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

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 01/10/2022
B. Committee of the Whole 01/18/2022
C. Village Board 01/18/2022

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 01/30/2022

VI. RECOGNITIONS AND PRESENTATIONS

A. Proclamation of Black History Month

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of January 10, 2022

Affordable Housing Trust Fund Priorities & Process

Trustee Canty moved, seconded by Trustee Grasse that the Committee-of-the-Whole recommend that the Village Board of Trustees direct staff to proceed with requesting Letters of Interest and the next steps as outlined in the report, with final ranking criteria and feedback from the Village Board on proposals to occur when they are received.

B. Report of the Committee of the Whole Meeting of February 7, 2022

Interview of Andre Arrington for appointment to the Housing Commission - term ending April 30, 2024

C. Report of the Committee of the Whole of February 7, 2022

Interview of Shalu Gugnani, MD for appointment to the Board of Health - term ending 4/30/25

D. Report of the Committee of the Whole Meeting of February 7, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class A liquor license to NEAD Investment Group Corp. dba Rokbonki Japanese Steakhouse located at 876 W. Dundee Road

X. CONSENT AGENDA

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

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

CONSENT APPROVAL OF BIDS

A. Crack Sealing Program - Contract Extension 2022

B. Downtown Brick Paver Program 2022 - Engineering Services

C. Material Testing Services - Contract Extension 2022

D. Concrete Flatwork - Contract Extension 2022

E. Parkway Tree Removal & Emergency Tree Work - Contract Extension 2022

F. Stump Removal and Landscape Restoration - Contract Extension 2022

CONSENT LEGAL

A. An Ordinance Granting Variations from Chapter 30, Sign Regulations, of the Arlington Heights Municipal Code (Burger King, 675 E Rand Rd)

B. An Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022 (IL Criminal Justice Information Authority Grant)

C. A Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program (Wayne 22, LLC, 2616 S. Clearbrook Drive)

D. An Ordinance Amending Section 13-502 of the Municipal Code of Arlington Heights Regarding Village Liquor Licenses (Number of Liquor Licenses Authorized)

E. A Resolution Approving an Intergovernmental Agreement between the Village of Arlington Heights and the Arlington Heights Park District
and An Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022 (ARPA Grant for Arlington Heights Park District)

F. A Resolution Approving an Intergovernmental Agreement between the Village of Arlington Heights and Arlington Heights Park District for the Construction, Operation and Maintenance of a Stormwater Detention Basin in Raven Park, Arlington Heights, Illinois
(Berkley Hintz stormwater improvement project)

G. A Resolution Approving Temporary Construction Easement and Perpetual Access and Maintenance Easement Agreement (Berkley Hintz stormwater improvement project)

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Raffle, Hersey Instrumental Association

XI. APPROVAL OF BIDS

A. Annual Computer Replacement Program

XII. NEW BUSINESS

A. Southpoint Outlot - 711-715 E. Rand Rd. - PC#21-018 Amendment to PUD Ord. # 90-014 to allow changes to the Southpoint PUD development plan, Special Use Permit for Restaurant with a Drive-Through, Conceptual Approval for a Restaurant with a Drive-Through, Variations

B. Arlington Town Square-Office Entry Signage - 21 S Evergreen Ave / Sign Variation - DC#21-085

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

A. Request for Closed Session per ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

-and-

5 ILCS120/2(c)(11) litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

XVII. ADJOURNMENT

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

Village Board
2/7/2022

Item: Committee of the Whole 01/10/2022

Department: Committee of the Whole 01/10/2022

ATTACHMENTS:

Description	**Type**
Committee of the Whole 01/10/2022	Minutes

MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS
BOARD ROOM
MONDAY, JANUARY 10, 2022 7:00P.M.

BOARD MEMBERS PRESENT: President Hayes; Trustees: Bertucci, Canty, Grasse, LaBedz, Schwingbeck and Tinaglia

BOARD MEMBERS ABSENT: Baldino, Scaletta

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Charles Perkins, Director of Planning & Community Development, Chris Papierniak, Nora Boyer, Housing Planner; Tracy Colagrossi, Senior Center Manager; Kim Peterson, Recording Secretary

SUBJECTS:

A. Senior Center Utilization, Modernization, & Programming Study Update

B. Affordable Housing Trust Fund Priorities and Process

Other Business

Adjournment

President Hayes called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

President Hayes advised that there are two items of New Business to discuss, however he acknowledged that there are some people in the audience who would like to address the Board on items that are not on the agenda, which is usually done at the end of the agenda, therefore he asked for a motion to move Other Business up and allow those audience members to speak first.

Trustee Tinaglia moved, seconded by Trustee Schwingbeck, to take Other Business first. Upon a voice vote, the motion passed unanimously.

Other Business

President Hayes stated that from the signs held by some audience members, a number of people want to talk about the Cook County Vaccine Mandate Order, therefore he would like to make some comments first. President Hayes discussed the many he emails he and the rest of the Board have received throughout the Covid-19 pandemic, including those received since Cook County instituted a Vaccine Mandate Order two weeks ago. President Hayes advised that with this latest surge

in positive cases, he and the rest of the Board, including Village Staff, are still taking these issues very seriously, as their primary obligation is the health, safety and welfare of the community. President Hayes clarified the Village's position, stating that they are handling this mandate the same as all of the prior State and Cook County pandemic mandates. As with previous mandates, the Village does not have the authority to opt-out or enforce the Cook County Department of Public Health (CCDPH) Vaccine Mandate. President Hayes explained how the Village's Health Officers do respond to complaints of businesses that are not in compliance and if Health Officers are able to verify the complaint, the establishment receives a warning from the Village stating they are in non-compliance with the CCDPH Order. If the Village receives a second complaint, the Health Officers will refer it to the CCDPH for investigation. If the County is able to verify the second complaint, the establishment will then be cited for a violation of the Order by the County, not the Village. President Hayes advised that neither himself, or anyone on the Village Board, have ever suggested or encouraged that these Orders be defied or ignored. President Hayes stated that he is confident that the businesses and other local governmental bodies, including the park district and school districts, will continue to make well-reasoned decisions that they believe are in the best interests of their customers, patrons, students, teachers, staff and employees.

Michael DeWyze, citizen, stated that he believes that in the best interest of the people is to have no mandates and that those who support these mandates should be ashamed of themselves. Mr. DeWyze would like everyone on the Board to do what they need to do to push back on the mandate.

Jennifer Huntzicker, citizen, stated that she feels extremely oppressed by this mandate, as she cannot take her children to do the things they want to do because of it.

Marlee Griek, citizen, stated that she is anti-mandate, as she does not agree with people being told what to do. Ms. Griek hopes that people start standing up and stop saying their hands are tied, as something needs to happen.

Kerri Hood, citizen, stated that she hopes the Board takes a firmer stance like the Mayor of Orland Park has done, as this mandate is illogical and discriminatory. Ms. Hood asked the Board to stand up and tell the business leaders the Village will not enforce the mandate and will not report anyone to the County, and to push back on the County.

Maryann Zaleski, citizen, stated that the Board is allowing the division of people in the community, which will go on record, especially when it comes to election time. Ms. Zaleski asked what the exit plan is and asked the Board to pursue this.

Casey Deja, citizen, stated that she is ashamed to be part of a community that has a divide like this and feels that she has had her rights and freedoms taken away because of this mandate. In addition, Ms. Deja stated that she understands this is a Cook County mandate, but believes any and all leadership should take a stand against segregation and discrimination.

Stacey Howland Pacilio, citizen, stated that she is very ashamed of this town and would like to see something happen locally to give her some hope.

Christy Witherow, citizen, stated that the vaccine for children only became available six weeks before the Cook County Department of Public Health announced its' mandate. Ms. Witherow stated that natural immunity is being treated as if it doesn't exist and requests that the Board has a discussion regarding this.

President Hayes explained to the audience that the Village Board is not the enemy, as this is the County's mandate and the Village of Arlington Heights will not be issuing any similar mandate. The Village has not instituted any mask or vaccine mandate/ordinance, during the course of the 22 months pandemic. President Hayes reiterated that the Village does not have the option to opt out of the County's mandate, or to enforce it, and they are taking the same approach that the vast majority of other communities in this area have. President Hayes stated that he believes in freedom of choice, in freedom of businesses operating their business the way they see fit, as they should be the ones to decide whether they comply and take the risk if they don't comply.

Trustee Tinaglia stated that Village Board is taking the Village wide perspective, as the schools, library and park districts have completely separate boards and are responsible for the approach they are taking when it comes to this mandate.

Trustee Bertucci stated that the Board does see and hear the passion in everyone's voices and statements. Trustee Bertucci advised that the Village Board takes care of the Village and even if the Board spoke out against the mandate, that doesn't mean that the mandate won't be enforced by Cook County. Trustee Bertucci suggested that the audience members take their fight to the Cook County Board and school and park district boards.

Trustee Canty stated that she fully supports what President Hayes said and understands how frustrating it is to still be dealing with this pandemic, but wanted to let the audience know that the Board hears them and they are doing the absolute best that they can for all the residents of this Village.

President Hayes and Mr. Recklaus engaged in further discussion with several of the audience members regarding the Cook County vaccine mandate, including the role the Village's Health Officers when it comes to investigating complaints, as their mission is to ensure the health, safety and welfare of the Village's residents and businesses.

A. Senior Center Utilization, Modernization & Programming Study

Mr. Recklaus advised that part of the Village Board's 2020-2021 Business Plan, a strategic priority included a project that would Update the Senior Center and conduct a Feasibility Assessment based upon facility changes to meet the future needs of the community. The Village retained the services of the BKV group in partnership with Lifespan Design Studios, who specializes in the design of senior

centers across the country, and they developed an initial conceptual floor plan based on the feedback they received.

Mr. Perkins introduced Henry Pittner from BKV and Doug and Ellen Gallow from Lifespan Design Studios, who will walk everyone through the existing floor plan and the program-fit concept developed to evaluate feasibility of the full program.

Mr. Pittner advised the plan for this evening is to provide a brief recap of the visioning phase, as well as the building addition assessment, and then discuss the architectural program and what the needs assessment provided, including a parking analysis and layouts.

Ms. Gallow provided a brief recap of the findings that were originally reported by her colleague, Jill Jackson Ledford, at the end of phase one, which was to determine the interests of people in the senior center's target population, including the types of activities and services they like. Ms. Gallow discussed some of the key takeaways from phase one, which included the fact that there is strong support for updating program, services and amenities to engage the emerging generation of seniors and to offer current patrons even more, as well as updating the appearance of the building, re-branding to erase outdated impressions of what the senior centers offers and who goes there, and prioritizing onsite experiences. Ms. Gallow advised that the need for available parking was also identified in this phase, as people will not stay or come back if they cannot find a place to park.

Mr. Pittner advised that the existing conditions of the wall structure will require a complete gut rehab of the facility, which will extend into the inside of the building. The mechanical system is at the end of its' useful life and will need to be completely replaced. Mr. Pittner stated that the possibility of expanding the footprint of the building was explored, however due to circumstances beyond their control, any updates will have to be done within the four walls of the building.

Ms. Gallow discussed how the design of the building needs to be leading edge, to optimize long lasting effectiveness, and the interior needs to be welcoming with an emphasis on community. The design should also incorporate features that honor and celebrate the strategic partnerships, and the tenant agreements should also be reviewed and updated for efficient space use.

Ms. Gallow advised that phase two is focusing on architectural programming and space planning and numerous interviews with the partner agencies have already taken place to discuss these issues. Following these interviews, BKV drafted a "program of requirements", which is a descriptive list of needs and spaces to be incorporated in the current facility. A parking needs analysis was also conducted, to identify parking lot improvements that will need further study. Three interior layout concepts reflecting different program options were presented to the executive committee, who identified a preferred concept which is being presented tonight.

Mr. Gallow further explained how the "program of requirements" is a descriptive list of dedicated and shared-use rooms and spaces proposed to accommodate the expressed functions and space needs, which was developed after information was

gathered from the partner agencies and Village. Mr. Gallow advised that the study does not include the parking lot design, however as the project moves forward, a senior center design specialist will identify what is needed to create a safer, more comfortable experience for drivers and pedestrians, as well as meeting the needs of parking.

Mr. Gallow referred to the floor plans included in the Board's packets and discussed the existing floor plan and the suggested floor plan "Modified Program C", as well as the suggested outside green space configuration.

Mr. Pittner advised that the next step is to take concept C and begin an interior/exterior concept design so everyone could see what the exterior would look like, as long as the interior, including the materials and colors, along with some furniture. In addition, the cost estimate would also be determined at this time.

Mr. Recklaus advised that no formal action is needed from the Board, as this presentation was simply an opportunity to provide an update and get some feedback from the Board and perhaps answer any questions.

President Hayes thanked Staff and all of those involved in putting this presentation together and asked for questions from the Board.

Trustee LaBedz thanked everyone for all of their hard work and asked about the overall concept of the senior center and what will be done to attract the next generation of seniors. Ms. Gallow acknowledged that this is question senior centers nationwide are dealing with, but said in the end, a successful senior center is first and foremost about the quality of the programs and services it offers. Ms. Gallow stated that as long as the staff is in touch with the needs and interests of the community and planning responsibly and creatively, the senior population will be well served. Ms. Gallow also discussed the re-branding of the senior center and how it may not even be referred to as a senior center, to make it more appealing. Mr. Gallow advised that if the building is designed with appropriate features, it will allow for aging in place. Trustee LaBedz stated that she believes the updates will not only enhance the building, but the entire community, and make it more attractive.

Trustee Tinaglia thanked everyone for their fine work in putting this presentation together and asked about the project being a total gut and rehab and what this means for the outside of the building. Mr. Pittner advised that the north and east walls are deteriorating and will need to be replaced, as will some window frames and sills. Mr. Pittner explained how the work inside is all about getting the parts in the right locations.

Trustee Tinaglia asked if the size of the building is the right size, which Mr. Pittner stated that with the program space they have been given, they are making it work the best they can. Ms. Gallow explained how a bigger senior center design is not necessarily better, as long as it meets the interests and needs and associated services of the community. Mr. Gallow advised that they can increase the size of the building by expanding the useable hours.

Trustee Tinaglia asked about parking and if the number of parking spaces are suitable for a building this size. Mr. Perkins explained how there are 190 spaces in the front of the building and 12 in the rear. Mr. Perkins advised that some of the upgrades to the parking lot to make it more user friendly may actually reduce the number of available parking spaces.

Trustee Tinaglia stated that he completely in favor and looking forward to having an updated and modernized senior center, although he is concerned about the location and size limitations of the facility, as well as the budget.

Trustee Bertucci asked what the plans are for paying for this project. Mr. Recklaus stated that Staff wanted to determine cost first and what would be the idealized version of this and then go back to figuring out how and when to pay for it. Mr. Recklaus advised that the Village has some debt expiring over the next few years, therefore some additional money can be borrowed without increasing taxes, which can be a source of revenue. In addition, Mr. Recklaus advised that they will be talking to their partners, which could be potential sources of revenue as well. Mr. Perkins advised that there are some maintenance costs that the Village has been holding off paying for until a decision about the future of the building has been made. Trustee Bertucci stated that he is going to hold back his opinion until he knows how the Village is paying for the project.

Trustee Schwingbeck advised that he has the same thoughts that Trustee Tinaglia has and is extremely concerned with putting a lot of money into a facility like this. Trustee Schwingbeck would like to get a better understanding of who uses the senior center and if any neