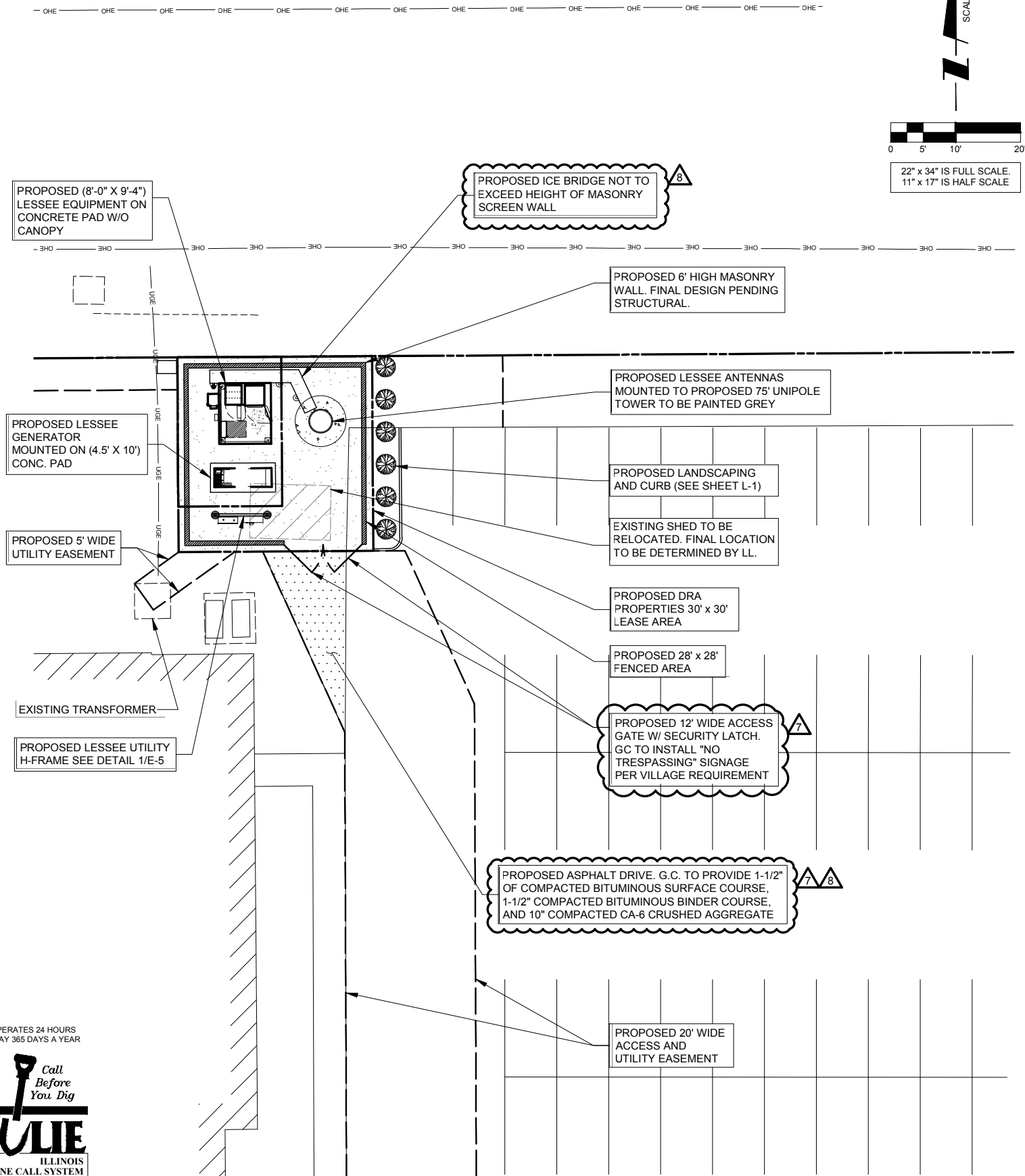
BM#1) ELEV. 722.87'

TOP OF RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE, ±27' NORTH OF PARKING LOT ±218' EAST OF EAST FACE OF CHURCH BUILDING.

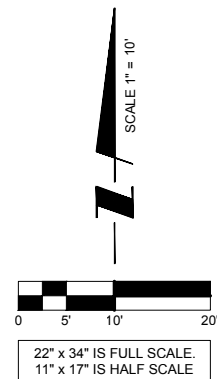
OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG



1 SITE PLAN



verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415



NO.	DESCRIPTION	DATE	BY
1	ADDITION OF ECR	04/27/18	TJS
2	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
3	UPDATE WITH POWER COORDINATION	10/25/18	JJR
4	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
5	UPDATE PER FIBER COORDINATION	01/09/19	RA
6	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
7	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

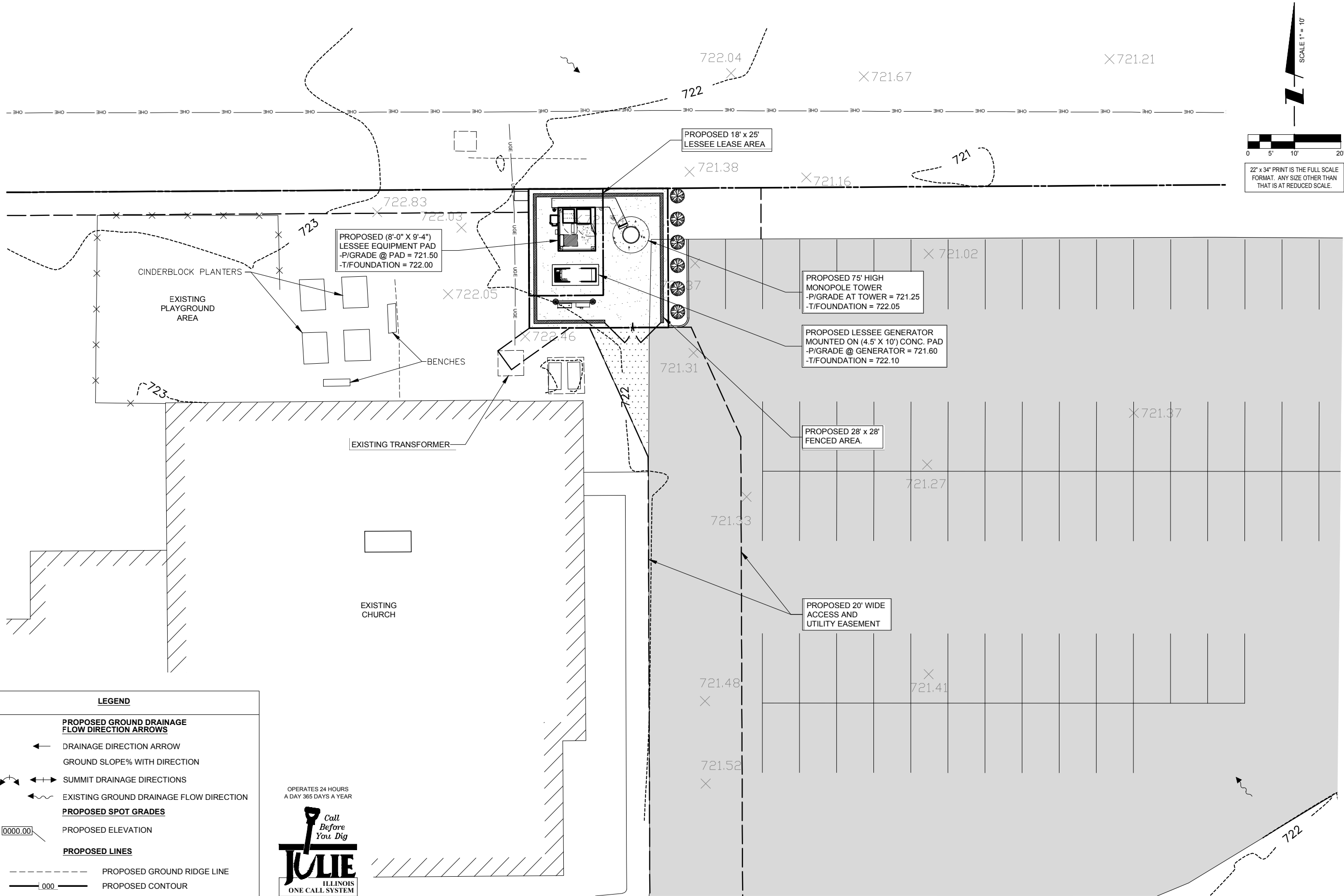
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
ENLARGED
SITE PLAN

SHEET NUMBER

C-1



1 SITE GRADING PLAN
SCALE: 1" = 10'

1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS		NO.	DESCRIPTION	DATE	BY
		2	ADDITION OF ECR	04/27/18	TJS
		3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
		4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
		5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
		6	UPDATE PER FIBER COORDINATION	01/09/19	RA
		7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
		8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
SITE GRADING PLAN (SHEET 1 OF 1)
SHEET NUMBER
C-2

FINAL WALL DETAILS
PENDING STRUCTURAL DESIGN



1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415



600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS			
NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

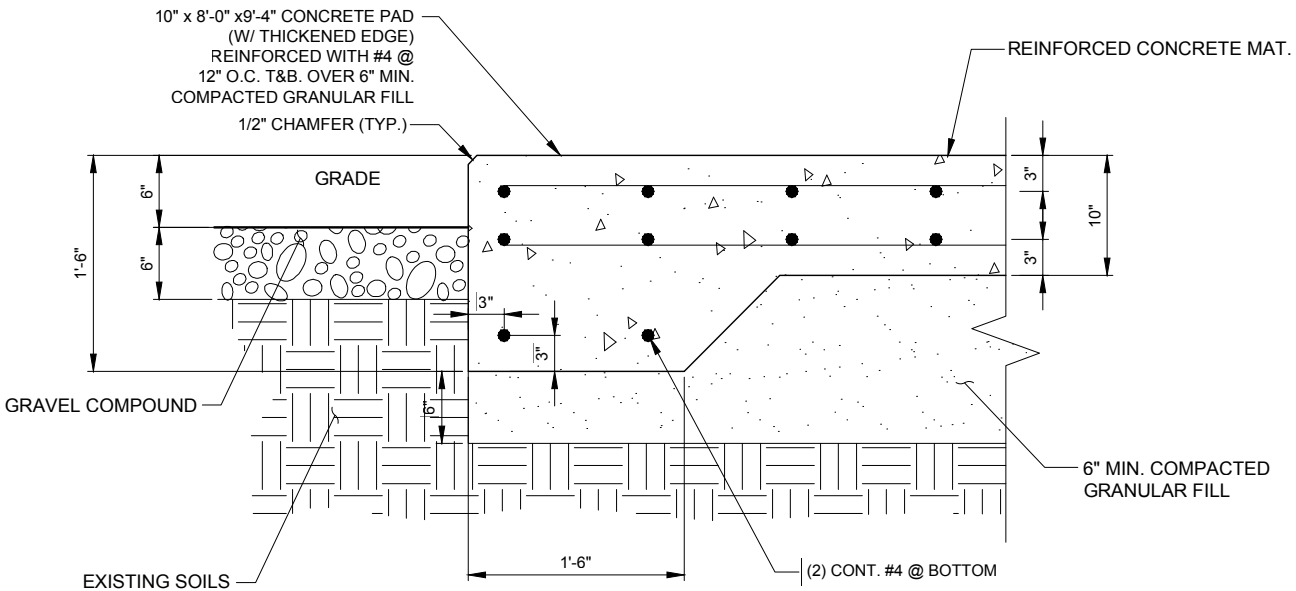
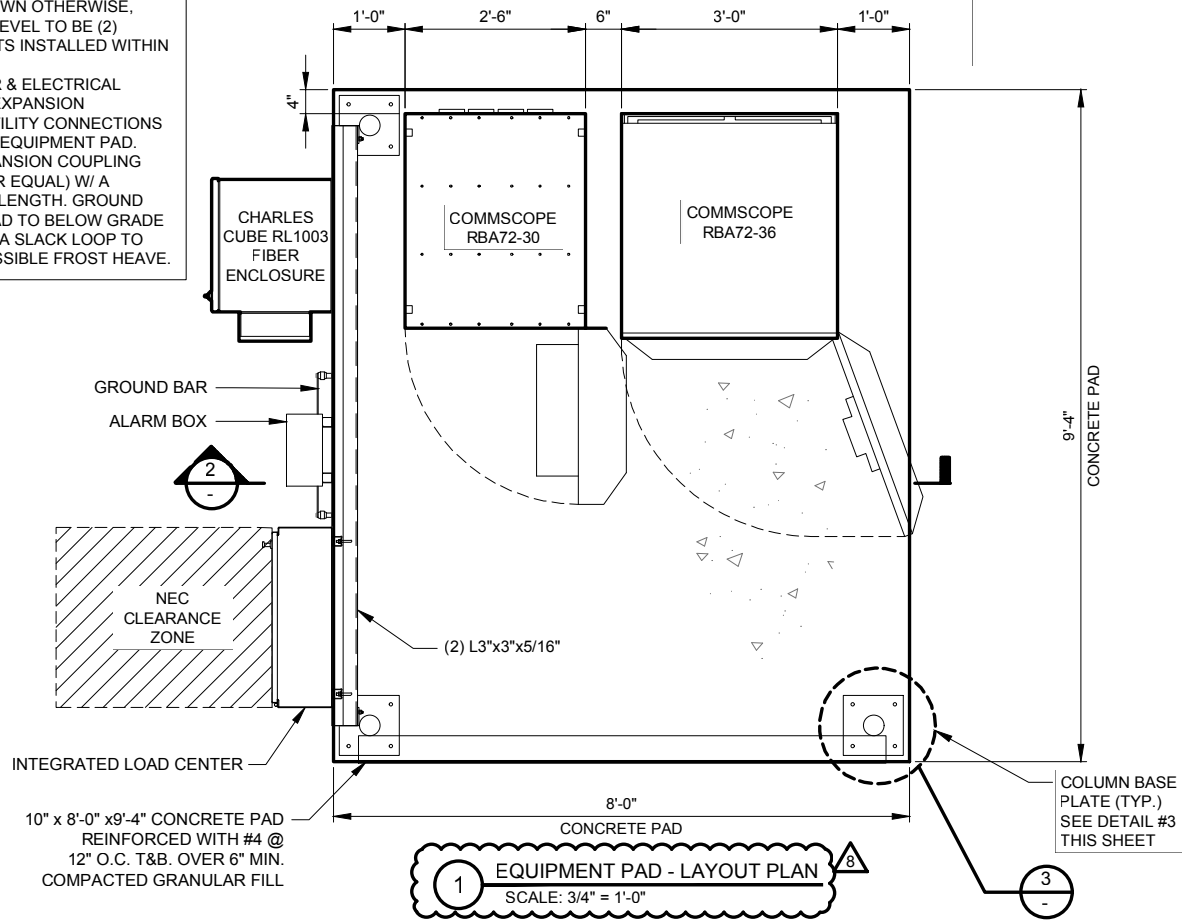
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

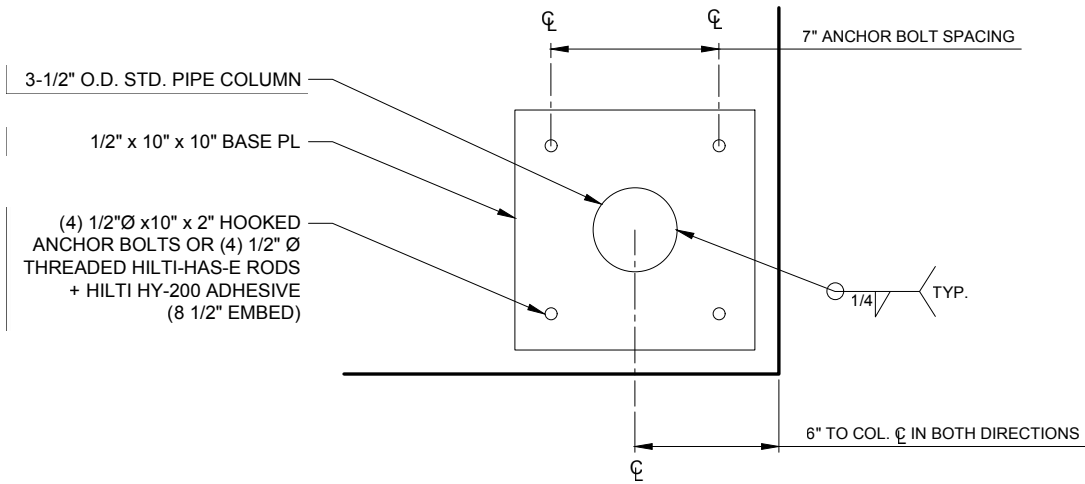
SHEET TITLE
WALL DETAILS

SHEET NUMBER
C-3

NOTES:
- UNLESS NOTED OR SHOWN OTHERWISE,
RAYCAPS AT GROUND LEVEL TO BE (2)
RCMDC-4520-RM-48 UNITS INSTALLED WITHIN
EQUIPMENT CABINET
- GENERAL CONTRACTOR & ELECTRICAL
CONTRACTOR TO USE EXPANSION
COUPLINGS FOR ALL UTILITY CONNECTIONS
ASSOCIATED WITH THE EQUIPMENT PAD.
UTILIZE A CARLON EXPANSION COUPLING
(WWW.CARLON.COM, OR EQUAL) W/ A
MINIMUM OF 4" TRAVEL LENGTH. GROUND
CONDUCTORS FROM PAD TO BELOW GRADE
TO BE INSTALLED WITH A SLACK LOOP TO
ACCOUNT FOR ANY POSSIBLE FROST HEAVE.



NOTE:
ANCHOR BOLTS TO BE INSTALLED AT TIME OF
CANOPY INSTALLATION BY THE CONTRACTOR
INSTALLING BASE PLATES. PRE-INSTALLING THE
ANCHOR BOLTS AT THE TIME OF FOUNDATION
INSTALLATION MAY RESULT IN BOLT PATTERNS NOT
MATCHING UP WITH BASE PLATE OF PLATFORM



CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
2. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF $F'_c=4000$ PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED WITH 6% AIR CONTENT.
3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
5. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ARCHITECT / ENGINEER FOR REVIEW.

NOTE:
LOCALIZED AREAS OF SOFT OR LOOSE MATERIALS MAY BE ENCOUNTERED AT THE PROPOSED BEARING ELEVATION. THE SOILS MAY REQUIRE COMPACTION USING A PLATE COMPACTOR IN THE FOOTING TRENCH IF FIELD CONDITIONS INDICATE LOOSE GRANULAR SOILS. THE SOILS MAY REQUIRE REMOVAL AND REPLACEMENT WITH AN APPROVED ENGINEERED FILL. FOUNDATION DEPTH AND OVER DIG REQUIREMENTS SHALL BE VERIFIED WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND INCLUDED IN THE BID BEFORE CONSTRUCTION. THE EVALUATION OF THE SUB GRADE AND SELECTION OF FILL MATERIALS SHALL BE MONITORED AND TESTED BY A QUALIFIED REPRESENTATIVE OF THE SOILS ENGINEER.

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS		DESCRIPTION	BY	DATE
NO.	2	ADDITION OF ECR	TJS	04/27/18
3	UPDATE SITE LAYOUT & NEW ECR	TJS	08/24/18	
4	UPDATE WITH POWER COORDINATION	JJR	10/25/18	
5	UPDATE PER VILLAGE COMMENTS	JTM	11/14/18	
6	UPDATE PER FIBER COORDINATION	RA	01/09/19	
7	UPDATE PER VILLAGE COMMENTS	JTM	01/14/19	
8	UPDATE WITH NEW PAD LAYOUT	TJS	02/13/19	

**DRA IL-1010
LOC. # 455871**

**ARLINGTON
HEIGHTS NW**

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

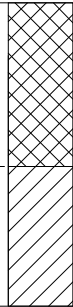
DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
**EQUIPMENT PAD
FOUNDATION PLAN**

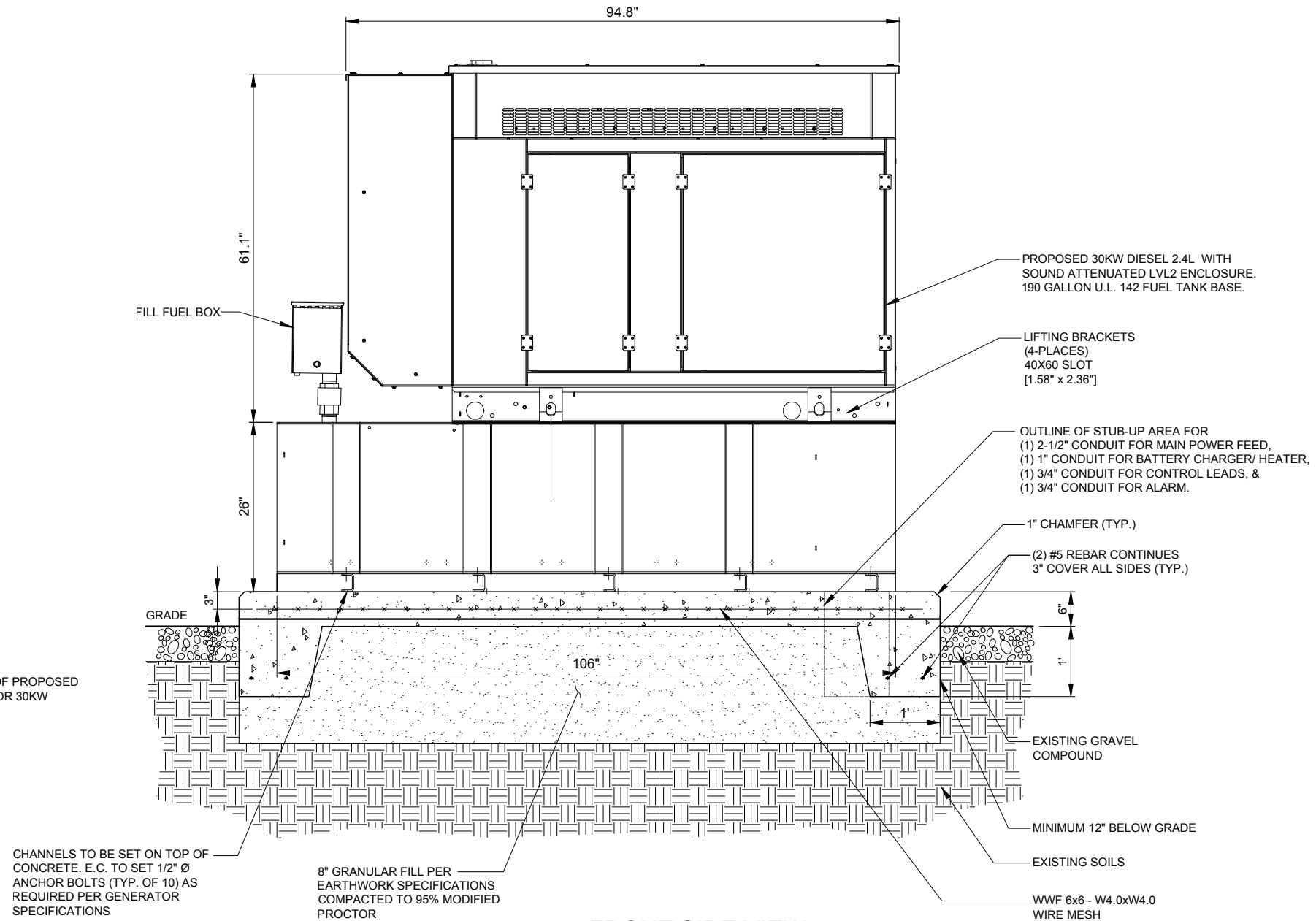
SHEET NUMBER

C-4

(HIGH VOLTAGE STUB UP)
1. AC LOAD LEAD CONDUIT AREA.
2. 120/240 VAC FROM UTILITY FOR OPTIONAL LOADS SUCH AS GFCI OUTLET, BLOCK HEATER, BATTERY CHARGER, AND OTHER 120/240 VAC OPTIONS. (GLAND PLATE INCLUDED)



1 TYPICAL GENERAC FOUNDATION DETAIL
SCALE: 1" = 1'



FRONT SIDE VIEW

2 TYPICAL GENERAC FOUNDATION DETAIL
SCALE: 1" = 1'

2. -THE GENERATOR SHALL BE LOCATED A MIN 5' AWAY FROM A COMBUSTIBLE WALL.
-THE GENERATOR SHALL BE LOCATED A MIN OF 3' AWAY FROM A NON-COMBUSTIBLE WALL.



REVISIONS			
NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

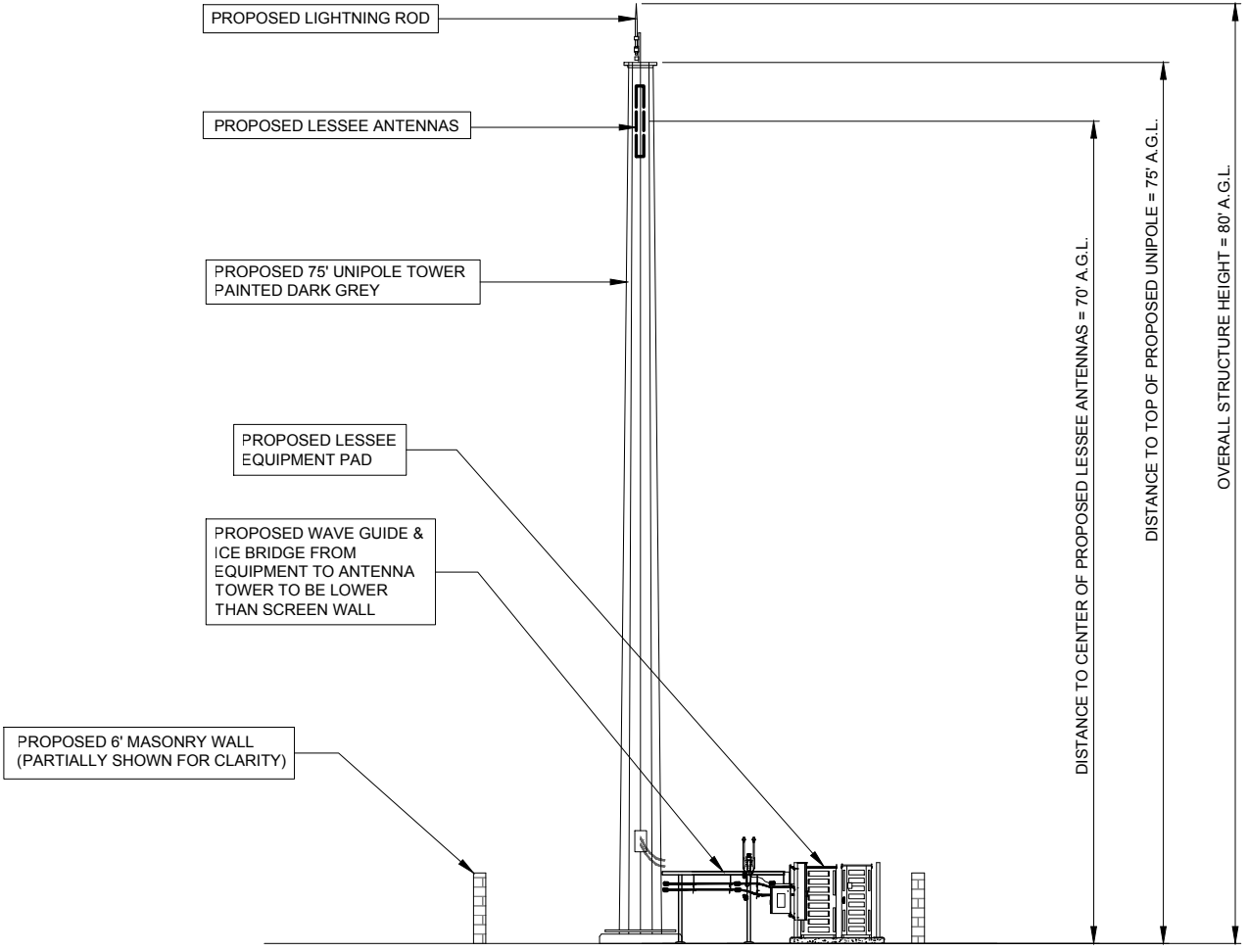
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE	
GENERATOR	
FOUNDATION DETAILS	

SHEET NUMBER

C-5



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

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS			
NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

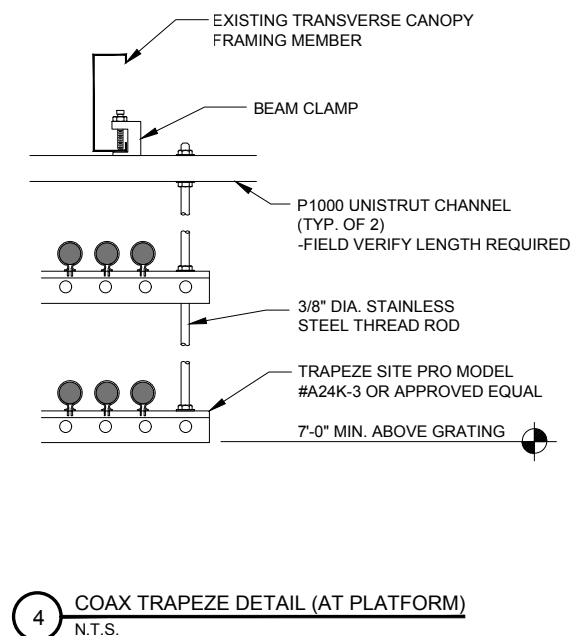
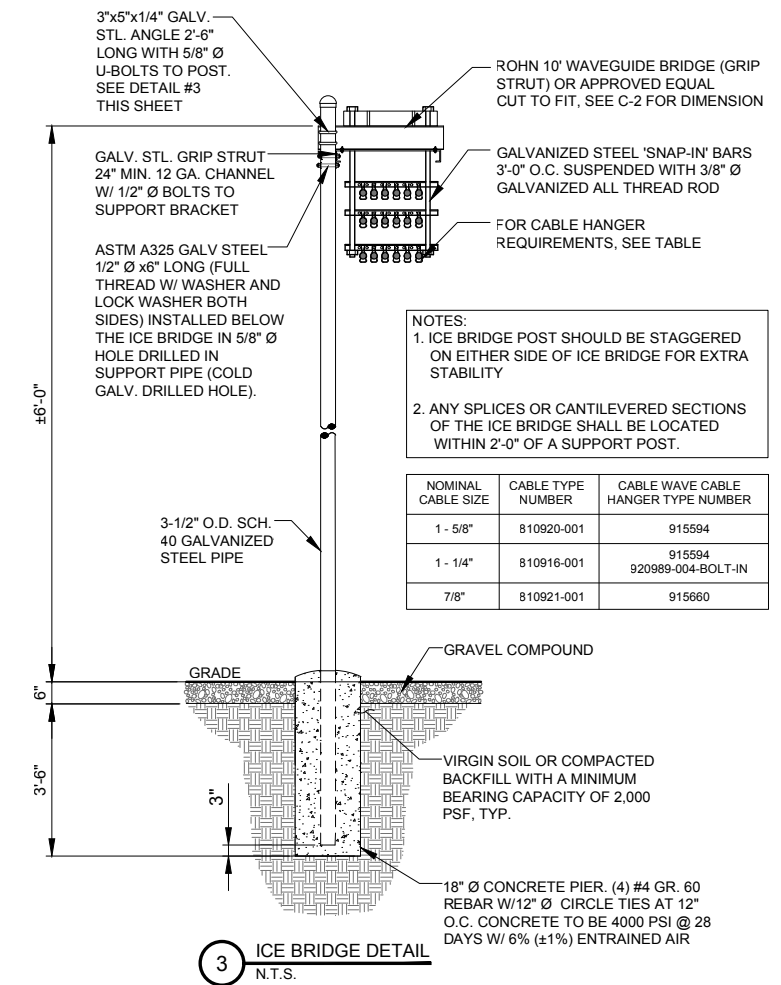
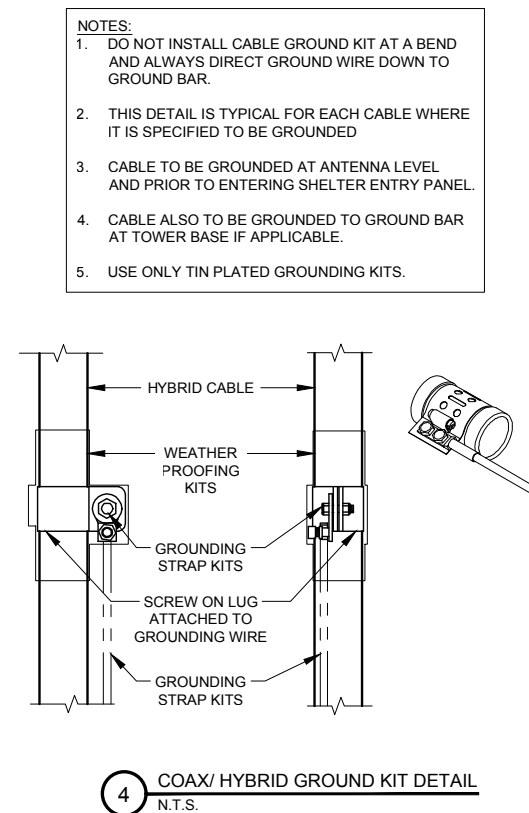
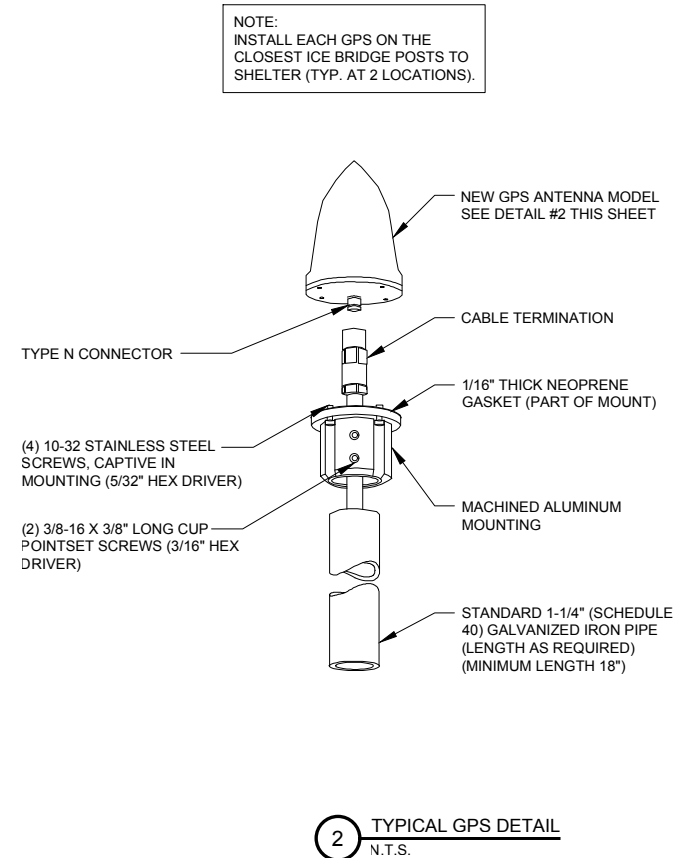
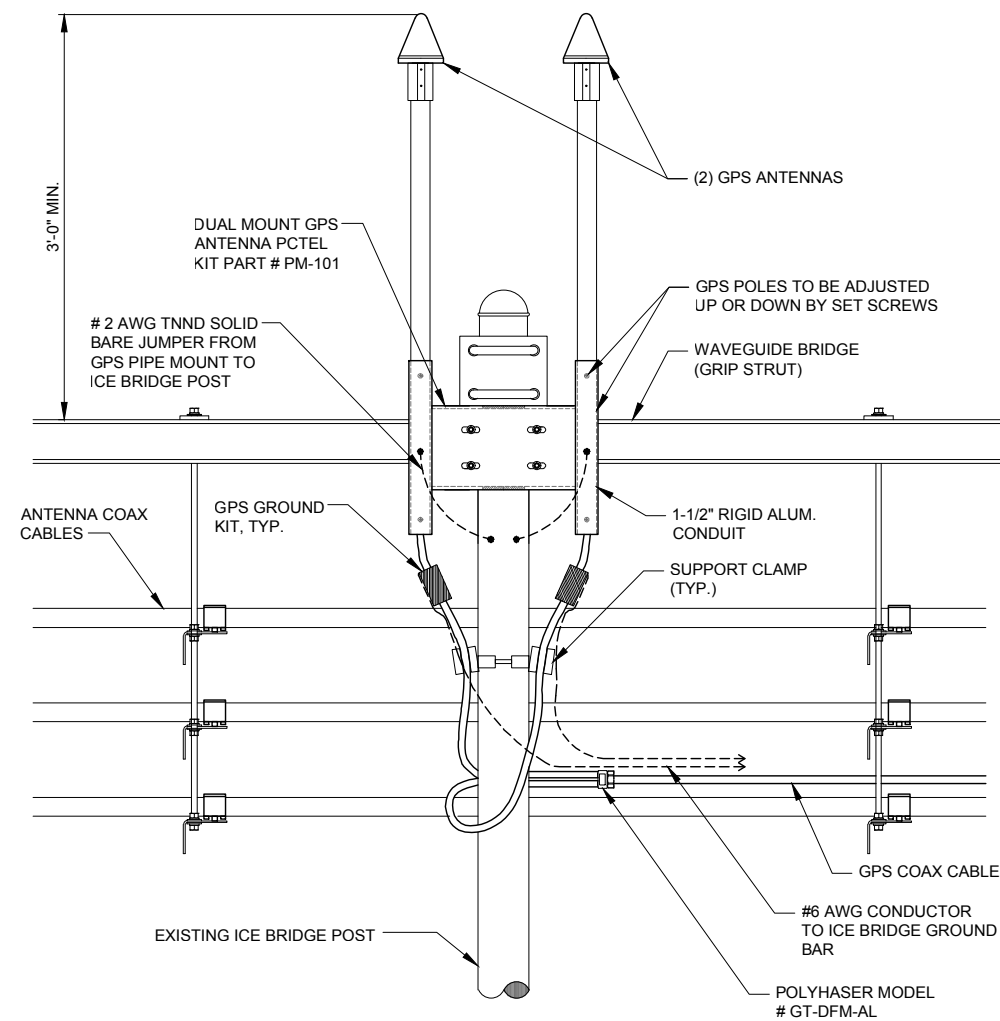
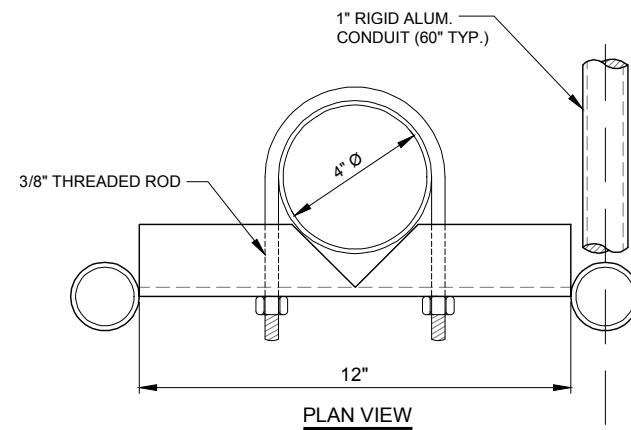
ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1



verizon[✓]
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415



REVISIONS			
NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JUR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE

SITE DETAILS

SHEET NUMBER

ANT-2

UTILITY NOTES:

WORK INCLUDES:
THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

RACEWAYS AND WIRING:

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAM AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

COORDINATION WITH UTILITY COMPANY:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

UTILITY CONTACTS:

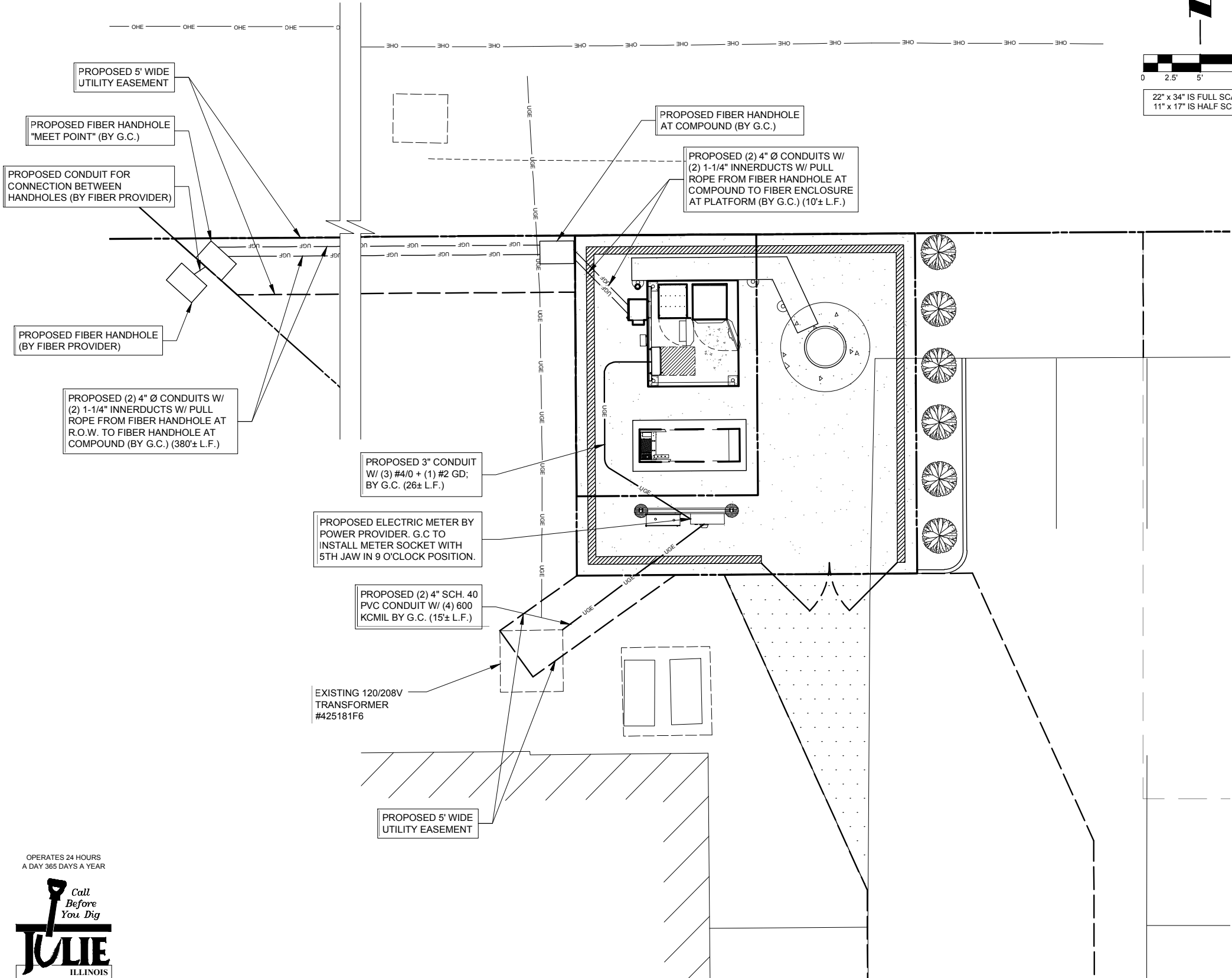
POWER: COMED
TRACY WASH
(630) 691-4691
ACCT: #0079051095

FIBER: ONE FIBER
MARK ZOLTEK
312-989-2025

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COMBINATION.

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND FIBER SERVICE. COORDINATE WITH ELECTRIC AND FIBER COMPANY.

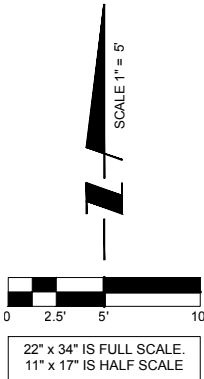
NOTE:
FOR COMPLETE UTILITY ROUTE SEE SHEET LP.



OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



NOTE:
CONTRACTOR TO VERIFY ROUTES WITH LOCAL UTILITY COMPANY PRIOR TO INSTALLATION.



REVISIONS		BY	DATE	DESCRIPTION
NO.	2	TJS	04/27/18	ADDITION OF ECR
3		TJS	08/24/18	UPDATE SITE LAYOUT & NEW ECR
4		JJR	10/25/18	UPDATE WITH POWER COORDINATION
5		JTM	11/14/18	UPDATE PER VILLAGE COMMENTS
6		RA	01/09/19	UPDATE PER FIBER COORDINATION
7		JTM	01/14/19	UPDATE PER VILLAGE COMMENTS
8		TJS	02/13/19	UPDATE WITH NEW PAD LAYOUT

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

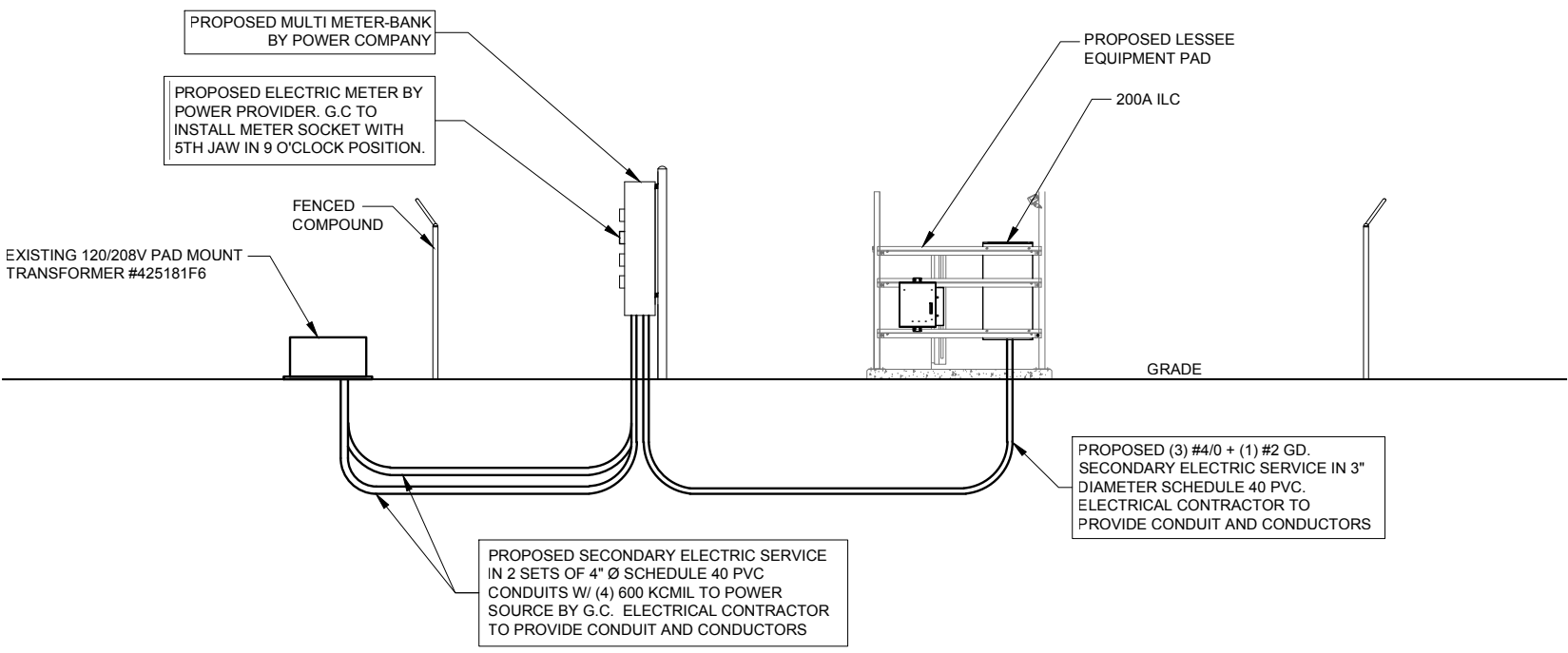
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
UTILITY ROUTING PLAN

SHEET NUMBER

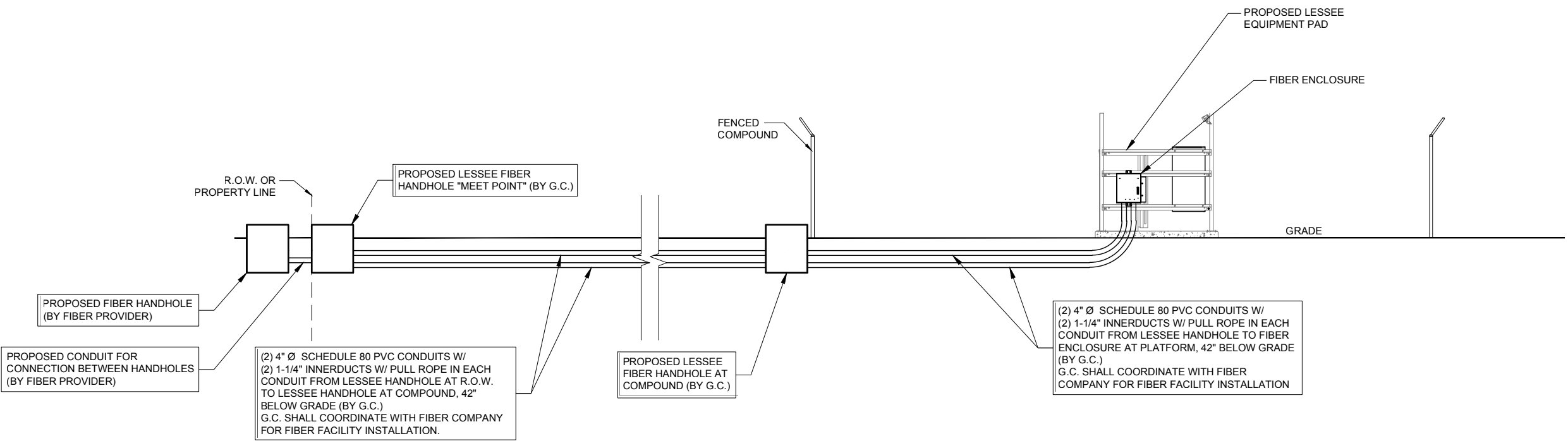
E-1



ELECTRICAL SERVICE: 200 AMP 120/240V SINGLE PHASE 3 WIRE

1 POWER RISER DIAGRAM
SCALE: N.T.S.

CONTRACTOR SHALL BUILD INTO THE PRICE OF THE BID THE COST OF TWO (2) MOBILIZATIONS:
1) POWER/FIBER PERMIT PULLED PRIOR TO BUILDING PERMIT AND PRELIMINARY WORK (SMART JACK ON A STICK, ETC) COMPLETED PRIOR TO GENERAL CONSTRUCTION
2) RETURN TO COMPLETE GENERAL ELECTRICAL CONSTRUCTION



NOTE: VERIFY FIBER ROUTING REQUIREMENTS WITH FIBER COMPANY

2 FIBER RISER DIAGRAM
SCALE: N.T.S.

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
UTILITY RISER
DIAGRAMS

SHEET NUMBER
E-1A

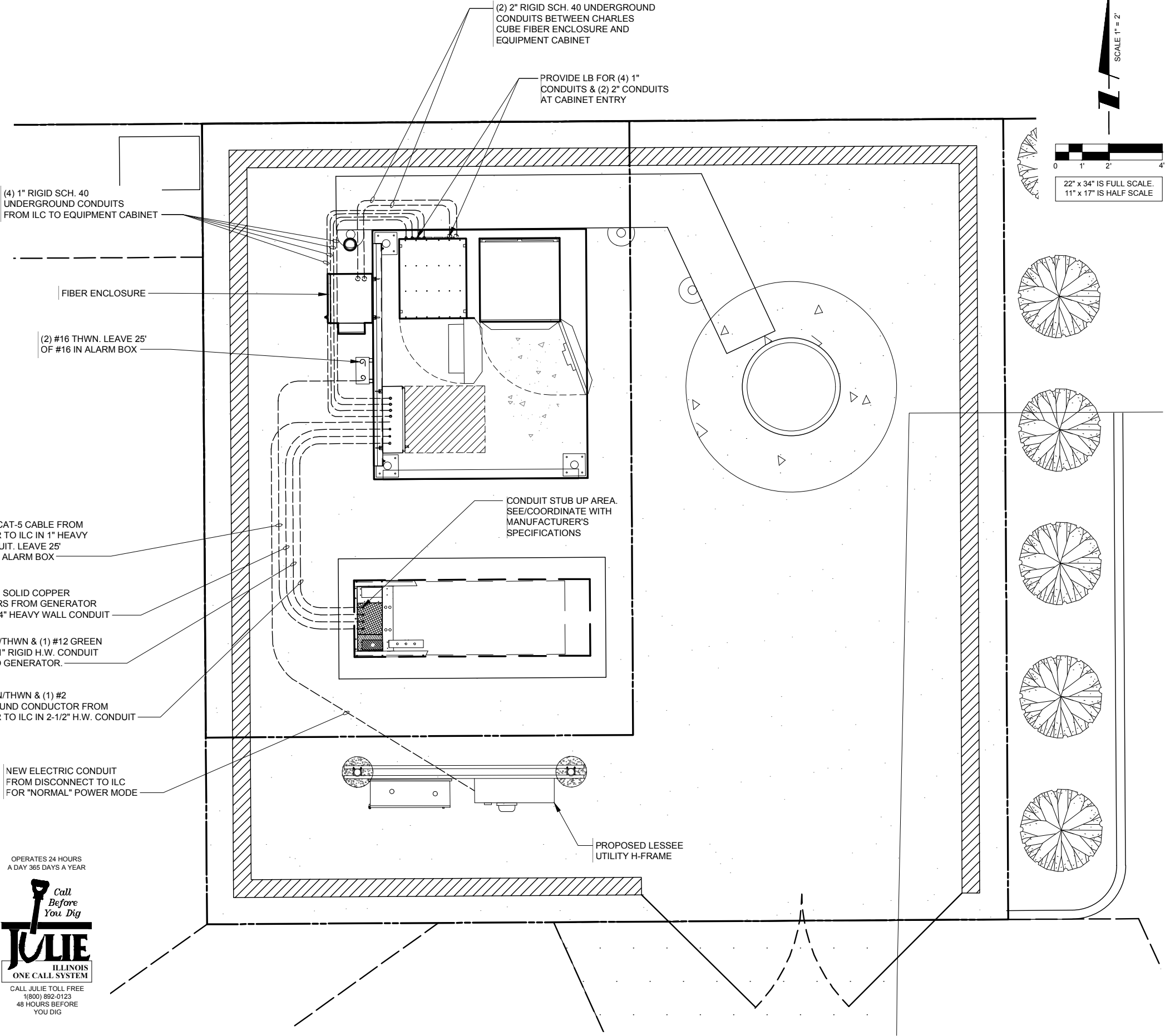
NOTES:

- 1) EXISTING MANUAL TRANSFER SWITCH TO BE REMOVED BY THE ELECTRICAL CONTRACTOR (E.C) AND TURNED OVER TO LESSEE. REMOVED EXTERNAL GROUND TERMINATION AND RECONNECT TO NEW TRANSFER SWITCH USING EXISTING GROUND LUG.
- 2) ALL UNDERGROUND GROUND TERMINATIONS AND TERMINATIONS TO EXISTING BUILDING GROUND GRID TO BE HEAVY DUTY EXOTHERMIC (CAD WELD).
- 3) NEW AUTOMATIC TRANSFER SWITCH, INSTALLED AND WIRED BY E.C. CONNECT EXTERNAL GROUND LUG AND GROUNDING CONDUCTOR THAT WAS REMOVED FROM MANUAL TRANSFER SWITCH.
- 4) EXISTING BUILDING GROUND GRID IS INDICATED ON THE NEW PLAN. HOWEVER, EXACT LOCATION IS NOT KNOWN. E.C. MUST LOCATE THIS GROUND GRID TO PROVIDE THE ATTACHMENT OF THE GENERATOR GROUND GRID. ALSO THE UNDERGROUND CONDUITS FROM THE GENERATOR TO THE BUILDING WILL CROSS OVER THIS GROUND GRID. CARE MUST BE TAKEN NOT TO DAMAGE THE GROUND GRID. IF ANY DAMAGE OCCURS IT MUST BE REPAIRED SO THAT THE COMPLETE GRID SYSTEM REMAINS INTACT.
- 5) E.C. TO EXTEND #2 TINNED SOLID COPPER GROUND CONDUCTORS FROM (2) LOCATIONS ON GENERATOR FRAME (SEE MANUFACTURERS RECOMMENDATIONS) PROVIDE GROUND LUGS ON GENERATOR AS REQUIRED. EXTEND #1/0 STRANDED GROUND CONDUCTOR AND CONNECT TO COPPER CLAD GROUND RODS VIA HEAVY DUTY EXOTHERMIC TERMINATIONS AND THEN EXTENDED AND ATTACH TO BUILDING GROUND GRID VIA EXOTHERMIC TERMINATIONS.
- 6) NEW GENERATOR FURNISHED BY LESSEE. INSTALLED AND WIRED BY E.C. DELIVERED AND SET BY CONTRACTOR.
- 7) EXISTING PANEL BOARD - E.C. TO PROVIDE (2) IP20A BREAKERS AND EXTEND CIRCUITS OUT TO GENERATOR LOCATIONS FOR WIRING OF 1800 WATT WATER JACKET HEATER, AND BATTERY CHARGER. PROVIDE RECEPTACLES OR TERMINATIONS AS REQUIRED. VERIFY EXACT LOCATIONS WITH GENERAC.
- 8) E.C. MUST MONITOR DC POWER WHEN ON BATTERY BACK-UP DURING PORTIONS OF CONSTRUCTION. IF LEVEL FALLS BELOW RECOMMENDED LEVEL 2256 DC, E.C. MUST TURN ON THE MAIN POWER. THE CELL SITE CANNOT GO OFF LINE AT ANYTIME.

NOTE:
CONTRACTOR TO VERIFY ROUTES
WITH LOCAL UTILITY COMPANY
PRIOR TO INSTALLATION.

NOTES:

- 1) SEE DETAILS ON EXISTING GROUND GRID AND GENERATOR GROUND GRID FOR REQUIRED GROUNDING SYSTEM.
- 2) PROVIDE NEW FEEDER CONDUCTORS FROM MAIN SERVICE SWITCH TO TRANSFER SWITCH FROM TRANSFER SWITCH TO EXISTING TAP BOX AND FROM TAP BOX TO EXISTING PANELBOARD.
- 3) CARE MUST BE TAKEN IN THE PLACEMENT OF NEW AUTOMATIC TRANSFER SWITCH SO THAT ENTRANCE OF THE FEEDER THRU THE BACK OF THE TRANSFER SWITCH DOES NOT INTERFERE WITH EQUIPMENT INSIDE TRANSFER SWITCH OR WITH TRANSFER SWITCH OPERATION.



verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415



NO.		REVISIONS		BY	DATE	DESCRIPTION
2				TJS	04/27/18	ADDITION OF ECR
3				TJS	08/24/18	UPDATE SITE LAYOUT & NEW ECR
4				JJR	10/25/18	UPDATE WITH POWER COORDINATION
5				JTM	11/14/18	UPDATE PER VILLAGE COMMENTS
6				RA	01/09/19	UPDATE PER FIBER COORDINATION
7				JTM	01/14/19	UPDATE PER VILLAGE COMMENTS
8				TJS	02/13/19	UPDATE WITH NEW PAD LAYOUT

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

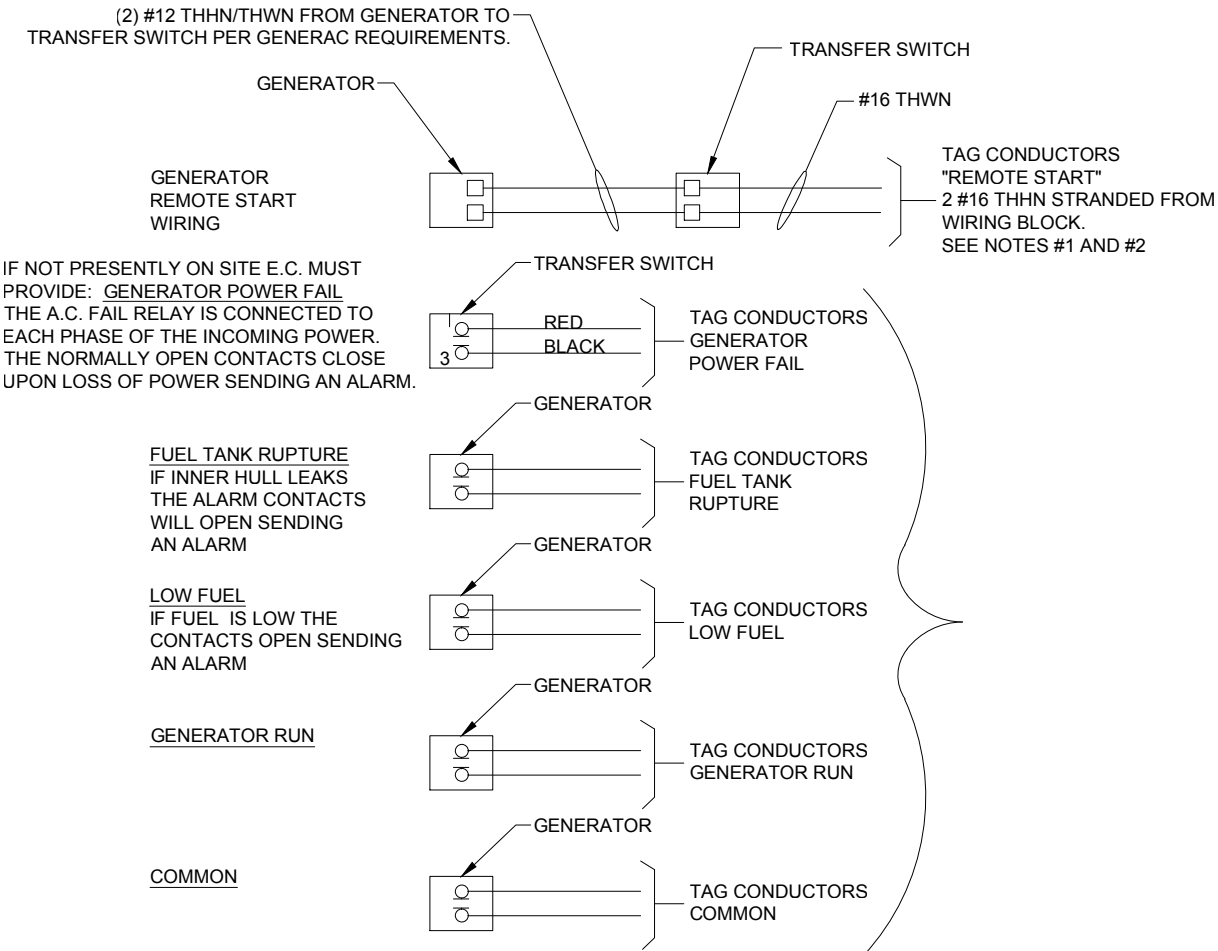
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
GENERATOR
UTILITY ROUTING PLAN

SHEET NUMBER

E-1B



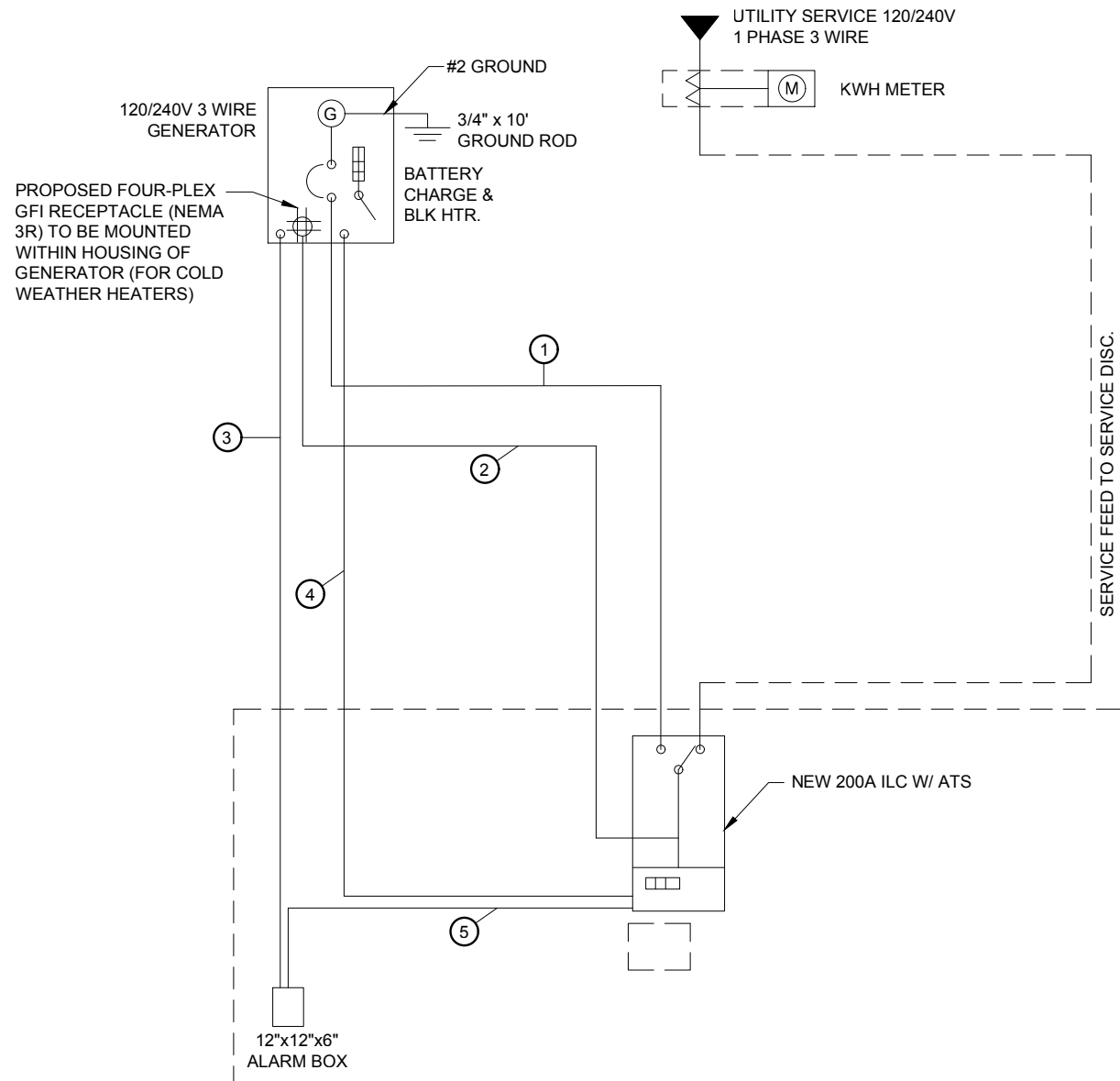
1 ALARM WIRING
N.T.S.

NOTES:

- 1) E.C. TO PULL A #16 AWG SOLID RED AND A #16 AWG SOLID BLACK FROM THE TRANSFER SWITCH TO ALARM WIRING BLOCK FOR REMOTE START.
- 2) E.C. TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED. TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE NEATLY BUNDLED USING NYLON TIES AND SUPPORTED AT 2'-0" INTERVALS FOR A NEAT INSTALLATION.

- KEY
- 1 (3) #3/0 & (1) #2 GND IN 2-1/2" C
- 2 (4) #12 & (1) #12 GND IN 1" C (SEE NOTE)
- (2) CAT-5 BELDEN IN 1" C FROM GENERATOR TO ALARM BOX. LEAVE 25' SPOOLED IN ALARM BOX
- 3 (2) #12 THWN IN 3/4" C
- 4 (2) #16 THWN. LEAVE 25' OF #16 IN ALARM BOX

NOTE:
E.C. TO PROVIDE (2) 20A 1-POLE CIRCUIT BREAKERS FOR BATTERY CHARGER AND JACKET HEATER



2 NEW SINGLE LINE DIAGRAM
N.T.S.

verizon

1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS		NO.	DESCRIPTION	DATE	BY
		2	ADDITION OF ECR	04/27/18	TJS
		3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
		4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
		5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
		6	UPDATE PER FIBER COORDINATION	01/09/19	RA
		7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
		8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
GENERATOR SINGLE
LINE DIAGRAM &
ALARM WIRING

SHEET NUMBER

E-1C

GROUNDING ELECTRODE SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF PLATFORM AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
 1. ONE (1) COPY TO OWNER REPRESENTATIVE
 2. ONE (1) COPY TO ENGINEER
 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

TYPICAL KEYED GROUNDING NOTES

- ① #2 AWG TNNND SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
- ② PAD CORNER POST, STEEL COLUMN, STEEL BEAM & CANOPY GROUND
- ③ CABINET GROUND
- ④ DISCONNECT AND ELECTRIC SERVICE GROUND TO GROUND ROD
- ⑤ 5/8" x 10' COPPER CLAD GROUND ROD
- ⑥ GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION (TYPE VS) GROUND FENCE POSTS WITHIN 6 FEET OF PLATFORM AND 25 FEET OF TOWER. (SEE DETAIL, SHEET E-5.)
- ⑦ MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES.
- ⑧ GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 1'-0" FROM PLATFORM AND INSTALL LIGHTNING SURGE ARRESTORS ON EACH CABLE GROUND.
- ⑨ EXOTHERMICALLY WELD COPPER GROUND BAR TAIL TO HALO GROUND RING (EXOTHERMIC CONNECTION TYPE TA) BY ANTENNA CONTRACTOR. FINAL CONNECTION BY ELECTRICAL CONTRACTOR.
- ⑩ 4"x20"x1/4" TNNND INSULATED COPPER GROUND BAR, NON ISOLATED WITH 10.0' LONG #2 AWG TNNND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VW)
- ⑪ GROUND CABLE WAVEGUIDE BRIDGE (TYP.) BY ELECTRICAL CONTRACTOR.
- ⑫ PROPOSED PERIPHERAL GROUND RING SHOULD BE INSTALLED 1' TO 2' INSIDE THE FENCE LINE, THE TOWER GROUND RING SHOULD BE INSTALLED A MINIMUM 2' OFF OF ANY STRUCTURES.
- ⑬ PROPOSED TOWER GROUND RING
- ⑭ GATE JUMPERS (SEE DETAIL, SHEET E-4)
- ⑮ BOND EXISTING/ PROPOSED TOWER GROUND RING TO PROPOSED PLATFORM GROUND RING WITH #2 AWG TNNND SOLID COPPER CONDUCTOR IN 2 LOCATIONS.
- ⑯ TWO #2 LEADS FROM THE EGR TO THE GROUND BAR AT UTILITY FRAME LOCATED ON PLATFORM STEEL. CADWELD AT EGR AND DOUBLE HOLE LUGS ON PLATFORM.
- ⑰ BOND RAYCAP TO MGB.
- ⑱ EACH TOWER FOUNDATION REBAR MESH/CAGE TO BE BONDED TO TOWER GROUND RING WITH #2 TINNED SOLID COPPER CONDUCTOR
- ⑲ EACH TOWER FOUNDATION TO HAVE AT LEAST ONE ANCHOR BOLT BONDED TO TOWER GROUND RING WITH #2 TINNED SOLID COPPER CONDUCTOR
- ⑳ COPPER CLAD GROUND ROD WITH INSPECTION WELL TOP OF GROUND ROD MAX 24" BURY.
- ㉑ EXTEND GROUND CONDUCTORS IN 1/2" RIGID H.W. CONDUIT ADJACENT TO PAD, OFFSET AND ATTACH TO EXTERIOR OF GENERATOR HOUSING AND EXTEND TO GROUND LUGS AS REQUIRED, VERIFY LOCATION WITH GENERAC.
- ㉒ MGB MOUNTED UNDER PERIMETER BEAM

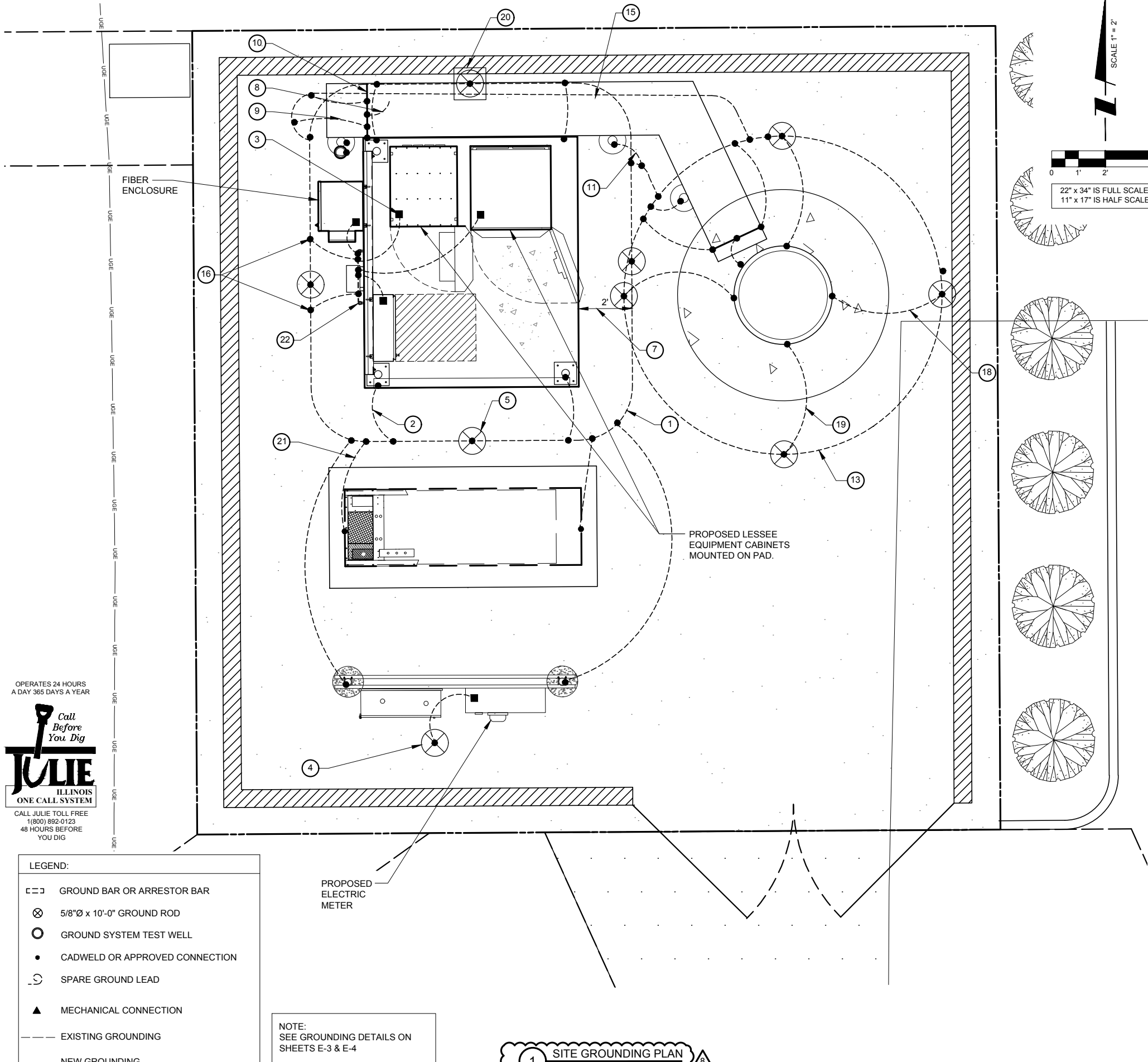


LEGEND:

- — — GROUND BAR OR ARRESTOR BAR
- ⊗ 5/8"Ø x 10'-0" GROUND ROD
- GROUND SYSTEM TEST WELL
- CADWELD OR APPROVED CONNECTION
- ○ SPARE GROUND LEAD
- ▲ MECHANICAL CONNECTION
- — — EXISTING GROUNDING
- — — NEW GROUNDING

NOTE:
SEE GROUNDING DETAILS ON
SHEETS E-3 & E-4

1 SITE GROUNDING PLAN
SCALE: 1" = 2'



verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

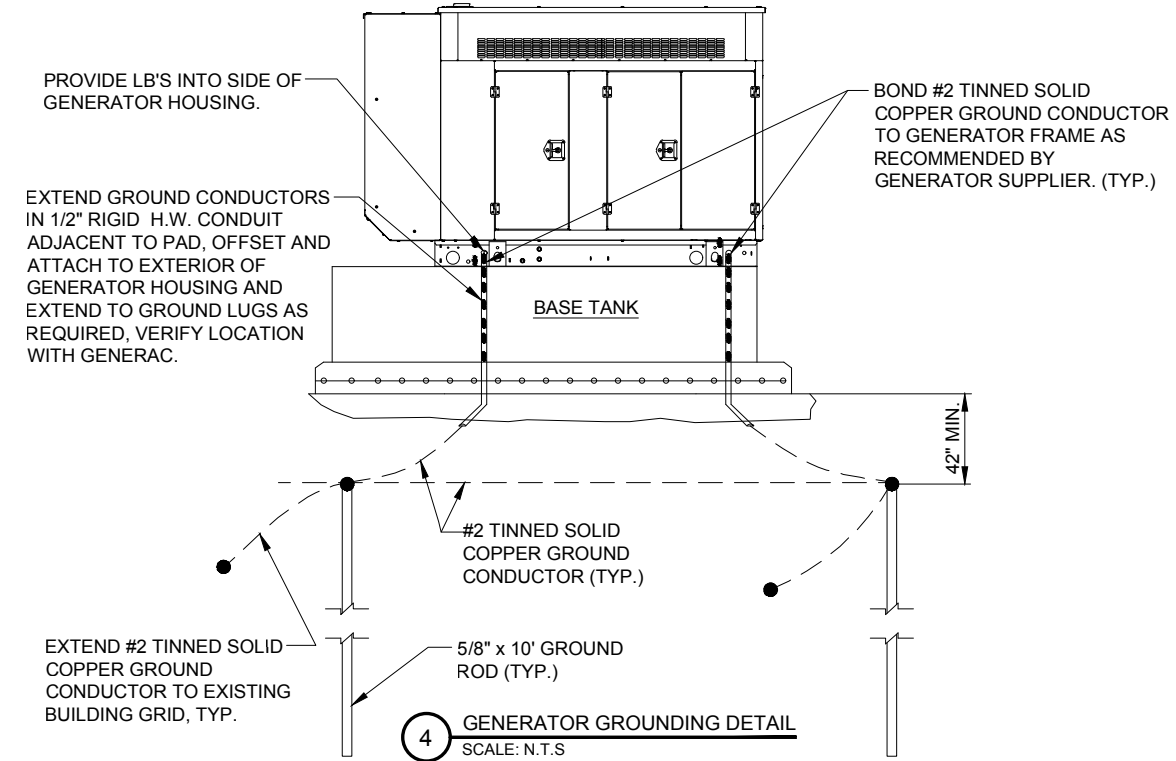
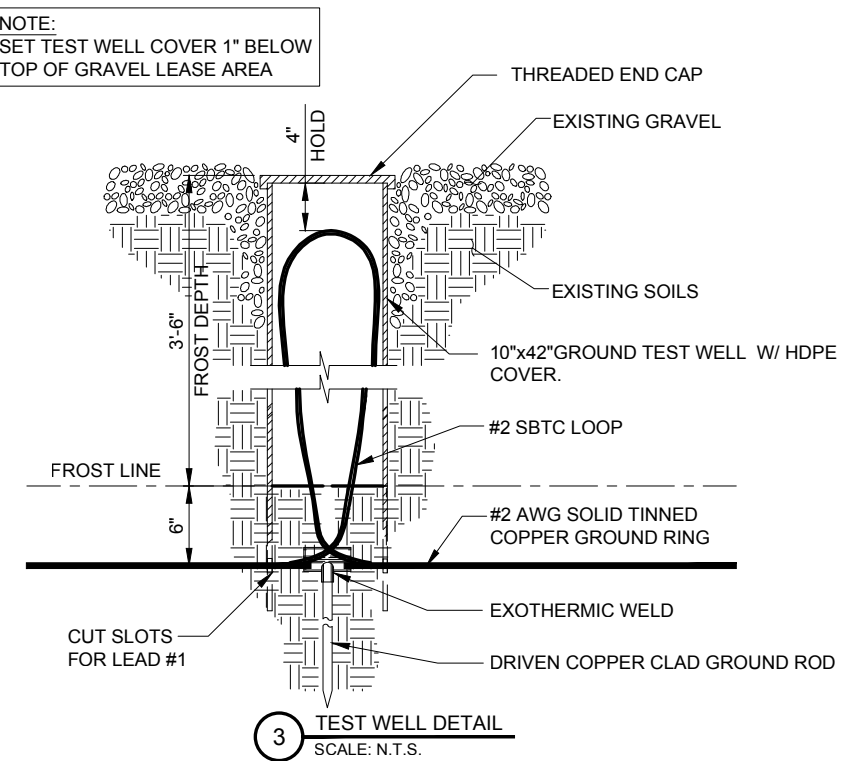
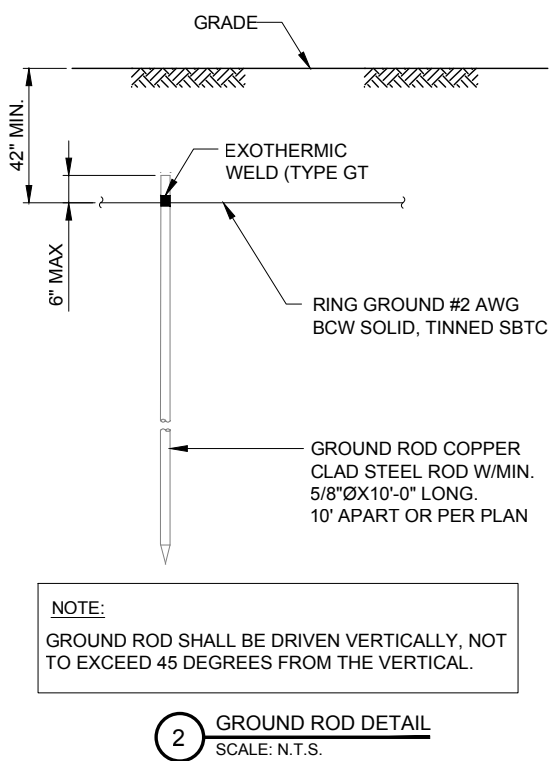
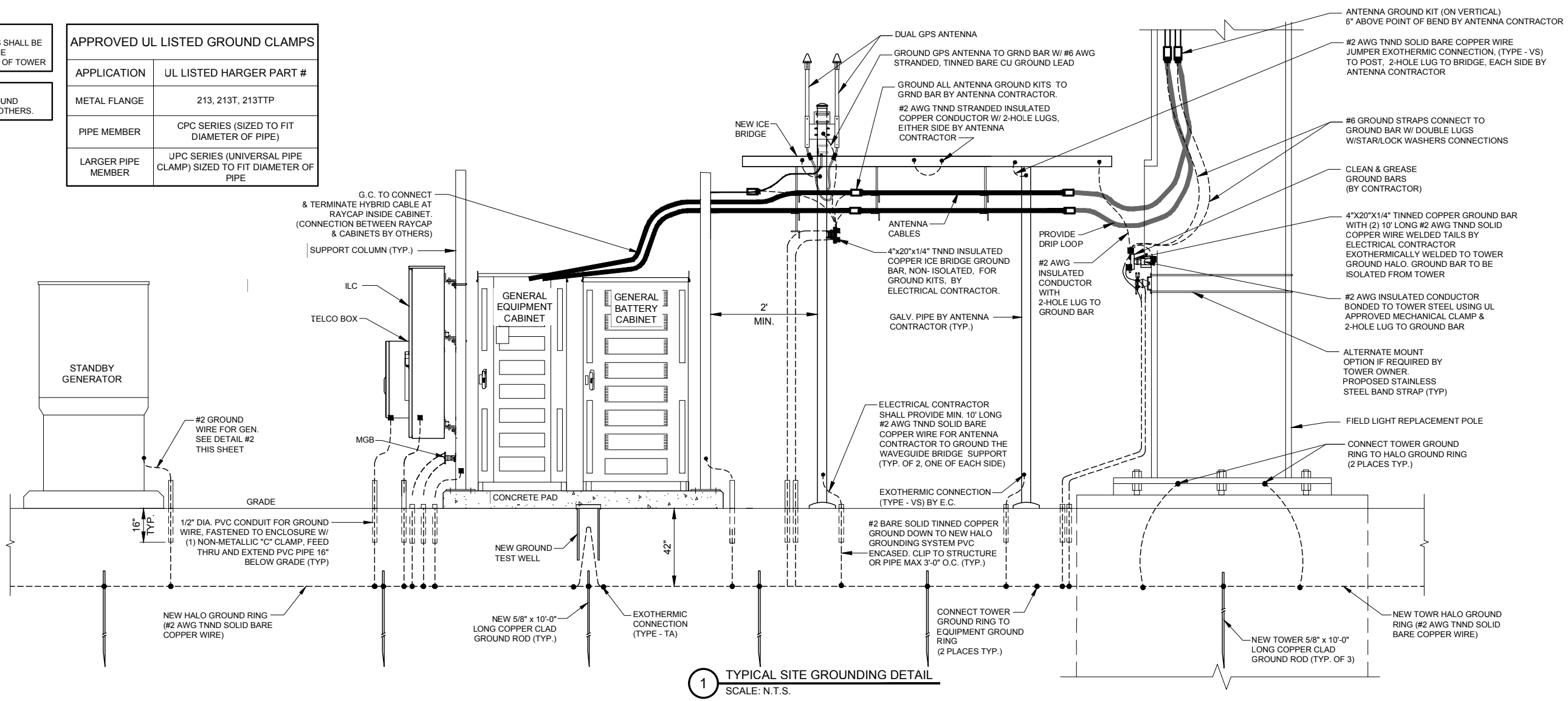
SHEET TITLE
SITE
GROUNDING PLAN

SHEET NUMBER
E-2

NOTE:
ANTENNA CABLES SHALL BE GROUNDED AT THE ANTENNA HEIGHT OF TOWER

NOTE:
ALL CABINET GROUND CONNECTION BY OTHERS.

APPROVED UL LISTED GROUND CLAMPS	
APPLICATION	UL LISTED HARGER PART #
METAL FLANGE	213, 213T, 213TTP
PIPE MEMBER	CPC SERIES (SIZED TO FIT DIAMETER OF PIPE)
LARGER PIPE MEMBER	UPC SERIES (UNIVERSAL PIPE CLAMP) SIZED TO FIT DIAMETER OF PIPE



1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS	
NO.	DESCRIPTION
1	ADDITION OF ECR
2	UPDATE SITE LAYOUT & NEW ECR
3	UPDATE WITH POWER COORDINATION
4	UPDATE PER VILLAGE COMMENTS
5	UPDATE PER FIBER COORDINATION
6	UPDATE PER VILLAGE COMMENTS
7	UPDATE WITH NEW PAD LAYOUT
8	UPDATE WITH NEW PAD LAYOUT

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE

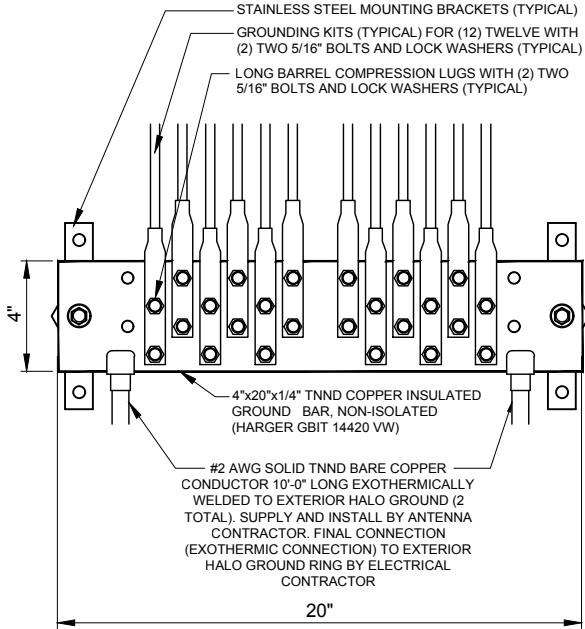
GROUNDING DETAILS

SHEET NUMBER

E-3

GROUNDING ELECTRODE SYSTEM NOTES:

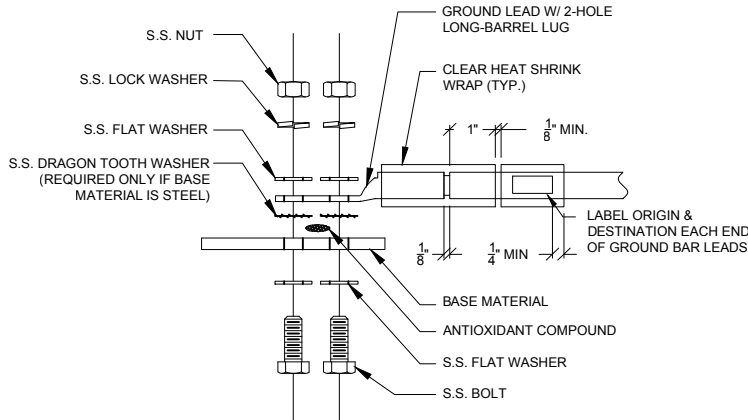
1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
 1. ONE (1) COPY TO OWNER REPRESENTATIVE
 2. ONE (1) COPY TO ENGINEER
 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE



1 EXTERIOR GROUND BAR DETAIL
N.T.S.

NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



2 GROUND LUG INSTALLATION DETAIL
N.T.S.



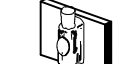
Type GT
THROUGH CABLE TO
TOP OF GROUND ROD.



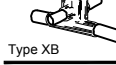
Type TA
TEE OF HORIZONTAL RUN
AND TAP CABLES.



Type HS
HORIZONTAL CABLE TAP TO
HORIZONTAL STEEL SURFACE
OR PIPE. CABLE OFF SURFACE.



Type VV
THROUGH VERTICAL CABLE TO
VERTICAL STEEL SURFACE OR
TO THE SIDE OF EITHER
HORIZONTAL OR VERTICAL
PIPE



Type XB
CROSS OF HORIZONTAL
CABLES. LAPPED AND NOT
CUT



Type VN
HORIZONTAL CABLE TAP TO
VERTICAL STEEL SURFACE OR
THE SIDE OF HORIZONTAL PIPE



Type VS
CABLE TAP DOWN AT 45° TO
VERTICAL STEEL SURFACE OR SIDE
OF HORIZONTAL OR VERTICAL PIPE.



Type GY
THROUGH CABLE TO SIDE
OF GROUND ROD



Type GR
CABLE TAP TO TOP OF GROUND
ROD



Type NC
THROUGH AND TAP CABLES
TO GROUND ROD

3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

REVISIONS		NO.	DESCRIPTION	BY	DATE
		2	ADDITION OF ECR	TJS	04/27/18
		3	UPDATE SITE LAYOUT & NEW ECR	TJS	08/24/18
		4	UPDATE WITH POWER COORDINATION	JJR	10/25/18
		5	UPDATE PER VILLAGE COMMENTS	JTM	11/14/18
		6	UPDATE PER FIBER COORDINATION	RA	01/09/19
		7	UPDATE PER VILLAGE COMMENTS	JTM	01/14/19
		8	UPDATE WITH NEW PAD LAYOUT	TJS	02/13/19

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER

E-4

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

-
- Diagram illustrating the cross-section of a trench installation for conduits, showing the required layers and dimensions:
- RESTORE SURFACE COARSE MATERIAL AND BASE COARSE TO ORIGINAL CONDITION AFTER INSTALLATION OF UTILITIES. GRADE SURFACE TO LEVEL.**
 - PROVIDE PANDUIT UNDERGROUND HAZARD TAPE (FOIL TYPE) 'CAUTION-ELECTRICAL LINE BURIED BELOW' AT 1'-0" ABOVE SAND FOR THE ENTIRE LENGTH OF THE CONDUIT RUN**
 - CA-17 COARSE AGGREGATE COMPACTED TO 90% STANDARD PROCTOR**
 - COMPACTED SAND (SEE NOTE 1)**
 - COMPACTED SAND BED (SEE NOTE 1)**
 - CONDUITS FOR ELECTRICAL & ANTENNA SHARING WHERE APPLICABLE**
 - UNDISTURBED SOIL**
 - TRENCH**
 - 42" MIN** (Total depth from original ground surface to the bottom of the trench)
 - 4"** (Thickness of the compacted sand bed)
 - 4"** (Thickness of the compacted sand layer above the aggregate)
 - 12" (MIN) SEPARATION** (Minimum separation between conduits)

3 UTILITY TRENCH DETAIL
SCALE: N.T.S.

SURFACE MOUNTED NEMA 3R w/DOOR
22K AIC BREAKERS
(CONTRACTOR SHALL VERIFY AIC RATINGS W/LOCAL POWER CO.)

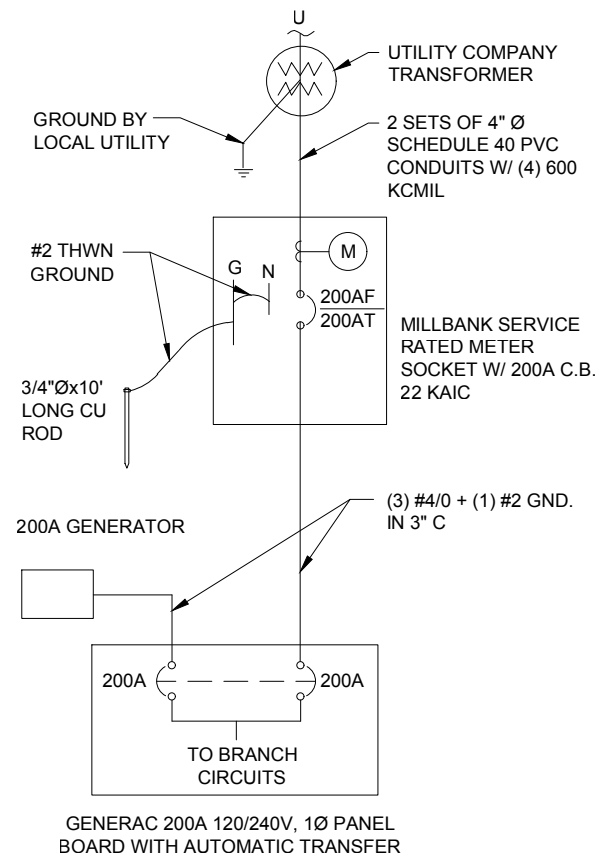
NOTE:

1. VERIZON WIRELESS EQUIPMENT
ENGINEERING TO SUPPLY BREAKER
FOR RADIO AND POWER CABINETS
2. GENERAL CONTRACTOR TO SUPPLY
BREAKERS NOTED WITH " * " "

4 PANEL BOARD SCHEDULE

-
- PLAN VIEW**
- PROPOSED VERTICAL SUPPORT UNISTRUT
- HOFFMAN TELCO CABINET (PROVIDED BY CUSTOMER) 36"x36"x12" NEMA 3R WEATHERPROOF HINGED COVER ENCLOSURE
- 8'-0"
- 5"
- 2'-8"
- 2'-8"
- 1'-0"
- 4'-0" MINIMUM
- 1'-2"
- DEMARC
- BREAKER BOX
- CUSTOMER TO PROVIDE 3/4" TREATED PLYWOOD BACKBOARD WITHIN ENCLOSURE
- (1) 100A METER SLOT FOR TOWER OWNER
- (1) 200A METER SLOT FOR LESSEE
- 600 AMP MAIN TAP BOX
- (2) 200A METER SLOTS FOR FUTURE CARRIERS
- FINISHED GRADE
- 4" MIN. SCH. 40 CONDUIT TO TELCO PEDESTAL (STUB 2" ABOVE GRADE) 200LB TEST CALIBRATED PULL STRING SHALL BE PROVIDED WITHIN CONDUIT
- 3/4" CONDUIT FOR GROUNDING
- 4" CONDUITS FROM UTILITY PROVIDER
- 1" PVC SCH. 40 CONDUIT FOR #6 SOLID COPPER GROUND CONNECTED TO PRIMARY GROUND GRID
- PROPOSED CONCRETE PIER
- FRONT**
- NOTE:**
1. ALL ELECTRICAL PLUMBING MUST BE INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR AND MUST MEET GOVERNMENT REQUIREMENTS.
 2. 1 36" x 36" x 12" NEMA 3R ENCLOSURE
- MULTI-GANG UTILITY H-FRAME DETAILS**

1 MULTI-GANG UTILITY H-FRAME DETAILS
N.T.S.



2 SINGLE LINE DIAGRAM
N.T.S.

E-5



TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

GENERAL LANDSCAPE NOTES

1.

PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2.

ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3.

GUARENTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTORS CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS STORMS, FIRES OR VANDALISM.
REPLACEMENTS: DURING THE WARANTY PERIOD, REPLACE ONE TIME, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
4.

MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
5.

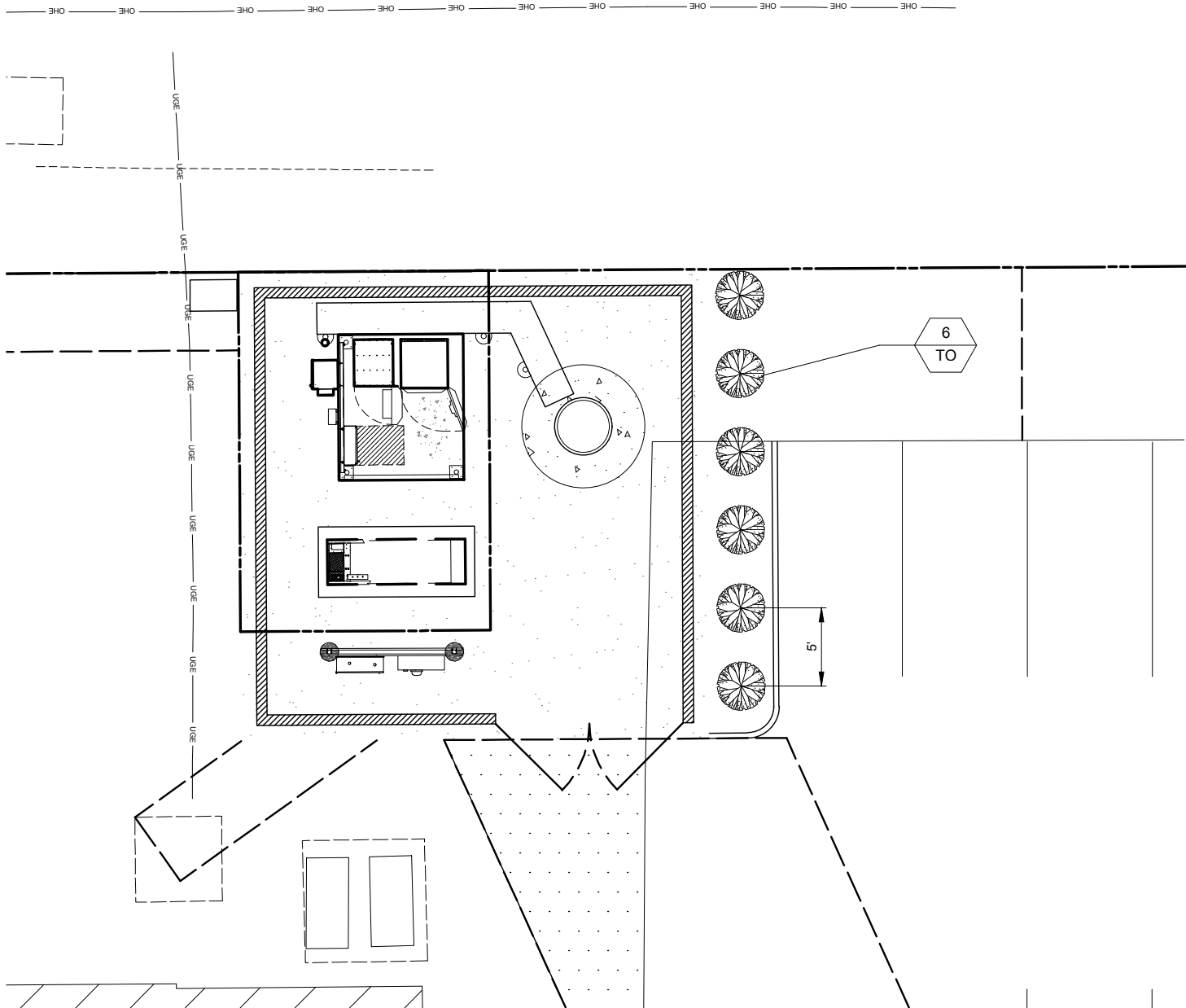
TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEIOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
6.

REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
SEED: SEDD MIX SHALL MATCH EXISTING TURF, OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.
7.

PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
8.

ALL TREES SHALL BE GROWN IN A NURSERY LOCATED IN THE NORTHERN HALF OF THE STATE OF ILLINOIS AND LICENSED BY THE STATE OF ILLINOIS.
9.

THE PLANTING SEASON SHALL BE APPROXIMATELY OCTOBER 15 TO DECEMBER 1, AND MARCH 15 TO MAY 1.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES					
TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6	5 FT. HT. MIN.	B & B (BALLED & BURLAPPED)

X	PLANT QUANTITY
XX	PLANT SYMBOL

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR



CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG



REVISIONS		DATE	BY
NO.	DESCRIPTION	DATE	BY
2	ADDITION OF ECR	04/27/18	TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
6	UPDATE PER FIBER COORDINATION	01/09/19	RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE LANDSCAPING PLAN

SHEET NUMBER L-1

GENERAL

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS
SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

- A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.
- B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
- C. COMPLETE FINAL CLEAN UP REQUIREMENTS. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING

- 1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.
 - a. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS, RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
 - b. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE
 - c. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
 - d. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
 - e. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
 - f. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER “UL” AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
 - g. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY
- 2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

- 1. WORK INCLUDED: SEE SITE PLAN.
- 2. SEQUENCING
 - a. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG EAST FENCE LINE.
 - b. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH

PART 2 - EXECUTION

- 1. INSPECTIONS: LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
- 2. PREPARATION
 - a. CLEAR TREES, BRUSH AND DEBRIS FROM SITE AS REQUIRED.
 - b. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6”) BELOW GRADE.
 - c. UNLESS OTHERWISE INSTRUCTED BY OWNER, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
 - d. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
 - e. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
- 3. INSTALLATION
 - a. GRADE OR FILL THE SITE AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
 - b. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
 - c. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
 - d. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
 - e. PLACE FILL OR STONE IN SIX INCH (6”) MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
 - f. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
 - g. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.

- h. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
- i. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.
- j. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
- k. IN DITCHES WITH SLOPES GREATER THAN 10% MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN THAT 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.
- l. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- m. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- n. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.
- 4. FIELD QUALITY CONTROL: COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.
- 5. PROTECTION
 - a. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.
 - b. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS, WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - FENCING AND GATE(S)

PART 1 - GENERAL

- 1. WORK INCLUDED - SEE PLAN FOR SITE AND LOCATION OF FENCE
- 2. QUALITY ASSURANCE
 - a. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE “E” ZINC, 18 OUNCES PER SQUARE FOOT.
- 3. SEQUENCING
 - a. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
- 4. SUBMITTALS
 - a. MANUFACTURER'S DESCRIPTIVE LITERATURE.
 - b. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

- 1. FENCE MATERIAL
 - a. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
 - b. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148”) WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
 - c. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER
 - i. LINE 2” SCHEDULE 40 (2 3/8” O.D.)
 - ii. CORNER 3” SCHEDULE 40 (3 1/2” O.D.)
 - iii. GATE 3” SCHEDULE 40 (3 1/2” O.D.)
 - d. ALL TOP AND BRACE RAILS SHALL BE 1 DIAMETER SCHEDULE - 40 MECHANICAL - SERVICE PIPE.
 - e. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL - SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
 - f. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
 - g. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
 - h. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
 - i. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
 - j. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.

- k. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
- l. ALL POST EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- m. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS, AND TENSION BAND CLIPS.
- n. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

PART 3 - EXECUTION

- 1. INSPECTION: TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS,
- 2. INSTALLATION
 - a. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6”) CONCRETE COVER UNDER POST.
 - b. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB; ON QUARTER INCH (1/4”)
 - c. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
 - d. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
 - e. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.
 - f. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
 - g. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
 - h. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
 - i. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
- 3. PROTECTION: UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL. APPLICABLE STANDARDS:
 - ASTM-A120 SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
 - ASTM-A123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
 - ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
 - ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
 - ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC
 - ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
 - ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.

- A. FEDERAL SPECIFICATION RR-F-191-FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

DIVISION 3: CONCRETE

SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS

PART 1 - GENERAL

- 1. WORK INCLUDED: FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
- 2. INSPECTIONS
 - a. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
 - b. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
 - c. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
- 3. QUALITY ASSURANCE
 - a. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ASTM 318.
 - b. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
 - c. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
 - d. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.
- 4. SUBMITTALS: SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWING SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

- 1. REINFORCEMENT MATERIALS
 - a. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
 - b. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE IN FLAT SHEETS, PLAIN FINISH.
 - c. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OR REINFORCING.

- d. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.
- 2. CONCRETE MATERIALS
 - a. CEMENT: ASTM C150, PORTLAND TYPE
 - b. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED; ONE INCH (1”) SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
 - c. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
 - d. AIR ENTRAINING ADMIXTURE: ASTM C260
 - e. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
 - f. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE. CEMENT, WATER REDUCING AND PLASTICISING AGENTS.
- 3. CONCRETE MIX

- a. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
- b. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
- c. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
 - i. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET 2-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH.
 - ii. SLUMP: 3 INCHES

PART 3 - EXECUTION

- 1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
 - a. THE CONSTRUCTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
 - b. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
 - c. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
 - d. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
- 2. REINFORCEMENT PLACEMENT
 - a. PLACEMENT REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
 - b. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
 - c. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
 - d. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3”) UNLESS OTHERWISE NOTED.
 - e. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3”) NOR BE LESS THAN TWO INCHES (2”).
- 3. PLACING CONCRETE
 - a. VIBRATE ALL CONCRETE.
 - b. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCECURES IF SEASONAL CONDITIONS APPLY.
- 4. CURING
 - a. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
 - b. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
- 5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
- 6. FIELD QUALITY CONTROL
 - a. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.
 - b. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
 - c. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
- 7. DEFECTIVE CONCRETE: MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.



REVISIONS		DESCRIPTION	DATE	BY
NO	2	ADDITION OF ECR	04/27/18	TJS
	3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
	4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
	5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
	6	UPDATE PER FIBER COORDINATION	01/09/19	RA
	7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
	8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SP-1

DIVISION 5: METALS

PART1 1 - GENERAL

1. SECTION INCLUDES:
- STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS, AND GROUTING UNDER BASE PLATES.
2. SUBMITTALS:
- SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.
3. QUALITY ASSURANCE
- A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 - PRODUCTS

1. MATERIALS:
- A. STRUCTURAL STEEL MEMBERS:ASTM A572, GRADE 50
- B. STRUCTURAL TUBING:ASTM A500, GRADE B
- C. PIPE:ASTM A53, TYPE E OR S, GRADE B
- D. BOLTS, NUTS, AND WASHERS:ASTM A325
- E. ANCHOR BOLTS:ASTM A307
- F. WELDING MATERIALS:AWS 01.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
- G. GROUT:NON - SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
- H. SHOP AND TOUCH-UP PRIMER:SSPC 15, TYPE 1, RED OXIDE
- I. TOUCH-UP PRIMERFOR GALV. SURFACESZINC RICH TYPE

2. FABRICATION:
- CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
3. FINISH:
- A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCEWITH SSPC SP-1 TO SP-10 PROCEDURES.
- B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

1. EXAMINATION AND PREPARATION:
- VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
2. ERECTION:
- A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
- B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
- C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
- D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRMED OR GALVANIZED WITH TOUCH-UP PRMERS AS SPECIFIED UNDER SECTION 05000, 0METALS, PART 2 - PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
3. FIELD QUALITY CONTROL:
- FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS, AND TOURQUING

DIVISION 16: ELECTRICAL

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU, AND "UL" LISTED.
5. ALL CONDUIT SHALL HAVE A PULL CORD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF TH JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.
- SECTION 1640 - SERVICE AND DISTRIBUTION
1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
4. CONDUIT:
- A. RIGID CONDUIT SHALL BE U.L LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE ¾ LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
- B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
- C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
- D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY J.U.L.I.E. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY- EIGHT (48) HOURS PRIOR TO DIGGING.
5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4')). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
8. GROUNDING ELECTRODE SYSTEM
- A. PREPARATION
1. SURFACE PREPARATION:
- ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTS SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUND. ALL CONNECTIONS ARE TO HAVE A NO-OXIDIZING GENT APPLIED PRIOR TO INSTALLATION.
2. GROUND BAR PREPARATION
- ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
3. SLEEVES:
- ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
- B. GROUND BARS
1. ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4") THICK TINNED COPPER PLATE AND OF AND OF SIZE INDICATED ON DRAWINGS.
2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
- A. BOLT-HEAD
- B. 2-HOLE LUG
- C. TINNED COPPER BUSS BAR
- D. STAR WASHER
- E. NUT
- C. EXTERNAL CONNECTIONS
1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDIER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.
- D. GROUND RODS
- ALL GROUND RODS SHALL BE 5/8 - INCH DIAMETER X 10' -0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.
- E. GROUND RODS
- ALL GROUND RODS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
- F. LUGS
1. LUGS SHALL BE 2 - HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548 __BE OR EQUIVALENT
- A. 535 MCM DLO54880BE
- B. 262 MCM DLO54872BE
- C. #1/0 DLO54862BE
- D. #4/0 THWN AND BARE54866BE
- E. #2/0 THWN54862BE
- F. #2 THHN54207BE
- G. #6 DLO54205BE

2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

	GROUNDING CONDUCTOR SIZE	MINIMUM BENDING RADIUS TO INSIDE EDGE
NO.	6 AWG TO NO. 4 AWG	6 INCHES
NO.	2 AWG TO NO. 1/0 AWG	8 INCHES
NO.	2/0 AWG TO 4/0 MCM	12 INCHES
	250 MCM TO 750 MCM	24 INCHES

- G. GROUND RING
1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").

2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUNGS OR CLAMPS WILL BE ACCEPTED.

- H. FENCE/GATE
- GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POST AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

3. I.E.E.E. FALL POTENTIAL TESTS

- A. FOR RAW LAND SITE
1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:
- B. EQUIPMENT PAD
1. FIRST TEST - SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 35 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

- C. TOWER
1. FIRST TEST - SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.
- D. EQUIPMENT PAD AND TOWER
1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPETE A MEGGER CHECKER OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT
- UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS AREA OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.
- SECTION 16503 - POLES, POSTS, AND STANDARDS (SINGLE MAST AND SELF SUPPORTING TOWERS)
1. GENERAL
- A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED
- B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
- C. GROUNDING:
- GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.
- NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE FIELD LIGHT REPLACEMENT POLE.

SECTION 16745- TELECOMMUNICATIONS WIRING COMPONENT (COAXIAL ANTENNA CABLE)

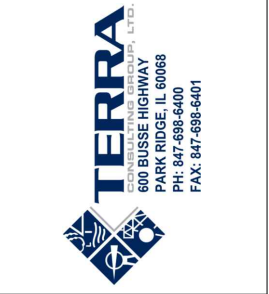
1. GENERAL

- A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
- B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
- C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS

- a. COAXIAL CABLE:
1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8", ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4', AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".
3. ANTENNA AND COAXIAL CABLE GROUNDING
- a. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)
4. COAXIAL CABLE IDENTIFICATION
- a. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:
1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.
- b. USE ANDREW CABLE TIES (PT. # 7290) TO SECURE IDENTIFICATION TAGS.
5. TESTING

- LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.



NO	DESCRIPTION	DATE	BY	TJS
2	ADDITION OF ECR	04/27/18		TJS
3	UPDATE SITE LAYOUT & NEW ECR	08/24/18		TJS
4	UPDATE WITH POWER COORDINATION	10/25/18		JJR
5	UPDATE PER VILLAGE COMMENTS	11/14/18		JTM
6	UPDATE PER FIBER COORDINATION	01/09/19		RA
7	UPDATE PER VILLAGE COMMENTS	01/14/19		JTM
8	UPDATE WITH NEW PAD LAYOUT	02/13/19		TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER
SP-2



1 EXISTING ACCESS DRIVE
SCALE: N.T.S.



2 EXISTING POWER POLE
SCALE: N.T.S.



3 PROPOSED UTILITY ROUTE/ACCESS ROAD
SCALE: N.T.S.



4 EXISTING POWER POLE
SCALE: N.T.S.

verizon
1515 WOODFIELD ROAD,
SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA
CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-5400
FAX: 847-698-6401

REVISIONS		NO.	DESCRIPTION	DATE	BY
		2	ADDITION OF ECR	04/27/18	TJS
		3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
		4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
		5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
		6	UPDATE PER FIBER COORDINATION	01/09/19	RA
		7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
		8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

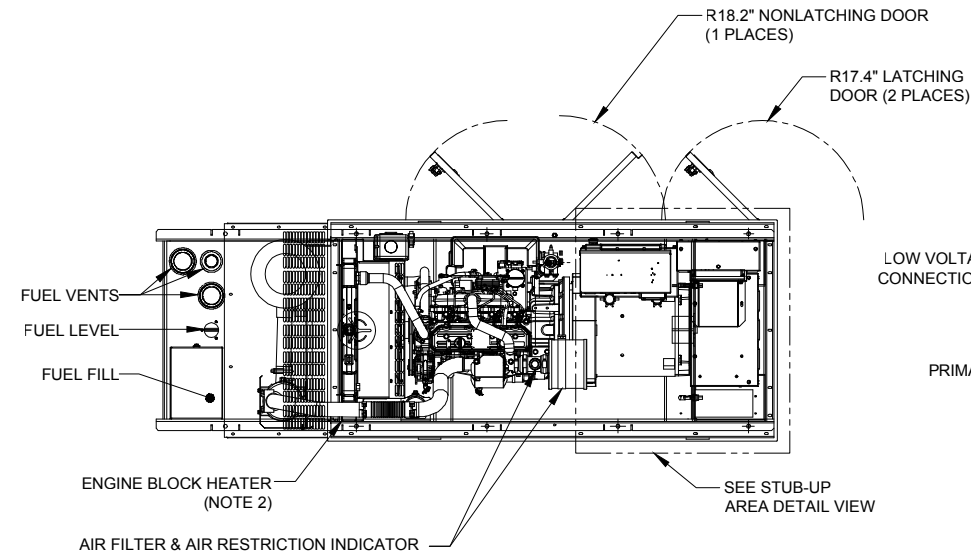
1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

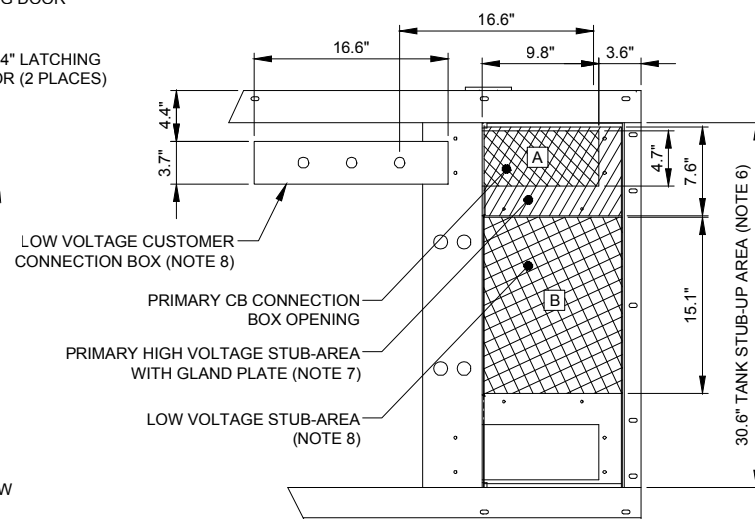
SHEET TITLE
EXISTING SITE PHOTOS

SHEET NUMBER

P-1



TOP OR PLAN VIEW

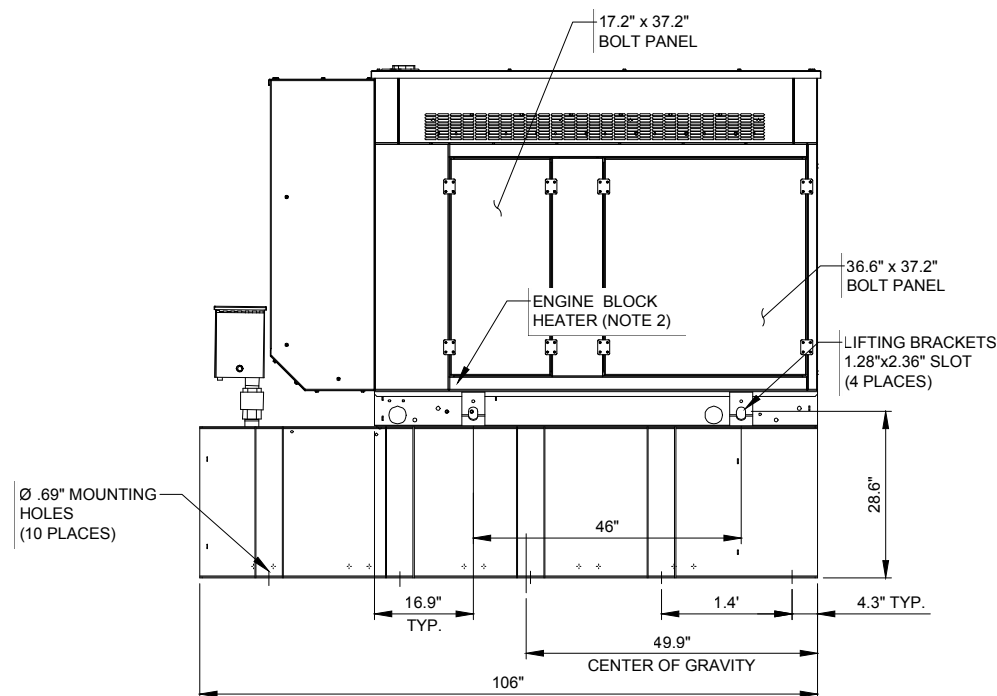


STUB-UP AREA DETAILED VIEW

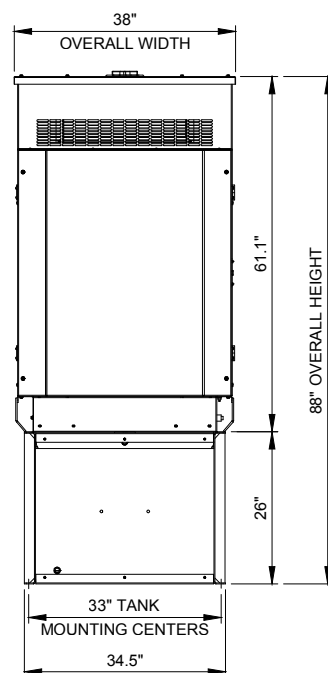
RECOMMENDED ELECTRICAL STUB-UPS (SEE DETAILED VIEW & TOP VIEW)	
DESCRIPTION	INSIDE BASE
(HIGH VOLTAGE STUB UP) 1. AC LOAD LEAD CONDUIT AREA. 2. 120/240 VAC FROM UTILITY FOR OPTIONAL LOADS. (GLAND PLATE INCLUDED)	A
LOW VOLTAGE STUB UP 1. TRANSFER SWITCH/ COMMUNICATIONS CONDUITS. COMMUNICATIONS AND 2-WIRE START MUST NOT BE RUN IN CONDUIT W/ AC WIRING. (SEE NOTE 8)	B

NOTES

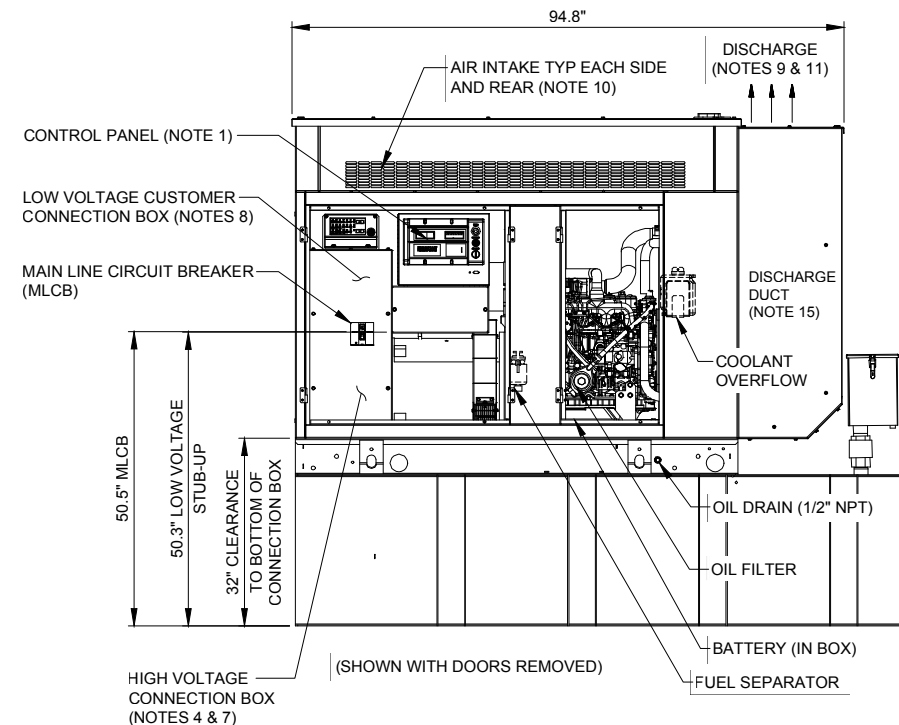
- CONTROL PANEL INCLUDES BATTERY CHARGER WITH THREE PRONG CORD.
- 1500W 120VAC ENGINE BLOCK HEATER WITH THREE PRONG CORD.
- 12 VOLT NEGATIVE GROUND SYSTEM.
- GENERATOR MUST BE GROUNDED.
- CENTER OF GRAVITY & WEIGHT MAY BE SHIFTED SLIGHTLY DUE TO UNIT OPTION.
- STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB UP AREA.
- HIGH VOLTAGE STUB-UP AREA INCLUDES THE AC LOAD LEAD CONNECTION TO THE MAIN LINE CIRCUIT BREAKER, THE NEUTRAL CONNECTION, AND AUXILIARY 120/240V CONNECTION.
- CONNECTION POINTS FOR CONTROL WIRES. BOTTOM OF LOW VOLTAGE CUSTOMER CONNECTION BOX HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS.
- MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
- MUST ALLOW FREE FLOW OF INTAKE AIR. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
- GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED.
- IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
- 132 GALLON USEABLE CAPACITY BASETANK IS INCLUDED WITH GENERATOR.
- UNIT IS SHIPPED WITH FUEL SUPPLY AND RETURN LINES DISCONNECTED AND PLUGGED BETWEEN ENGINE AND FUEL TANK. THIS HAS BEEN DONE TO FACILITATE PRESSURE TESTING OF THE TANK IN THE FIELD. FOR INFORMATION REGARDING CONNECTING THE FIELD TANK FIELD TESTING PROCEDURE (0E5082) SUPPLIED IN THE TANK LOOSE VENTS KIT, WHICH IS SHIPPED WITH THIS GENERATOR.
- SEE DRAWING 0C3850 FOR DISCHARGE DUCT REMOVAL. REMOVAL OF DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.



LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW

REVISIONS		NO	DESCRIPTION	DATE	BY
		2	ADDITION OF ECR	04/27/18	TJS
		3	UPDATE SITE LAYOUT & NEW ECR	08/24/18	TJS
		4	UPDATE WITH POWER COORDINATION	10/25/18	JJR
		5	UPDATE PER VILLAGE COMMENTS	11/14/18	JTM
		6	UPDATE PER FIBER COORDINATION	01/09/19	RA
		7	UPDATE PER VILLAGE COMMENTS	01/14/19	JTM
		8	UPDATE WITH NEW PAD LAYOUT	02/13/19	TJS

DRA IL-1010
LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
GENERATOR
CUT-SHEET

SHEET NUMBER

EX-1

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JULY 7, 2017.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 722.87'
TOP OF RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE, ±27' NORTH OF PARKING LOT, ±218' EAST OF EAST FACE OF CHURCH BUILDING

ARLINGTON HEIGHTS NW LOC. #455871

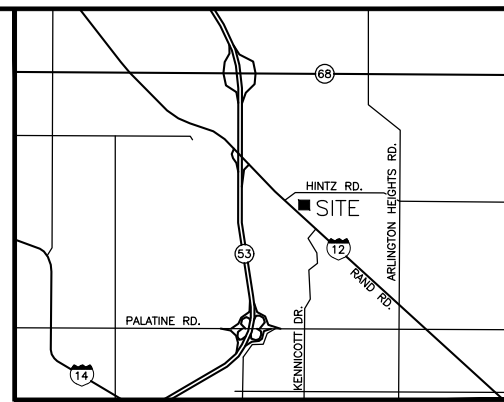
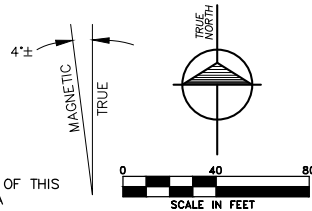


CALL CHICAGO DIGGERS - OUTLINE

OR ULINE INC. TOLL FREE

REQUIRES MIN. OF 2 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

NOTE:
THE ORIGINAL SCALE (1"=40') OF THIS
DRAWING WAS PREPARED AS A
24"X36" DRAWING ANY OTHER SIZE
DRAWING IS AT A REDUCED SCALE.



VICINITY MAP
N.T.S.

LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- ⬢ - HIGHWAY
- ⬢ - MONUMENT
- ⬢ - MONUMENT BOX
- ⬢ - RIGHT OF WAY MARKER
- ⬢ - SET WOODSTAKE
- ✂ - XCUT
- PK - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ★ - LIGHT POLE
- ☆ - ORNAMENTAL LIGHT POLE
- ⬢ - POST
- ⬢ - U.G. UTILITY MARKER
- GR - GROUND ROD
- SB#XX - SOIL BORING
- MB - MAILBOX
- - SATELLITE DISH
- - HAND HOLE
- AC - AC UNIT
- - U.G. UTILITY MARKER
- ⬢ - FIRE HYDRANT
- ⬢ - POST INDICATOR VALVE
- ⬢ - WATER VALVE
- ⬢ - GAS VALVE
- ⬢ - UST FILL PORT
- ⬢ - GAS PUMP
- ⬢ - GAS METER
- ⬢ - WATER METER
- ⬢ - TELEPHONE RISER
- ⬢ - ELECTRIC METER
- ⬢ - ELECTRIC TRANSFORMER
- ⬢ - CABLE TV RISER
- ⬢ - CATCH BASIN
- ⬢ - ROUND CATCH BASIN
- ⬢ - UTILITY MANHOLE
- ⬢ - STORM MANHOLE
- ⬢ - SANITARY MANHOLE
- ⬢ - ELECTRIC MANHOLE
- ⬢ - TELEPHONE MANHOLE
- ⬢ - WATER MANHOLE
- ⬢ - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- - EXISTING CONTOURS
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- - FENCE LINE
- - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



I, Randy J. Kolehouse, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 20th day of November, 2018.

Randy J. Kolehouse
Randy J. Kolehouse
Illinois Professional Land Surveyor No. 2986
Expires November 30, 2018

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM
LICENSE NUMBER 184.007034
LICENSE EXPIRES: APRIL 30, 2019

CHICAGO SMSA

limited partnership

dta

ARLINGTON HEIGHTS NW LOC. #455871

Survey Prepared for:

TERRA
CONSTRUCTION, INC.
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

Project Manager: Tom Zimmermann

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED PROPOSED LEASE AREA & EASEMENTS	11/16/18

williams&works

engineers | surveyors | planners

616.224.1500 phone | http://williams-works.com
549 Ottawa Ave NW | Grand Rapids, MI 49503

NW NE
SW SE
18-42-11

DATE: 7/7/17	DWG. BY: J.S.L.
SCALE: 1"=40'	SURVEYED: D.S.
UPDATE: ECV111618	CHKD BY: R.J.K.
PROJECT NO.: 211005.682	

SITE NAME

ARLINGTON HEIGHTS NW

LOCATION NUMBER

LOC. #455871

SITE ADDRESS

1122 WEST RAND ROAD
ARLINGTON HEIGHTS, IL
60004

SHEET TITLE

PS-1

PROPRIETOR

CROSS AND CROWN LUTHERAN CHURCH
1122 WEST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED:

SETBACKS:
FRONT: ?
REAR: ?
SIDE: ?

NO ZONING PROVIDED

BASIS OF BEARINGS

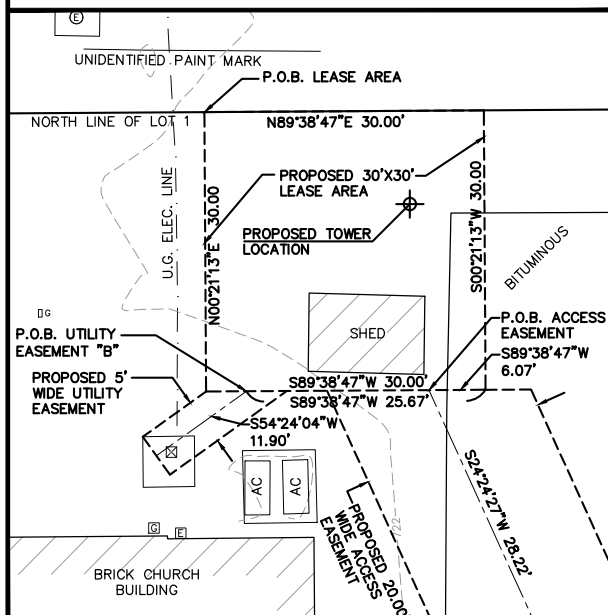
LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96) BEARINGS ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°13'36.58".

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 170054 0291 J DATED AUGUST 19, 2008, AND FIND THAT THE PROJECT SITE IS ZONED X, UNSHADED (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN)

LEASE AREA DETAIL

SCALE 1"=10'



EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE REPORT ISSUED BY AMC SETTLEMENT SERVICES AS ORDER NO. 11650061, DATED 12/05/2017 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

11. SUBJECT TO EASEMENT BETWEEN THE EXCHANGE NATIONAL BANK OF CHICAGO AND COMMONWEALTH EDISON COMPANY AS SET FORTH IN INST. NO. 17881277 RECORDED 06/14/1960, AND RE-RECORDED 07/08/1960 IN INST. NO. 17962237, COOK COUNTY RECORDS. DOES NOT AFFECT SUBJECT PROPERTY

12. SUBJECT TO PLAT OF THE AMERICAN LUTHERAN CHURCH SUBDIVISION RECORDED 12/24/1968 IN INST. NO. 20711993, IN COOK COUNTY RECORDS. NO EASEMENTS LISTED

LEGAL DESCRIPTION

PARENT PARCEL

ALL THAT PARCEL OF LAND IN COOK COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED INST # 23807870, ID# 03-18-102-007, BEING KNOWN AND DESIGNATED AS:

LOT 1 OF THE AMERICAN LUTHERAN CHURCH SUBDIVISION UNIT ONE BEING A SUBDIVISION IN SECTION 18, *TOWNSHIP 4 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BY FEE SIMPLE DEED FROM THE AMERICAN LUTHERAN CHURCH, A NOT FOR PROFIT CORPORATION AS SET FORTH IN INST # 23807870 DATED 01/19/1977 AND RECORDED 02/02/1977, COOK COUNTY RECORDS, STATE OF ILLINOIS.

*SHOULD READ TOWNSHIP 42 NORTH

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

LEGAL DESCRIPTION

PROPOSED 30'X30' LEASE AREA

All that part of Lot 1 of The American Lutheran Church Subdivision Unit One being a subdivision in Section 18, Township 42 North, Range 11 East of this Third Principal Meridian, Cook County, Illinois, as recorded in Instrument Number 20711993, Cook County Records, described as: Commencing at the northwest corner of said Lot 1; thence North 89°38'47" East 455.52 feet along the north line of said Lot 1, passing through a found iron on the Northeastly right of way line of West Rand Road at 74.19 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence continuing North 89°38'47" East 30.00 feet; thence South 00°21'13" West 30.00 feet; thence South 89°38'47" West 30.00 feet; thence North 00°21'13" East 30.00 feet to the place of beginning of this description. Containing 900 square feet more or less.

LEGAL DESCRIPTION

PROPOSED ACCESS EASEMENT

A 20' wide easement in that part of Lot 1 of The American Lutheran Church Subdivision Unit One being a subdivision in Section 18, Township 42 North, Range 11 East of this Third Principal Meridian, Cook County, Illinois, as recorded in Instrument Number 20711993, Cook County Records, the centerline of which is described as: Commencing at the northwest corner of said Lot 1; thence North 89°38'47" East 455.52 feet along the north line of said Lot 1, passing through a found iron on the Northeastly right of way line of West Rand Road at 74.19 feet to the northwest corner of a 30'x30' lease area; thence continuing North 89°38'47" East 30.00 feet to the northeast corner of said lease area; thence South 00°21'13" West 30.00 feet to the southeast corner of said lease area; thence South 89°38'47" West 6.07 feet along the south line of said lease area TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 24°24'27" West 28.22 feet; thence South 00°13'22" East 110.39 feet; thence South 84°14'36" West 106.57 feet; thence South 85°58'56" West 109.30 feet to the easterly right of way of West Rand Road for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to intersect at angle points and to terminate at said right of way line.

LEGAL DESCRIPTION

PROPOSED 5.00' WIDE UTILITY EASEMENT "A"

A 5.00 foot wide utility easement in that part of Lot 1 of The American Lutheran Church Subdivision Unit One being a subdivision in Section 18, Township 42 North, Range 11 East of this Third Principal Meridian, Cook County, Illinois, as recorded in Instrument Number 20711993, Cook County Records, the centerline of which is described as: Commencing at the northwest corner of said Lot 1; thence North 89°38'47" East 501.08 feet along the north line of said Lot 1, passing through a found iron on the Northeastly right of way line of West Rand Road at 74.19 feet; thence South 00°13'22" East 177.77 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 84°14'36" West 115.59 feet; thence South 85°58'56" West 97.40 feet to the easterly right of way line of West Rand Road for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to intersect at angle points and to terminate at said right of way line.

LEGAL DESCRIPTION

PROPOSED 5.00' WIDE UTILITY EASEMENT "B"

A 5.00 foot wide utility easement in that part of Lot 1 of The American Lutheran Church Subdivision Unit One being a subdivision in Section 18, Township 42 North, Range 11 East of this Third Principal Meridian, Cook County, Illinois, as recorded in Instrument Number 20711993, Cook County Records, the centerline of which is described as: Commencing at the northwest corner of said Lot 1; thence North 89°38'47" East 455.52 feet along the north line of said Lot 1, passing through a found iron on the Northeastly right of way line of West Rand Road at 74.19 feet to the northwest corner of a 30'x30' lease area; thence continuing North 89°38'47" East 30.00 feet to the northeast corner of said lease area; thence South 00°21'13" West 30.00 feet to the southeast corner of said lease area; thence South 89°38'47" West 25.67 feet along the south line of said lease area TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 54°24'04" W 11.90 feet for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to intersect at angle points and to terminate at said south line of lease area.



BEFORE



AFTER

Arlington Heights NW

View from Northeast looking Southwest

NOTE: THIS PHOTO SIMULATION IS
A VISUAL INTERPRETATION OF
THE PROPOSED DESIGN. FINAL
CONSTRUCTION MAY DIFFER
FROM WHAT IS PRESENTED HERE.



TERRA
CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401
TCG#33-2567





BEFORE



PROPOSED ANTENNA TOWER

PROPOSED LESSEE COMPOUND

AFTER

Arlington Heights NW

View from Northwest looking Southeast

NOTE: THIS PHOTO SIMULATION IS
A VISUAL INTERPRETATION OF
THE PROPOSED DESIGN. FINAL
CONSTRUCTION MAY DIFFER
FROM WHAT IS PRESENTED HERE.



TERRA
CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401
TCG#33-2567

verizon



BEFORE

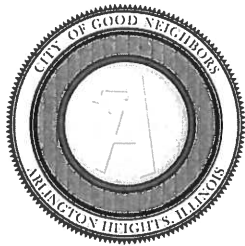


AFTER

Arlington Heights NW

View from Southwest looking Northeast

NOTE: THIS PHOTO SIMULATION IS
A VISUAL INTERPRETATION OF
THE PROPOSED DESIGN. FINAL
CONSTRUCTION MAY DIFFER
FROM WHAT IS PRESENTED HERE.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: Verizon Wireless Cell Tower – 1122 W Rand Rd.
Land Use Variation for Commercial Antenna

PC#: 18-024– Round 1

Date: November 27, 2018

RECEIVED
NOV 28 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any objections to the Land Use Variation.

A separate permit is required for the installation of the cell tower and the relocation of the shed.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-024</u>	P.I.N.# <u>03-18-102-002-0000</u>
Petitioner: <u>DRA Properties, LLC - Doug Dolan</u>	Location: <u>1122 W. Rand Rd.</u>
<u>144 W. Lockwood Ave. #200</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Webster Groves, MO 63119</u>	Subdivision: <u> </u>
Owner: <u>Cross and Crown Lutheran Church</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Ph: 847-394-0362</u>	PUD: <u> </u> For: <u> </u>
<u>Em: ccmohkok@gmail.com</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Margie Oliver</u>	Land Use Variation: <u>✓</u> For: <u>Com. Antenna</u>
Address: <u>144 W. Lockwood Ave. #200</u>	Land Use: <u> </u> Current: <u>Chruch</u>
<u>Webster Groves, MO 63119</u>	Proposed: <u>Church & Anten</u>
Phone #: <u>314-963-7706</u>	Site Gross Area: <u>30' x 30' lease area</u>
Fax #: <u>N/A</u>	# of Units Total: <u> </u>
E-Mail: <u>moliver@dolanrealtyadvisors.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

FIRE PREVENTION

No Comments.

RECEIVED
 NOV 20 2018
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

[Signature] 11/20/18
 Director Date

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Steve Mullany, Public Works Services Coordinator
Date: December 7, 2018
Subject: 1122 W Rand Road, PC #18-024

With regard to the proposed Land Use Variation for Commercial Antenna, PW has the following comments:

- 1) Has the access easement to the site been granted?
- 2) Is the utility easement separate from the access easement?
- 3) Is this exclusive to Verizon?
- 4) Will the generator have any sound deadening system to reduce noise to meet Village code?
- 5) What are the handhole sizes for the fiber cable?
- 6) All visual representations need to include the 30x30 equipment area.
- 7) Is only landscaping proposed to shield the equipment from residential properties to the north?

VAHPW has no further comments at this time. If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-024
 Petitioner: DRA Properties, LLC - Doug Dolan
144 W. Lockwood Ave. #200
Webster Groves, MO 63119
 Owner: Cross and Crown Lutheran Church
Ph: 847-394-0362
Em: ccmohkok@gmail.com
 Contact Person: Margie Oliver
Address: 144 W. Lockwood Ave. #200
Webster Groves, MO 63119
 Phone #: 314-963-7706
 Fax #: N/A
 E-Mail: moliver@dolanrealtadv.com

P.I.N.# 03-18-102-002-0000
 Location: 1122 W. Rand Rd.
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For: Com. Antenna
 Land Use: Current: Chruch
Proposed: Church & Anten
 Site Gross Area: 30' x 30' lease area
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS
 REQUIRED: YES NO COMMENTS
 a. Underground Utilities
 Water NO
 Sanitary Sewer NO
 Storm Sewer NO
 b. Surface Improvement
 Pavement NO
 Curb & Gutter NO
 Sidewalks NO
 Street Lighting NO
 c. Easements
 Utility & Drainage NO
 Access NO
 2. PERMITS REQUIRED OTHER THAN VILLAGE:
 a. MWRDGC b. IDOT
 c. ARMY CORP d. IEPA
 e. CCHD

RECEIVED
 NOV 29 2018
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

- | | YES | NO | COMMENTS |
|--|-----|-----|----------|
| 3. R.O.W. DEDICATIONS? | | X | |
| 4. SITE PLAN ACCEPTABLE? | | X | |
| 5. PRELIMINARY PLAT ACCEPTABLE? | | N/A | |
| 6. TRAFFIC STUDY ACCEPTABLE? | | N/A | |
| 7. STORM WATER DETENTION REQUIRED? | | X | |
| 8. CONTRIBUTION ORDINANCE EXISTING? | | X | |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? | | X | |
| 10. WETLAND EXISTING? | | X | |

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY:
 DATE OF PLANS:

Michael J. Dolan 11/28/18
 Director VILLAGE ENGINEER Date

PLAN COMMISSION PC #18-024
Verizon Wireless Cell Tower
1122 W Rand Rd
Land Use Variation for Commercial Antenna
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

13. Provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
14. The plans show a proposed 30' x 30' area for the tower, equipment and generator at the NW corner of the existing church parking lot, however; the plat provided shows a 40' x 50' along the east property line. Revise the plat to reflect the correct location of the lease area and proposed easements.
15. Show the location of the 50' x 50' staging area, temporary road and the erosion control. This can be addressed at permit.
16. Provide a detail for the unipole tower foundation. This can be addressed at permit.
17. Regarding the pavement material for the lease site and access drive, show the limits of the 8" compacted aggregate base course on the site plan. This can be addressed at permit.
18. In the event the existing parking lot is disturbed during construction, the parking lot shall be repaired to current Village standards of 1 ½" compacted surface course, 1 ½" compacted binder course, and 10" compacted CA-6 crushed aggregate. This can be addressed at permit.


Michael L. Pagones, P.E. Date
Village Engineer



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-024

Project Name

Verizon Wireless Cell Tower

Project Location

1122 W. Rand Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

The Fire Department has no comments at this time.

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

Date November 27, 2018 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

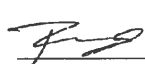
DEPARTMENT PLAN REVIEW SUMMARY

Verizon Wireless Cell Tower
1122 W. Rand Road
PC#18-024

Round 1 Review Comments

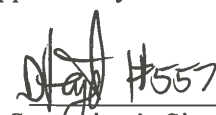
11/27/2018

1. **Character of use:**
The character of use is consistent with the area.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights Code.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This tower will not create an increase in traffic volume.
6. **General comments:**
 - Landscaping, fencing or barriers are recommended to help prevent trespassing, theft of tower components, or vandalism. Design should provide open sightlines to increase natural surveillance and avoid creating havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.
 - Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date during construction phase and for each tenant. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.
 - The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-024
Petitioner: DRA Properties, LLC - Doug Dolan
144 W. Lockwood Ave. #200
Webster Groves, MO 63119
Owner: Cross and Crown Lutheran Church
Ph: 847-394-0362
Em: ccmohkok@gmail.com
Contact Person: Margie Oliver
Address: 144 W. Lockwood Ave. #200
Webster Groves, MO 63119
Phone #: 314-963-7706
Fax #: N/A
E-Mail: moliver@dolanrealtyadvisors.com

P.I.N.# 03-18-102-002-0000
Location: 1122 W. Rand Rd.
Rezoning: Current: Proposed:
Subdivision:
of Lots: Current: Proposed:
PUD: For:
Special Use: For:
Land Use Variation: ✓ For: Com. Antenna

Land Use: Current: Church
Proposed: Church & Anten
Site Gross Area: 30' x 30' lease area
of Units Total:
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

Tower must comply with all FCC regulations.

Jeff Bohner  11/20/18

Environmental Health Officer

Date

James McCalister  11/20/18

tor

Direc
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-024
 Petitioner: DRA Properties, LLC - Doug Dolan
144 W. Lockwood Ave. #200
Webster Groves, MO 63119
 Owner: Cross and Crown Lutheran Church
Ph: 847-394-0362
Em: ccmohkok@gmail.com
 Contact Person: Margie Oliver
Address: 144 W. Lockwood Ave. #200
Webster Groves, MO 63119
Phone #: 314-963-7706
Fax #: N/A
E-Mail: moliver@dolanrealtvadvisors.com

P.I.N.# 03-18-102-002-0000
 Location: 1122 W. Rand Rd.
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For: Com. Antenna
 Land Use: Current: Chruch
 Proposed: Church & Anten
 Site Gross Area: 30' x 30' lease area
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

YES NO

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

Comments:

PLEASE SEE ATTACHED COMMENTS

Sam Hussar

12-5-18

Date

Planning & Community Development Dept. Review

December 6, 2018



REVIEW ROUND 1

Project: Verizon Cell Tower – DRA Properties, LLC
1122 W. Rand Rd.

Case Number: PC 18-024

General:

7. The Plan Commission must review and approve the following actions:
 - a. Land Use Variation to allow a commercial antenna within the R-1 Zoning District
 - b. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.
 - c. Variation to Chapter 28, Section 5.1-1.5, to allow a 100' tall structure where maximum height is restricted to 25'.
 - d. Variation to Chapter 28, Section 6.13-3(b), to allow a 7' tall fence where the maximum fence height is restricted to 6'.
8. The executed contract submitted within the Plan Commission submission is a lease authorizing a portion of the church site to be used as a cell tower. However, the plans depict the proposed cell tower outside of the lease area as identified in the lease document and on the other side of the property. Furthermore, the size of the lease area in the lease document does not match what is depicted on the plans. Please clarify and provide an executed lease that matches the submitted plans.
9. No plat of survey was provided within the Plan Commission submission. A plat of survey, stamped by a licensed surveyor, is required. The plat of survey must include the total site size. The document that was provided, titled "Arlington Heights NW Loc. #455871", which was prepared by a surveyor and showed some aspects as typically contained within a plat of survey, was not an actual plat of survey. Furthermore, this document showed the location of the proposed easements and cell tower on a different side of the site than the submitted plans.
10. The following changes must be made to the project description:
 - a. The project description states that feedback from the neighborhood meeting was incorporated into the proposed design of the cell tower. Please revise the project description to outline the feedback received at the neighborhood meeting and what changes were made to address this feedback.
 - b. Please revise the project description to discuss the outcome of your request to co-locate the antenna equipment on the existing ComEd transmission towers located north of the church site.
 - c. The project description states that the proposed cell tower will have the future ability to co-locate two additional cell company antenna within the tower. Will these future antennas require additional equipment within the compound at the base of the tower? Please incorporate an answer to this within the project description.
11. Please indicate the color of the tower structure on the plans.
12. The response to the Land Use Variation standards needs revisions. Please respond individually to each of the four standards for variation approval, referenced below, explaining how the proposed Land Use Variation complies with each individual standard. Relative to the spirit, harmony, and intent of the chapter, you can reference the specific intents and purposes of the Zoning Code as contained within Section 28-2. Additionally, for each variation requested you must provide separate individual responses to the four criteria necessary for variation approval.

Standards for Land Use Variation (and standard Variation) approval:

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

13. Section 6.14-2.2(a) requires that all new commercial antenna provide a written analysis that demonstrates there is not technically suitable space available on an existing tower or structure within the geographic area to be served. Please provide this analysis.

14. On all future revisions, please ensure that all plans include a revision date.

Site Plan:

15. The required zoning matrix was not included on any of the plans. Please add the zoning matrix, as previously emailed on 10-30-18, to the site plan and complete all the data within the matrix.
16. All site plans do not show the full extent of the existing church building (only the partial building is shown – the front of the building is missing). Please revise the plans to include the full extent of the existing church building.
17. Sheet C-1 has a note indicating that the lease area is 222 square yards. Please clarify. Other documentation indicates that the lease area is 30' x 30'. Is the 222 "S.Y" referencing something else?
18. With exception to the concrete pads for the equipment shed, generator, and cell tower, what will the remaining base of the compound area be? Gravel? Will trucks park/pull into the compound area for service to the equipment? All areas that accommodate vehicular access must be pavement (gravel is prohibited). Furthermore, there is small triangular area outside of the compound that is currently grass and would have vehicles driving over the grass to access the interior of the compound. This area would need to be paved to provide for vehicular access within the compound.
19. The compound area appears to encroach on one parking space. It is recommended that the compound be shifted west so as to not encroach on the parking space.
20. The proposed location of the relocated shed is non-compliant. Shed's must maintain a minimum setback of 3' from any side yard lot line. Please find a new location for the shed, or clarify if a Variation is requested (and provide the required justification to the Variation standards). Please note that sheds must be located in a rear yard only (i.e. it must be completely behind the rear of the building).
21. The compound area should be shifted so as to provide a minimum of 5' to the north for landscaping, 5' of space for landscaping on the western side, and 5' of space for landscaping on the eastern side. Please shift the compound area and provide a landscape plan showing said landscaping of a appropriate species and sufficient height to screen the compound enclosure. The existing AC units to the south of the compound and transformer to the west of the compound may need to be moved to accommodate for said landscaping.
22. As indicated in comment #7c, a variation to allow the 7' tall fence is required. Please note that chainlink fencing with slats is not allowed. Section 6.14-2.2(b) requires that all commercial antenna and related structures must be screened by a masonry wall of brickwork or stonework or solid wood fence. Please revise the screening to more closely resemble the screen shown on the next page, or propose a masonry screen of brickwork or stonework. Decorative gates on the enclosure shall be incorporated into the design. Please revise the drawings accordingly.



Prepared by: *[Signature]*

Verizon Wireless Cell Tower
1122 W. Rand Road
PC 18-024
November 27, 2018

Landscape Issues

1. Pursuant to Chapter 28, Section 6.14-2.2, a landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge.

DRA Properties, LLC

To: Sam Hubbard, Planning and Community Development

From: DRA Properties, LLC

Date: 02/06/19

Subject: 1122W Rand Road, PC #18-024

Page 1 (Cover Page):

DRA Properties, LLC has no objections.

Page 2 (1A) (Building Department):

No response required.

Page 3 (Round 2 Comments-Public Works Department 12/07/2018):

- 1) Has the access easement to the site been granted? **Yes.**
- 2) Is the utility easement separate from the access easement? **Yes, it is separate.**
- 3) Is this exclusive to Verizon? **No, this is a multi-carrier.**
- 4) Will the generator have any sound deadening system to reduce noise to meet Village code? **Yes, using generator with attenuation.**
- 5) What are the handhold sizes for the fiber cable? **Approximately 2' x 3'.**
- 6) All visual representations need to include the 30x30 equipment area. **New photo size to follow and can bring to the hearing. Will be submitted prior to zoning hearing.**
- 7) Is only landscaping proposed to shield the equipment from residential properties to the north? **Yes.**

Page 4 (3) (Engineering Department):

No response required.

Page 5 (Land Use Variation for Commercial Antenna - Round 1):

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

DRA Properties, LLC

upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding. [DRA Properties, LLC acknowledges and accept.]

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. [Terra Consulting Group LTD to provide final drawings per village specifications.]

13. Provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. [The proposed light was removed from the plans and will not be installed.]

14. The plans show a proposed 30'x 30' area for the tower, equipment and generator at the NW corner of the existing church parking lot, however; the plat provided shows a 40' x 50' along the east property line. Revise the plat to reflect the correct location of the lease area and proposed easements. [A&E corrected in the revised drawings submitted 01/15/2019]

15. Show the location of the 50' x 50' staging area, temporary road and the erosion control. This can be addressed at permit. [A&E to address at permitting]

16. Provide a detail for the unipole tower foundation. This can be addressed at permit. [DRA to provide tower and foundation study at permit]

17. Regarding the pavement material for the lease site and access drive, show the limits of the 8" compacted aggregate base course on the site plan. This can be addressed at permit. [A&E to address at permitting.]

18. In the event the existing parking lot is disturbed during construction, the parking lot shall be repaired to current Village standards of 1 W' compacted surface course, 1 W' compacted binder course, and 10" compacted CA-6 crushed aggregate. This can be addressed at permit. [General Contractor to address at permitting]

Page 6 (Arlington Heights FD Plan Review Sheet):

No response required.

Page 7 (Arlington Heights Police - Department Plan Review Summary):

Reviewed comments #1 through #5, no response required.

#6. General Comments:

-We will install a decorative 7' foot fence designed to prevent access to the equipment. Due to the screening requirements of Arlington Heights, we are not proposing open sight lines to the equipment.

-We will have emergency contact information on site with the police department at time of permit.

DRA Properties, LLC

-We will provide FAA approved signage for the facility.

Page 8 (Arlington Heights Police Department):

Complete contact sheet submitted to the village.

Page 9 (Health Services Department)

We are in complaint with the FCC. Because we are below 200' and sufficient distance from the airport.

Page 10 (7), 11 through 14 (Review Round 1 Comments) Case# PC 18-024:

General:

7. The Plan Commission must review and approve the following actions:

- a. Land Use Variation to allow a commercial antenna within the R-1 Zoning District. **No response required.**
- b. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback. **Will not need a variation. We are using a 6' masonry fence.**
- c. Variation to Chapter 28, Section 5.1-1.5, to allow a 100' tall structure where maximum height is restricted to 25'. **No response required.**
- d. Variation to Chapter 28, Section 6.13-3(b), to allow a 7' tall fence where the maximum fence height is restricted to 6'. **No response required.**

8. The executed contract submitted within the Plan Commission submission is a lease authorizing a portion of the church site to be used as a cell tower. However, the plans depict the proposed cell tower outside of the lease area as identified in the lease document and on the other side of the property. Furthermore, the size of the lease area in the lease document does not match what is depicted on the plans. Please clarify and provide an executed lease that matches the submitted plans.

9. No plat of survey was provided within the Plan Commission submission. A plat of survey, stamped by a licensed surveyor, is required. The plat of survey must include the total site size. The document that was provided, titled "Arlington Heights NW Loc. #455871", which was prepared by a surveyor and showed some aspects as typically contained within a plat of survey, was not an actual plat of survey. Furthermore, this document showed the location of the proposed easements and cell tower on a different side of the site than the submitted plans.

A&E to address at permitting

DRA Properties, LLC

10. The following changes must be made to the project description: **Updated Property Descriptions dated 02/06/2019 sent in separate document.**

a. The project description states that feedback from the neighborhood meeting was incorporated into the proposed design of the cell tower. Please revise the project description to outline the feedback received at the neighborhood meeting and what changes were made to address this feedback.

b. Please revise the project description to discuss the outcome of your request to co-locate the antenna equipment on the existing ComEd transmission towers located north of the church site.

c. The project description states that the proposed cell tower will have the future ability to co-locate two additional cell company antenna within the tower. Will these future antennas require additional equipment within the compound at the base of the tower? Please incorporate an answer to this within the project description.

11. Please indicate the color of the tower structure on the plans. **A&E to address in the plans**

12. The response to the Land Use Variation standards needs revisions. Please respond individually to each of the four standards for variation approval, referenced below, explaining how the proposed Land Use Variation complies with each individual standard. Relative to the spirit, harmony, and intent of the chapter, you can reference the specific intents and purposes of the Zoning Code as contained within Section 28-2. Additionally, for each variation requested you must provide separate individual responses to the four criteria necessary for variation approval. **Response to the Land Use Variation standards dated 02/06/2019 sent in separate document**

Standards for Land Use Variation (and standard Variation) approval:

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

13. Section 6.14-2.2(a) requires that all new commercial antenna provide a written analysis that demonstrates there is not technically suitable space available on an existing tower or structure within the geographic area to be served. Please provide this analysis.

14. On all future revisions, please ensure that all plans include a revision date.

Site Plan:

DRA Properties, LLC

15. The required zoning matrix was not included on any of the plans. Please add the zoning matrix, as previously emailed on 10-30-18, to the site plan and complete all the data within the matrix. **A&E to address in the plans**
16. All site plans do not show the full extent of the existing church building (only the partial building is shown – the front of the building is missing). Please revise the plans to include the full extent of the existing church building. **A&E to address in the plans**
17. Sheet C-1 has a note indicating that the lease area is 222 square yards. Please clarify. Other documentation indicates that the lease area is 30' x 30'. Is the 222 "S.Y" referencing something else? **A&E to address in the plans**
18. With exception to the concrete pads for the equipment shed, generator, and cell tower, what will the remaining base of the compound area be? Gravel? Will trucks park/pull into the compound area for service to the equipment? All areas that accommodate vehicular access must be pavement (gravel is prohibited). Furthermore, there is small triangular area outside of the compound that is currently grass and would have vehicles driving over the grass to access the interior of the compound. This area would need to be paved to provide for vehicular access within the compound. **A&E to address in the plans**
19. The compound area appears to encroach on one parking space. It is recommended that the compound be shifted west so as to not encroach on the parking space. **A&E to address in the plans**
20. The proposed location of the relocated shed is non-compliant. Shed's must maintain a minimum setback of 3' from any side yard lot line. Please find a new location for the shed, or clarify if a Variation is requested (and provide the required justification to the Variation standards). Please note that sheds must be located in a rear yard only (i.e. it must be completely behind the rear of the building). **A&E to address in the plans**
21. The compound area should be shifted so as to provide a minimum of 5' to the north for landscaping, 5' of space for landscaping on the western side, and 5' of space for landscaping on the eastern side. Please shift the compound area and provide a landscape plan showing said landscaping of a appropriate species and sufficient height to screen the compound enclosure. The existing AC units to the south of the compound and transformer to the west of the compound may need to be moved to accommodate for said landscaping. **A&E to address in the plans**
22. As indicated in comment #7c, a variation to allow the 7' tall fence is required. Please note that chainlink fencing with slats is not allowed. Section 6.14-2.2(b) requires that all commercial antenna and related structures must be screened by a masonry wall of brickwork or stonework or solid wood fence. Please revise the screening to more closely resemble the screen shown on the next page, or propose a masonry screen of brickwork or stonework. Decorative gates on the

DRA Properties, LLC

enclosure shall be incorporated into the design. Please revise the drawings accordingly. **A&E to address in the plans**

Last item: Updated photosims with new equipment layout. The tower is also shorter – 75'.
[Terra Consulting Group LTD to provide final photosims as requested by the village.]

The above is ACKNOWLEDGED by:



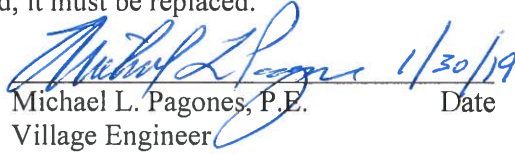
Name: Margie Oliver

Title: Project Manager

CC: Doug Dolan

PLAN COMMISSION PC #18-024
Verizon Wireless Cell Tower
1122 W Rand Rd
Land Use Variation for Commercial Antenna
Round 2

19. The petitioner's response to Comment Nos. 11 and 12 is acceptable.
20. The petitioner's response to Comment No. 13 is not acceptable. Although the Village is waiving the requirement of a photometric plan, per the Planning Department's response to Doug Dolan dated December 7, 2019, the flood light is not allowed. The flood light can be replaced with a fixture that meets Village requirements. All fixtures must be flat bottom, sharp cut-off, and no pack style fixtures will be permitted.
21. The petitioner's response to Comment Nos. 14 – 17 is acceptable.
22. The petitioner's response to Comment No. 18 is noted. Repairs to the parking lot should be to the Village standard of 1 ½" compacted surface course, 1 ½" compacted binder course, and 10" compacted CA-6 crushed aggregate. The response from the petitioner shows this as 1 W' as opposed to 1 ½". This can be addressed at permit.
23. The plans show a proposed handhole located near the NW corner of the property. All work within the Rand Rd right-of-way requires a permit from the Illinois Department of Transportation. In the event the existing public sidewalk along Rand Rd is disturbed or damaged, it must be replaced.


Michael L. Pagones, P.E. 1/30/19 Date
Village Engineer

REQUIRED AT PERMIT

50' x 50' staging area, temporary road and erosion control plan
Unipole tower foundation
Limits of 8" compacted aggregate base course
Repairs to parking lot

RECEIVED
JAN 31 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 12, 2019



REVIEW ROUND 2

Project: Verizon Cell Tower – DRA Properties, LLC
1122 W. Rand Rd.

Case Number: PC 18-024

General:

23. The responses to comments #9, #10, #12-#14, and #16-#18 are acceptable.
24. The response to comment #7 is noted. The following zoning approvals shall be required:
 - a. Land Use Variation to allow a commercial antenna within the R-1 Zoning District
 - b. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.
25. The response to comment #8 is noted. Written confirmation from the church was provided on 2/12/19.
26. The response to comment #11 is noted. Please clarify the color. The project narrative states that the pole will be a dark color, the submitted plans indicate that the pole will be a grey color. It is recommended that the pole be painted a light gray.
27. The response to comment #15 is noted.
28. The response to comment #19 is noted. Please note that due to the removal of one parking spaces for the proposed compound area, one additional space must be striped on the lot, which must conform to all applicable size, width, access, and drive aisle zoning requirements.
29. The response to comment #20 is noted. The shed location is now shown as to be determined. Please note that when building permit plans are submitted, the relocated shed must be shown on the plans and the location must comply with all zoning code regulations.
30. The response to comment #21 is noted. The fence is now proposed as a masonry wall with brick veneer, at 6' in height. Will this height be sufficient to screen the backup generator, equipment cabinet and battery cabinet, and all associated cables and conduit? Please note that the plans (sheet C-4) still include a fence detail. Please clarify. Additionally, the project narrative states that the metal canopy was removed, however, it is still shown on the plans (sheet E-3). Finally, since the details on the wall and gate were not provided, a condition of approval will be recommended that gives the Village the final authority to review the wall and gate for acceptable design. Please acknowledge.
31. The response to comment #21 is noted. Please provide a written explanation as to why the enclosure could not be moved per comment #21.
32. Landscaping must be added to the west side of the proposed enclosure, however, no landscaping was shown on the plans. A condition of approval requiring said landscaping shall be recommended to the Plan Commission.

Prepared by:

Verizon Wireless Cell Tower
1122 W. Rand Road
PC 18-024
February 12, 2019

Landscape Issues

1. Pursuant to Chapter 28, Section 6.14-2.2, a landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Increase the quantity of Arborvitae along the east wall. The Arborvitae are spaced 5 feet on center. Please reduce the spacing so that the Arborvitae are 4 feet on center. In addition, provide Arborvitae along the west wall.
2. Provide a details of the proposed masonry screen wall and the gate.

Land Use Variation for Commercial Antenna Round 2 Petitioner Responses

Engineering:

19. The petitioner's response to Comment Nos. 11 and 12 is acceptable.

Response: OK

20. The petitioner's response to Comment No. 13 is not acceptable. Although the Village is waiving the requirement of a photometric plan, per the Planning Department's response to Doug Dolan dated December 7, 2019, the flood light is not allowed. The flood light can be replaced with a fixture that meets Village requirements. All fixtures must be flat bottom, sharp cut-off, and no pack style fixtures will be permitted.

Response: The property owner and I have agreed to remove the light fixture.

21. The petitioner's response to Comment Nos. 14 - 17 is acceptable.

Response: OK

22. The petitioner's response to Comment No. 18 is noted. Repairs to the parking lot should be to the Village standard of 1 ½" compacted surface course, 1 ½" compacted binder course, and 10" compacted CA-6 crushed aggregate. The response from the petitioner shows this as 1 W' as opposed to 1 ½". This can be addressed at permit.

Response: Noted and Agreed.

23. The plans show a proposed handhole located near the NW corner of the property. All work within the Rand Rd right-of-way requires a permit from the Illinois Department of Transportation. In the event the existing public sidewalk along Rand Rd is disturbed or damaged, it must be replaced.

Response: Noted and Agreed. Utility contractor will be responsible for obtaining all permits and abiding by all regulations.

Planning:

23. The responses to comments #9, #10, #12-#14, and #16-#18 are acceptable.

Response: OK

24. The response to comment #7 is noted. The following zoning approvals shall be required:

- a. Land Use Variation to allow a commercial antenna within the R-1 Zoning District
- b. Variation to Chapter 28, Sections 6.14-2.1(a) and 6.6-5.1, to allow a commercial antenna structure and associated equipment (including a generator) to be setback a minimum of 4' from the side yard lot line where code requires a 30' setback.

Response: OK

25. The response to comment #8 is noted. Written confirmation from the church was provided on 2/12/19.

Response: OK

26. The response to comment #11 is noted. Please clarify the color. The project narrative states that the pole will be a dark color, the submitted plans indicate that the pole will be a grey color. It is recommended that the pole be painted a light gray.

Response: The pole can be painted any color. The natural color of a galvanized pole is grey. We can keep it this color? Less maintenance/peeling later.

27. The response to comment #15 is noted.

Response: OK

28. The response to comment #19 is noted. Please note that due to the removal of one parking spaces for the proposed compound area, one additional space must be striped on the lot, which must conform to all applicable size, width, access, and drive aisle zoning requirements.

Response: OK. We will accommodate an additional parking spot within parking area. We can amend plans for building permit submittal and review/approval.

29. The response to comment #20 is noted. The shed location is now shown as to be determined. Please note that when building permit plans are submitted, the relocated shed must be shown on the plans and the location must comply with all zoning code regulations.

Response: Agreed. We can amend plans for building permit submittal and review/approval.

30. The response to comment #21 is noted. The fence is now proposed as a masonry wall with brick veneer, at 6' in height. Will this height be sufficient to screen the backup generator, equipment cabinet and battery cabinet, and all associated cables and conduit? Please note that the plans (sheet C-4) still include a fence detail. Please clarify. Additionally, the project narrative states that the metal canopy was removed, however, it is still shown on the plans (sheet E-3). Finally, since the details on the wall and gate were not provided, a condition of approval will be recommended that gives the Village the final authority to review the wall and gate for acceptable design. Please acknowledge.

Response: The masonry wall is designed to screen all the equipment. The equipment canopy will be removed and cable tray lowered to below 6'. Final drawings for building permit review will reflect this change.

31. The response to comment #21 is noted. Please provide a written explanation as to why the enclosure could not be moved per comment #21.

Response: We are working with a very small compound to accommodate the neighbors request to move off of parking lot. If the compound was shifted to the South to accommodate landscaping to the North, it would encroach into the church's existing power transformer. We agreed to build a masonry/brick wall, which is the most expensive screened wall, to partially address the appearance and lack of room for landscaping.

32. Landscaping must be added to the west side of the proposed enclosure, however, no landscaping was shown on the plans. A condition of approval requiring said landscaping shall be recommended to the Plan Commission.

Response: We agree to landscape on the west side. We did not initially since this side did not face any residential neighbors.

Landscape Comments:

1. Pursuant to Chapter 28, Section 6.14-2.2, a landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Increase the quantity of Arborvitae along the east wall. The Arborvitae are spaced 5 feet on center. Please reduce the spacing so that the Arborvitae are 4 feet on center. In addition, provide Arborvitae along the west wall.

Response: We agree to 4' centers on Arborvitae on the East and West walls.

2. Provide a details of the proposed masonry screen wall and the gate.

Response: The drawings due tomorrow will have masonry wall details. Structural engineering of the foundation will be provided prior to issuance of building permit.



Plan Commission 2/27/2019

Item: 608-614 N. Haddow Ave. - PC#18-016

Department: Planning & Community Development

On November 19, 2018, the Village Board approved Ordinance #18-042 authorizing Preliminary Plat of Subdivision approval to consolidate the subject property into one lot. The petitioner has prepared a Final Plat of Subdivision, which contains the necessary signatures required for Final Plat of Subdivision approval. The Village has reviewed the Final Plat of Subdivision and verified that it is substantially compliant with the Ordinance #18-042.

Recommendation

Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision.

ATTACHMENTS:

Description

Staff Memo
Architectural Plans
Engineering Plans
Final Plat
Department Comments - Round 1

Type

Memorandum
Exhibits
Exhibits
Exhibits
Correspondence



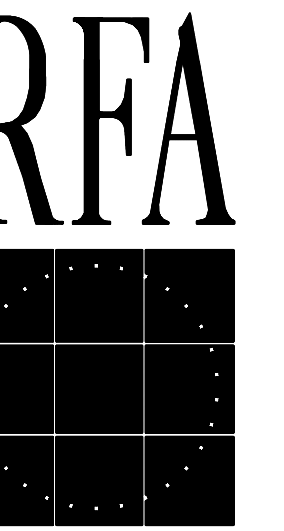
Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 2/22/2019
Re: PC #18-016: 608-614 N. Haddow Avenue Final Plat of Subdivision

On November 19, 2018, the Village Board approved Ordinance #18-042 authorizing Preliminary Plat of Subdivision approval to consolidate the subject property into one lot. The petitioner has prepared a Final Plat of Subdivision, which contains the necessary signatures required for Final Plat of Subdivision approval. The Village has reviewed the Final Plat of Subdivision and verified that it is substantially compliant with the Ordinance #18-042.

Recommendation: Staff recommends that the Plan Commission recommend [approval](#) of the Final Plat of Subdivision.

ALTERATIONS AND ADDITIONS FOR
**THE KURZYNSKI
RESIDENCE**
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS



ROBERT
LUBACKER
ARCHITECTS
LIMITED

55-B Rohlwing Rd.
Selling Meadows,
Illinois 60008
47-704-3200

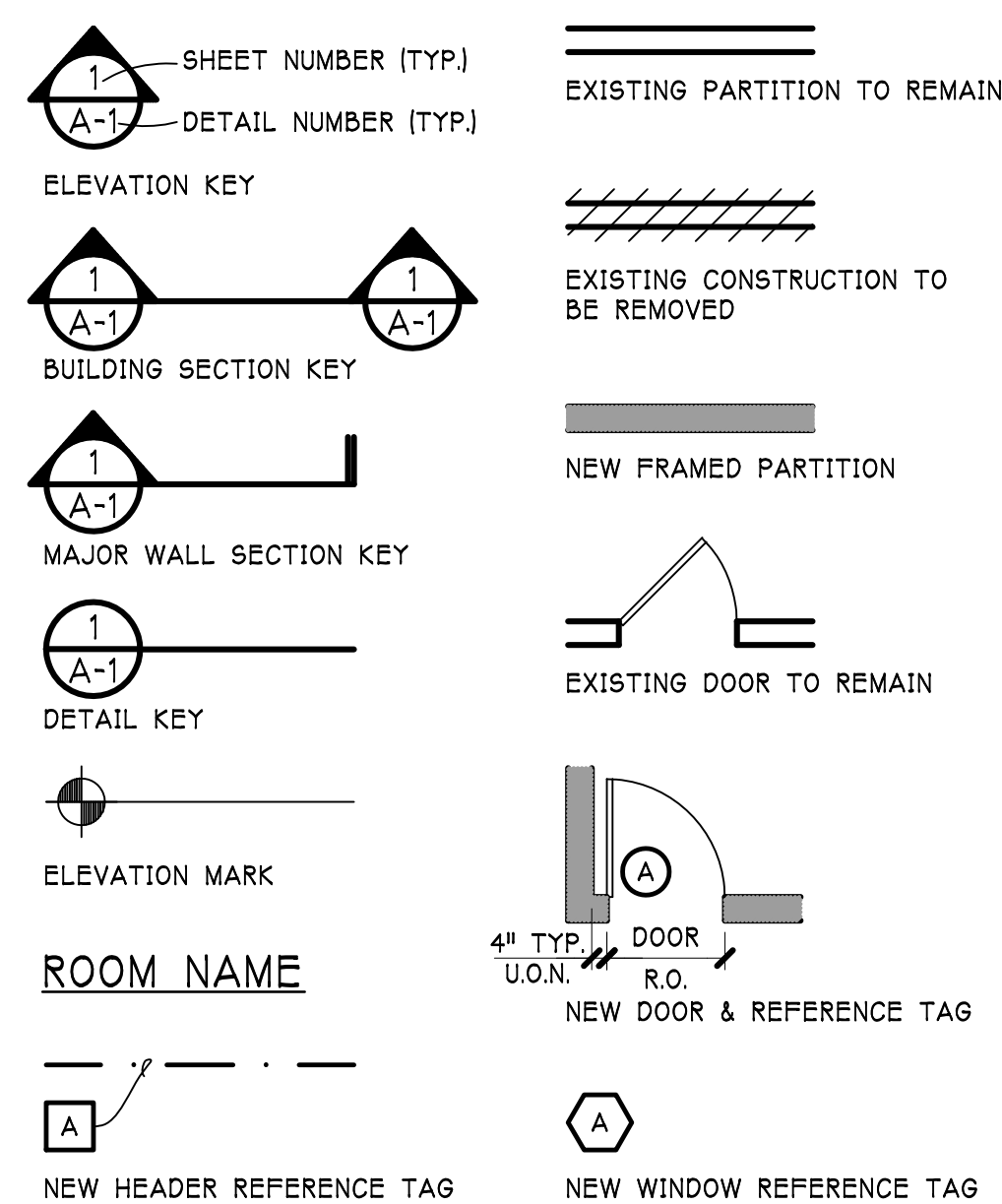
IL Design Firm
#184.001489

THE KURZYNSKI RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

ABBREVIATIONS

9	AT	EXP.	EXPANSION	P.L.M.	PLASTIC LAMINATE
4	ANGLE	F.D.	FLOOR DRAIN	PL.WD.	PLYWOOD
55	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
ADJ.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
A.F.F.	ADJUSTABLE	FIXT.	FIXTURE	P.S.P.	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	P.V.C.	POLYVINYL CHLORIDE
AL.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.	FOOTING	REF.	REFRIGERATOR
B.D.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	GAUGE	REINF.	REINFORCE
B.O.G.	BUILDING	GALV.	GALVANIZED	RM.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
B.G.	BEARING	GYP.BD.	GYPSUM BOARD	R.C.	SOLID CORE
CAB.	CABINET	HGT.	HEIGHT	S.C.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORIZ.	HORIZONTAL	S.I.M.	SIMILAR
C.J.	CONSTRUCTION JOINTS	H.TG.	HEATING	SUMP PIT	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION,	SPEC.	SPECIFICATION
C.L.	CEILING		AIR CONDITIONING	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	STD.	STANDARD
C.N.T.	CASSET OPENING/ CLEAN OUT	INSUL.	INSULATION	ST.	STEEL
COLUMN	COLUMN	INT.	INTERIOR	STOR.	STORAGE
CONC.	CONCRETE	L.	LINEN	STRUCT.	STRUCTURAL
CONC.	CONSTRUCTION	LAM.	LAMINATE	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LAV.	LAVATORY	TOP	TOP OF
C.T.	CERAMIC TILE	LLV.	LONG LEG VERTICAL	T&B.	TOP & BOTTOM
C.W.	CRAW WATER	LVL.	LAMINATED VENEER LUMBER	T&G.	TONGUE & GROOVE
D.	DRYER	LAX	MAXIMUM	T.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
DIA.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
DIA.	DIAMETER	MED.	MEDIUM	T.V.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.N.	UNLESS OTHERWISE NOTED
DISP.	DISPOSITIVE	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.N.	DOWN	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.S.	DOWN SPOUT	MTL.	METAL	V.I.R.	VENT THRU ROOF
D.W.	DISHWASHER	NFB	NON-FREEZE HOSE BIBB	W.	WITH
EA.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.	NUMBER	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	NOM.	NOMINAL	WD.	WOOD
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	WDW.	WINDOW
EJ.	EJECTOR PUMP/ SUMP	O.A.	OVER ALL	WH.	WATER HEATER
EQ.	EQUAL	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	O.H.	OVERHANG	WO	WITHOUT
EQUIV.	EQUIVALENT	O.P.	OPPOSITE	WT.	WEIGHT
E.W.	EACH WAY	OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PERF.	PERFORATED		
		PL.	PLATE		

SYMBOLS



CODE DATA

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2015 ILLINOIS ENERGY CONSERVATION CODE (IECC)
 - 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
 - 2014 ILLINOIS STATE PLUMBING CODE
 - 1997 ILLINOIS ACCESSIBILITY CODE
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

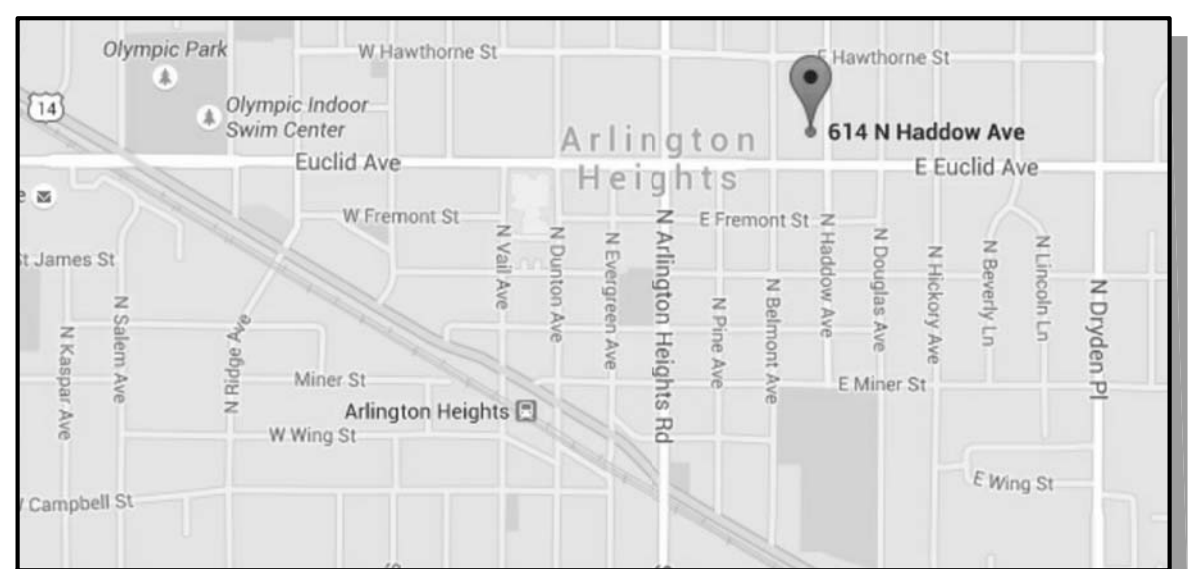
CODE REVIEW

ZONING:	R-3	
<u>LOT AREA:</u>	17,264 SQ.FT.	
<u>BUILDING AREAS:</u>		
FIRST FLOOR	2,776 SQ.FT.	
SECOND FLOOR	2,844 SQ.FT.	
THIRD FLOOR	869 SQ.FT.	
NEW ATTACHED GARAGE	1,045 SQ.FT.	
	<u>CODE</u>	<u>PROPOSED</u>
F.A.R.	7,342 SQ.FT.	7,194 SQ.FT.
IMPERVIOUS SURFACE	8,632 SQ.FT. @50%	6,024 SQ.FT.
IMPERVIOUS SURFACE-FRONT	2,038 SQ.FT. @50%	607 SQ.FT.
IMPERVIOUS LOT COVERAGE	6,042 SQ.FT. @55%	4,223 SQ.FT.

LIST OF DRAWINGS

A-0 TITLE SHEET
AS-1 SITE PLAN
A-1 FOUNDATION PLAN
A-2 FIRST FLOOR PLAN
A-3 SECOND FLOOR PLAN / THIRD FLOOR PLAN
A-5 EXTERIOR ELEVATIONS
A-6 EXTERIOR ELEVATIONS

LOCATION MAP

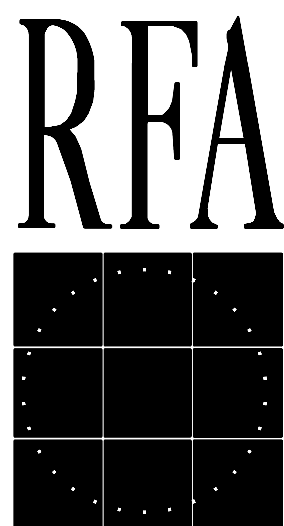


	Description
/18	PLAN COMM
/18	PC-ROUND 1
/18	PC-ROUND 2

2018 R.F.A. LTD.

Project Number
15014

A-0



ROBERT
FLUBACKER
ARCHITECTS
LIMITED

1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489

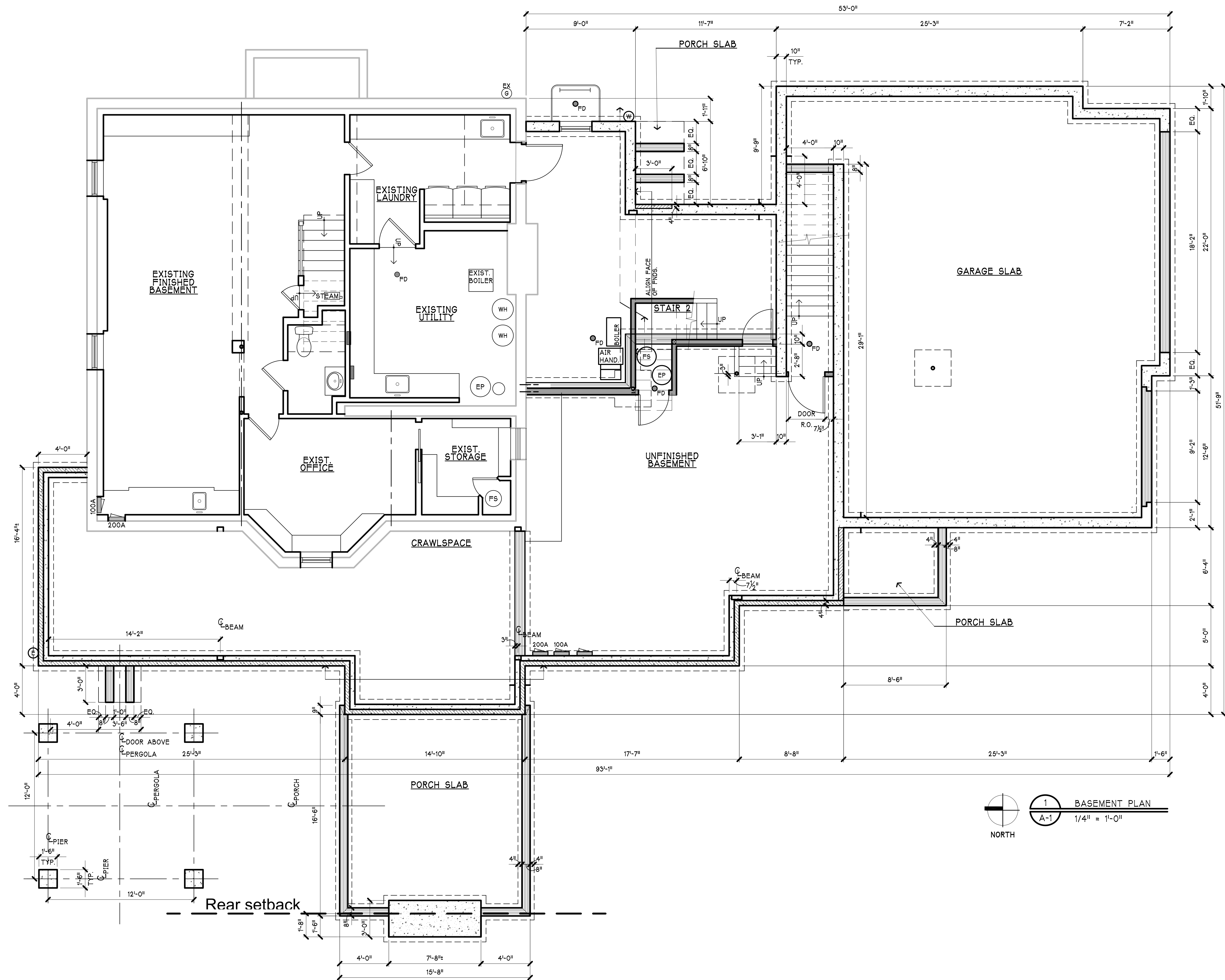
ADDITIONS AND ALTERATIONS FOR
THE KURZYNSKI RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

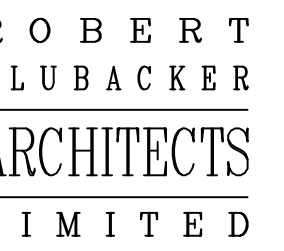
Date 7/18/18 Description PLAN COMM

© 2018 R.F.A. LTD.

Project Number
15014

A-1



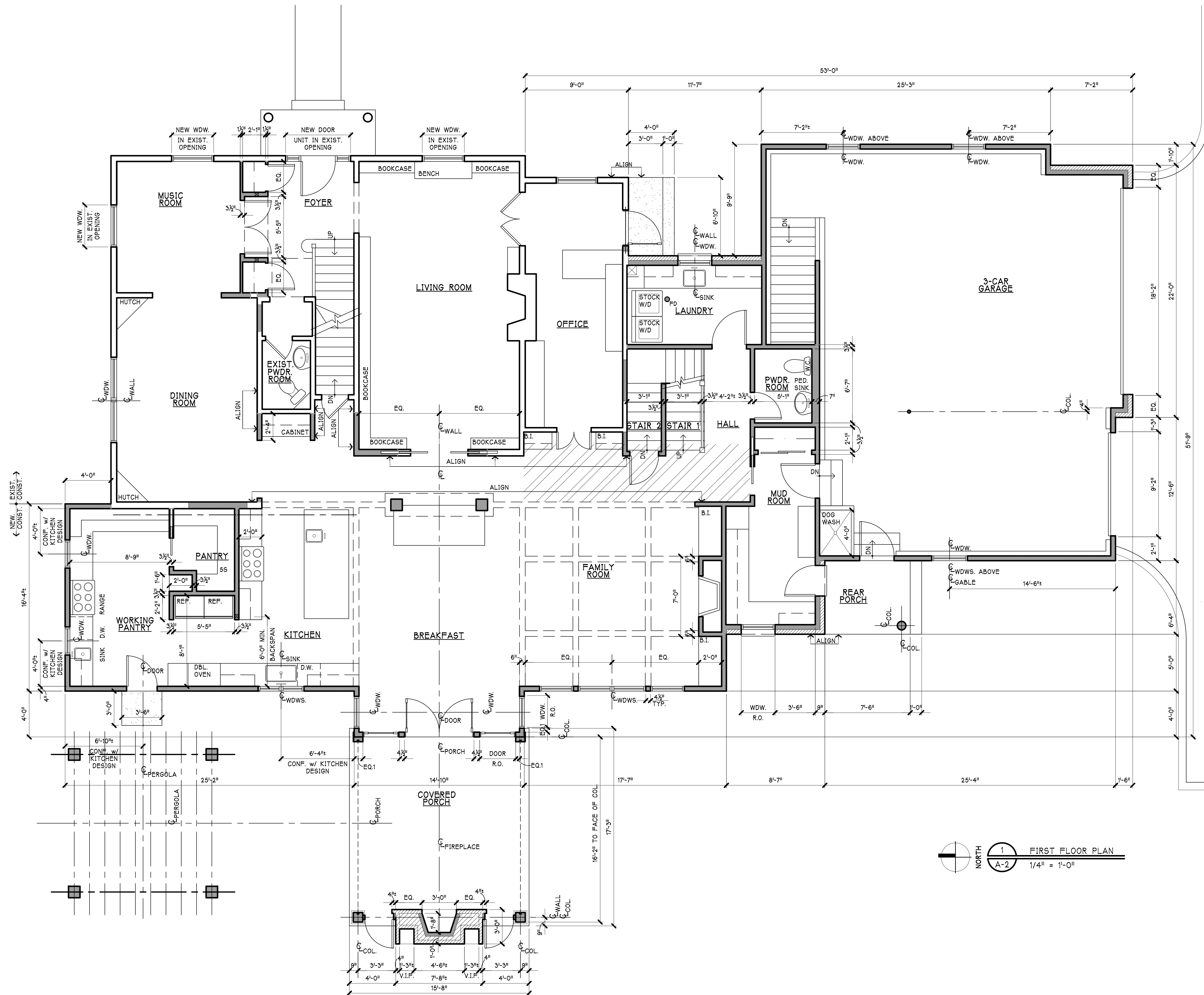


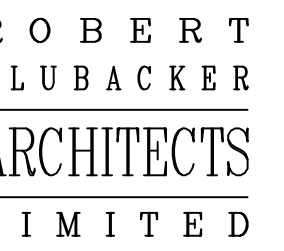
IL Design Firm
#184.001489

	Description
3/18	PLAN COM

Project Number
15014

A-2





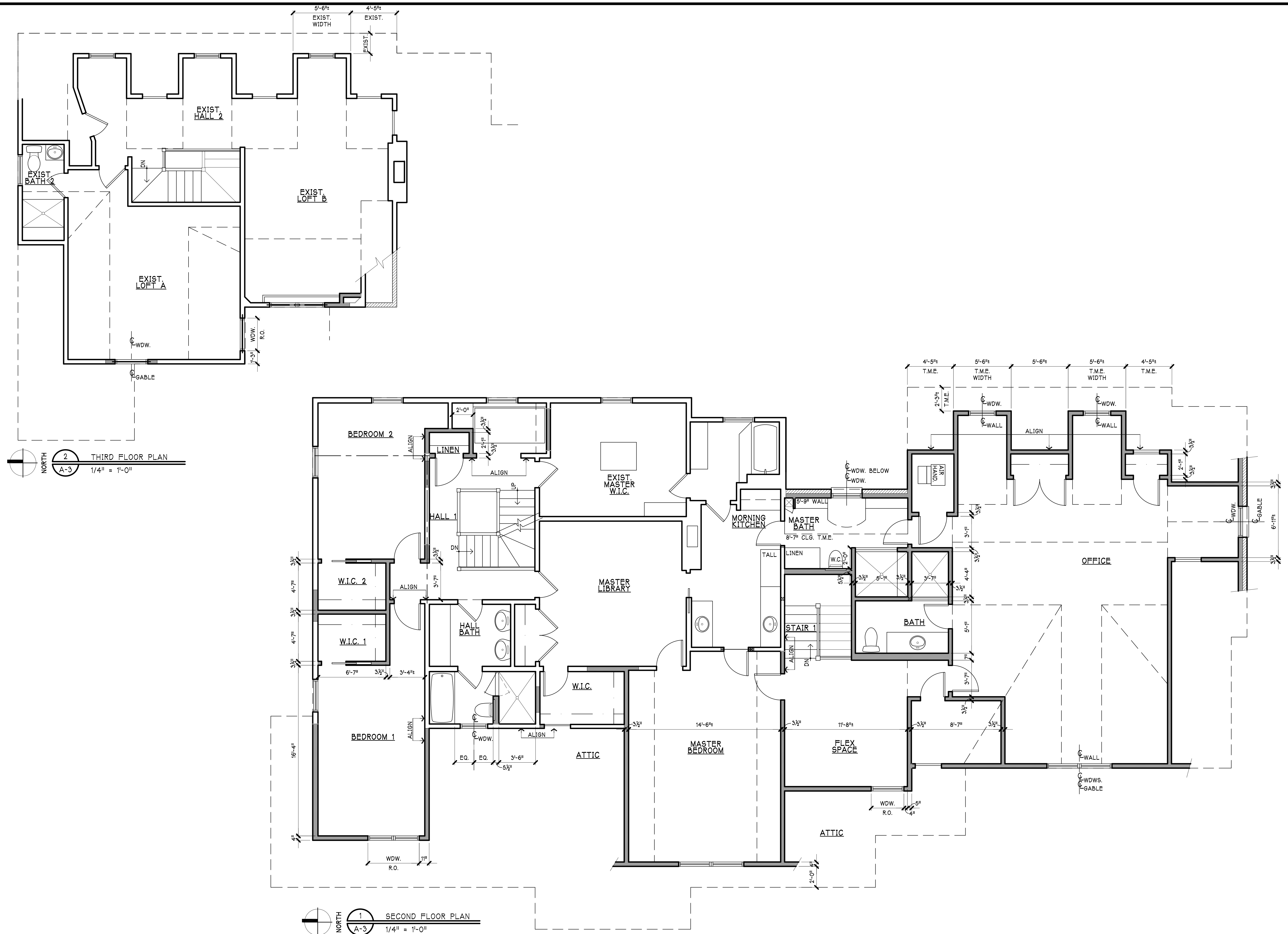
IL Design Firm
#184.001489

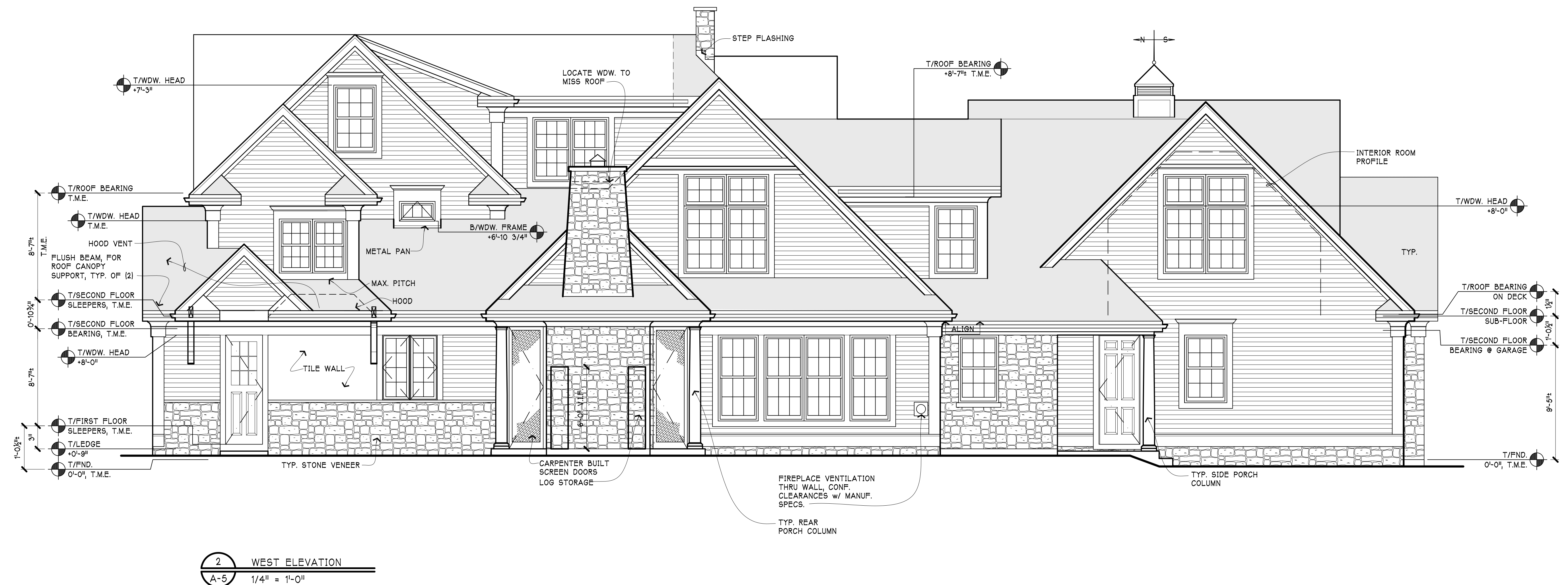
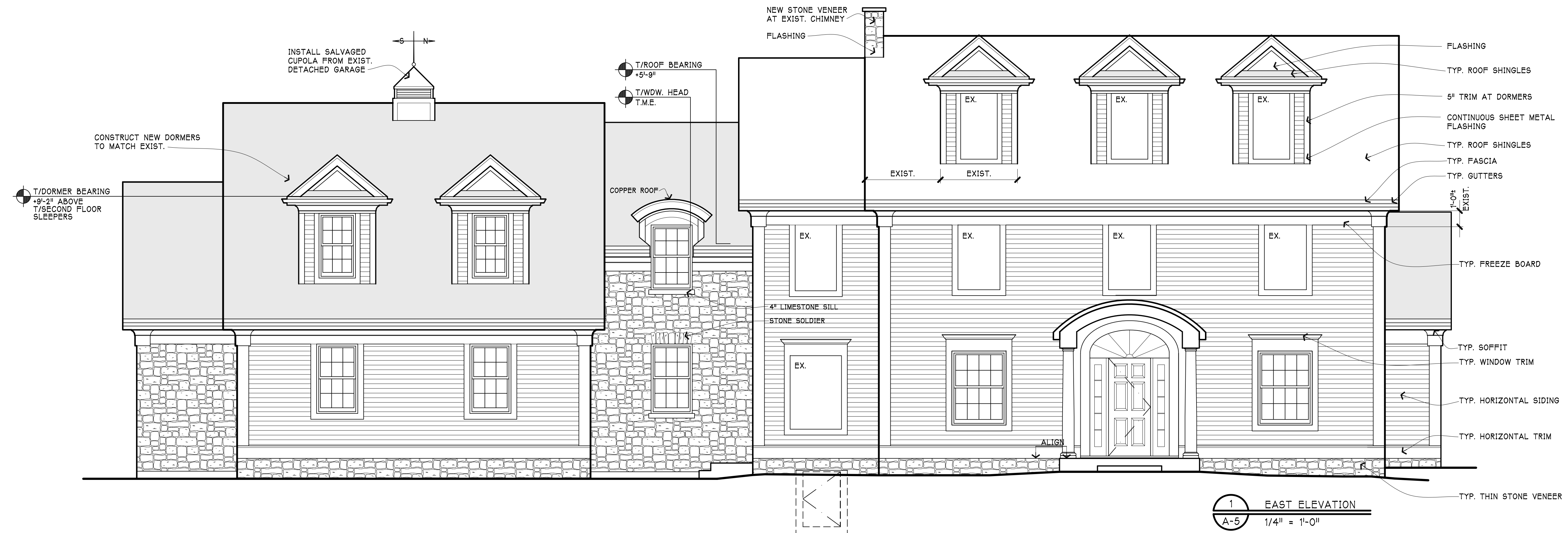
ADDITIONS AND ALTERATIONS FOR
THE KURZYNSKI RESIDENCE
 614 N. HADDOW AVE.
 ARLINGTON HEIGHTS, ILLINOIS

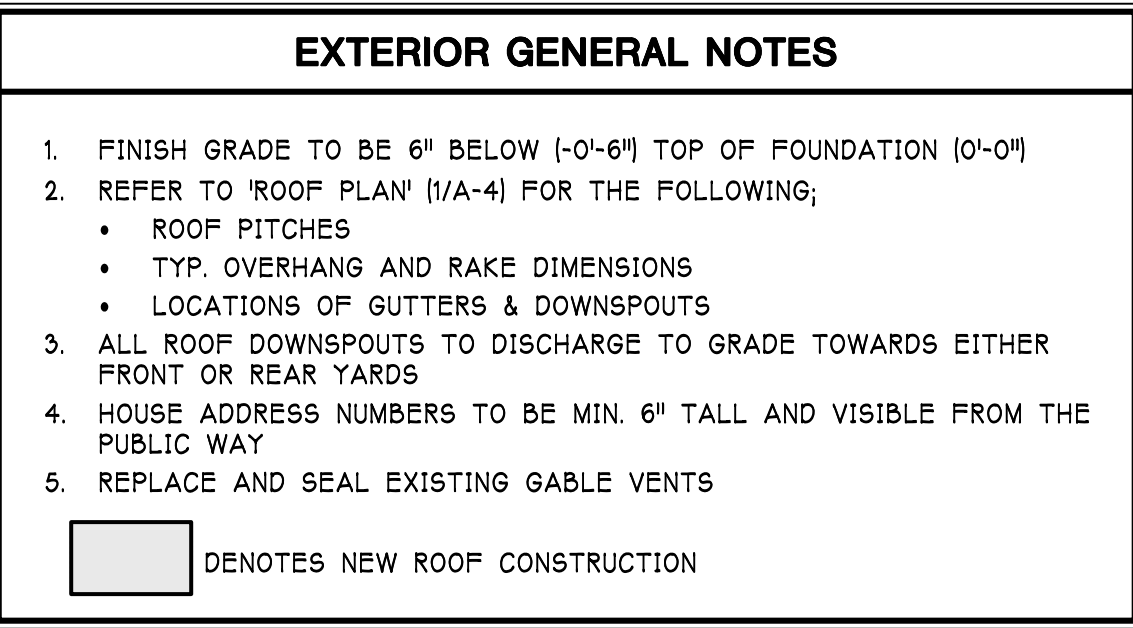
Date	Description
1/18/18	PLAN COM

Project Number
15014

A-3

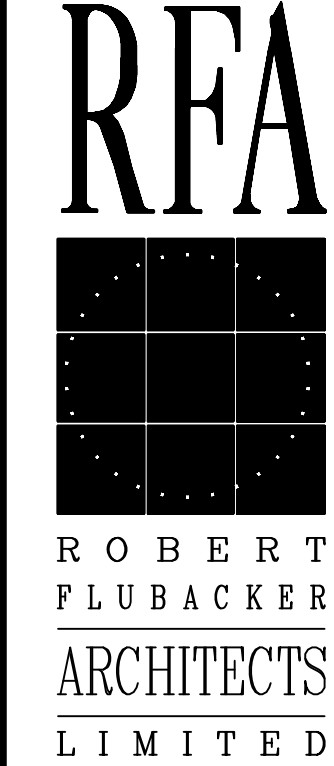






ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'GAF' 'TIMBERLINE' HD SLATE STYLE ASPHALT SHINGLES (NEW AND EXISTING ROOF) w/ 'W' FLASHING (UL LISTED CLASS-C OR BETTER)	-
METAL ROOF	COPPER	-
STONE VENEER	ALLOW \$250.00 / TON	-
HORIZONTAL SIDING	'JAMES HARDI', 4" HARDI-PLANK	-
FASCIA	'JAMES HARDI', 10", T.M.E. HARDI-FASCIA TRIM	-
CORNER TRIM	'JAMES HARDI', 10" HARDI-TRIM w/ CAP	-
WINDOW TRIM	'JAMES HARDI', 5" HARDI-TRIM (3-SIDES) w/ 10" HARDI-TRIM w/ CROWN (AS NOTED ON ELEV.)	-
SOFFIT	'CETRAINTEED' INVISIBENT	-
FRIEZE BOARD	12" HARDI-TRIM (MATCH EXIST. HEIGHT) w/ DENTILS AND CROWN	-
HORIZONTAL TRIM	5/4" x 9 1/4" HARDI-TRIM w/ 1 1/2" CAP	-
CROWN MOULDING	'AZEK' [OR EQUAL] EXTERIOR CROWN MOULDING	-
PANEL	'AZEK' [OR EQUAL], PANEL w/COVE MOULD	-
PORCH CEILING	BEAD BOARD, FIR	-
COLUMNS @ REAR PORCH	10" SQ. COLUMN w/ BASE AND CAPITAL TO MATCH EXISTING FRONT PORCH COLUMNS	-
COLUMNS @ SIDE PORCH	10" COLUMN w/ BASE AND CAPITAL TO MATCH EXISTING FRONT PORCH COLUMNS	-
RETRACTABLE SCREENS	'PHANTOM SCREENS' EXECUTIVE SERIES RETRACTABLE SCREEN SYSTEM w/ CONCEALED ROLLER INSTALLATION	-
GUTTERS AND DOWNSPOUTS	PRE-FINISHED ALUMINUM OVERSIZED GUTTERS AND OVERSIZED DOWNSPOUTS w/ CONC. SPLASHBLOCKS	-
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-

NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN



1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489

ADDITIONS AND ALTERATIONS FOR
THE KURZYNSKI RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
7/18/18	PLAN CC

© 2018 R.F.A. LTD.

Project Number
15014

A-6

KURZYNSKI RESUBDIVISION

of

PARCEL 1:

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

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

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

PARCEL 2:

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

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

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

SURVEYOR'S CERTIFICATE

State of Illinois }
County of Cook } ss.

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

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

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

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

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

Prepared by:

Norman J. Toberman and Associates

115 South Wilke Road

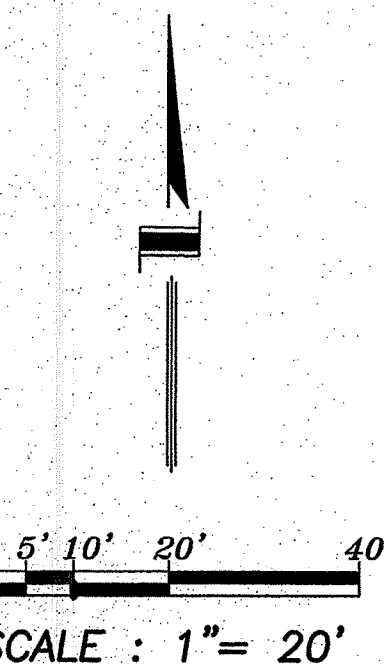
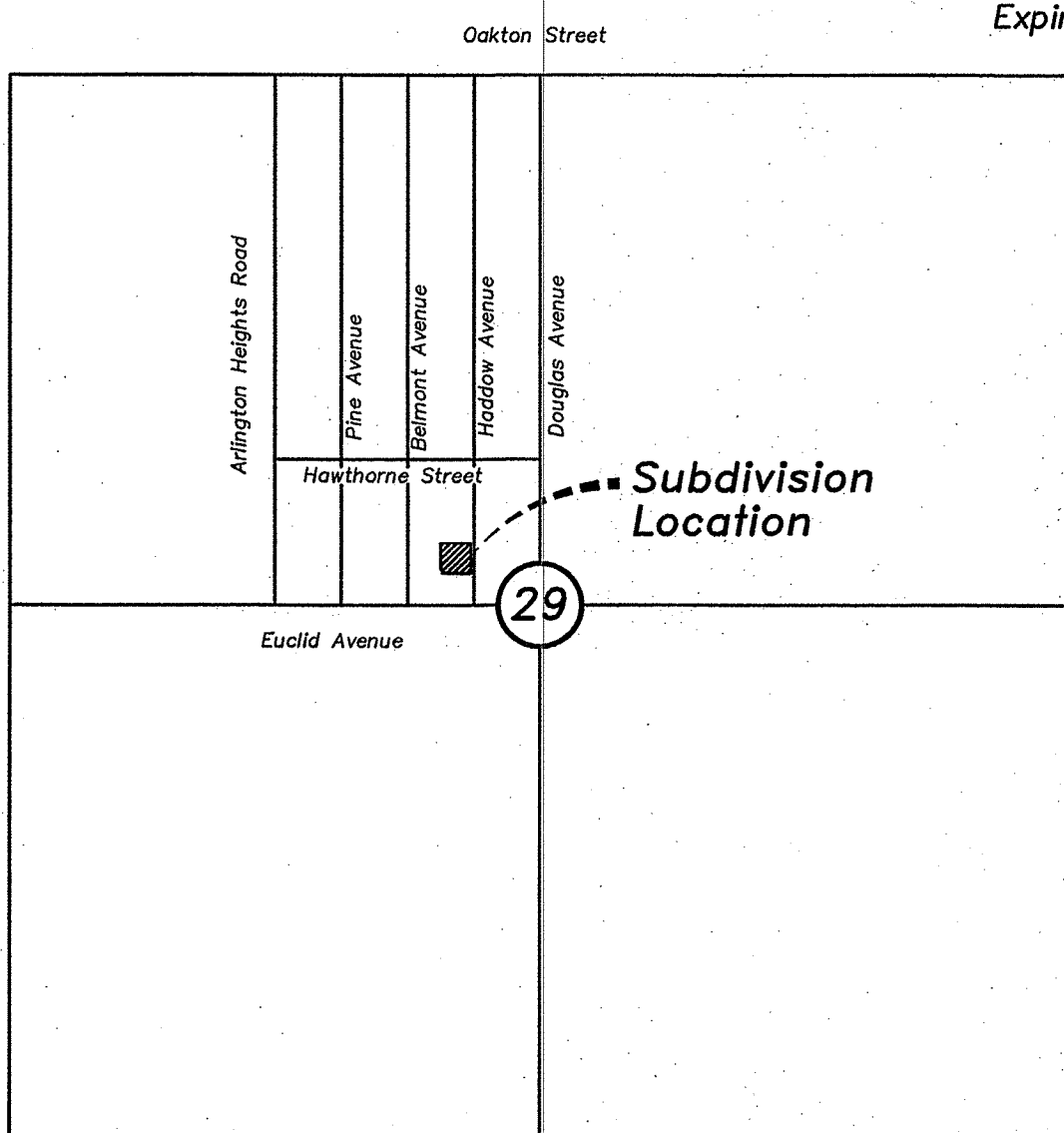
Suite 301

Arlington Heights, Illinois 60005

(847) 439-8225



Design Firm #184-005910
Expires April 30, 2019



D. W. Miller's Arlington Heights Addition
Document No. 3188548

Block 11

placed 1" concrete filled
iron pipe at corner
found 1" iron pipe
0.30 South and
0.16 East of corner

North line of the South 297 feet of Block 11

S89° 45' 18"E 132.00

5' public utility and drainage easement hereby granted

13.2' building setback line

Parcel 1
Kurzynski Resubdivision
Lot 1

17,265 square feet

North line of the South 231 feet of Block 11

Parcel 2

found 1" iron pipe
at corner

S89° 45' 18"E 9.00

30' building setback line

S0° 11' 50"E 17.70

13.2' building setback line

found 1" iron pipe
at corner

5' public utility and drainage easement hereby granted

S89° 45' 18"E 123.00

North line of the South 165 feet of Block 11

found PK nail in timber wall
0.14 North and
0.03 East of corner

Parcel 2
Exception

found 1" iron pipe
0.16 North and
0.02 West of corner

5' public utility and drainage easement hereby granted

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

13.2' building setback line

Euclid Avenue

South line of Block 11

South line of the East 1/2 of the Northwest 1/4 of Section 29-42-11

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

KURZYNSKI RESUBDIVISION

NOTARY CERTIFICATE

State of Illinois }
County of Cook } ss.

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

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

Notary Public

My commission expires on _____

MORTGAGE CERTIFICATE

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

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

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

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

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

(Bank Officer)

Deed of Dedication

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

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

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

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

Terry A. Kurzynski

Tanis J. Kurzynski

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

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

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

Notary Public

WIDE OPEN WEST,LLC CABLE CERTIFICATE

Easement Approved & Accepted

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

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

ATT/SBC COMMUNICATIONS CERTIFICATE

Easement Approved & Accepted

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

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

COMMONWEALTH EDISON/EXCELON CERTIFICATE

Easement Approved & Accepted

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

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

COMCAST CABLE CERTIFICATE

Easement Approved & Accepted

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

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY CERTIFICATE

Easement Approved & Accepted

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

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

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

COUNTY CLERK CERTIFICATE

State of Illinois }
County of Cook } ss.

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

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

By: _____

County Clerk

This plat submitted for recording by: (name) _____

(address) _____

VILLAGE COLLECTOR'S CERTIFICATE

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

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

THIS _____ DAY OF _____, 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

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

APPROVED BY THE VILLAGE ENGINEER OF ARLINGTON HEIGHTS, ILLINOIS

THIS _____ DAY OF _____, 20____

Village Engineer

VILLAGE OF ARLINGTON HEIGHTS CERTIFICATE

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

PLAN COMMISSION CERTIFICATE

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

PLAN COMMISSION CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

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

VILLAGE PRESIDENT

VILLAGE CLERK

SURFACE WATER STATEMENT

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

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

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

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

SEND TAX BILL TO:

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

KURZYNSKI RESUBDIVISION

MORTGAGE CERTIFICATE

State of Louisiana
Parish of Ouachita

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

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

JPMorgan Chase Bank, N.A.

Print Name:

Its: Vice President

NOTARY CERTIFICATE

State of Louisiana
Parish of Ouachita

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

_____, Notary Public

LA Notary ID: _____

Lifetime Commission

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: January 9, 2019
Subject: 608-614 N Haddow, P.C. #18-016 Round 1

With regard to the proposed Final Plat, I have the following comments:

- 1) Change the note for the Existing Water Service to reflect "Verify" not Assume abandonment.
- 2) The proposed plans call for a gas connection to gas yard lights. Please confirm this does not require any additional conditions from the Village.
- 3) This application will require a 1" water meter.

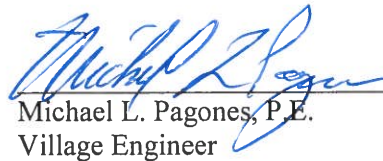
If you have any questions, please feel free to contact me.

C. file

PLAN COMMISSION PC #18-016
608-614 N Haddow Ave
Final Plat of Subdivision for Lot Consolidation
Round 1

1. The Director of Engineering Certificate should be revised to "Village Engineer Certificate".
2. The dates should be revised to reflect 2019.

The Engineering Division has no further comments.


Michael L. Pagones, P.E. Date 1/10/19
Village Engineer

Fee-in-lieu of Detention = \$3,805.00

RECEIVED
JAN 11 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

January 14, 2019



REVIEW ROUND 1 – FINAL PLAT

Project: 614 N. Haddow Ave.
Proposed Subdivision

Case Number: PC 18-016

General:

1. The rear yard setback line on the Final Plat must be revised to match the rear setback line as shown on sheet AS-1, i.e. in the southwest corner the line must be inset to reflect the inset in the southwest corner of the property.

Prepared by:

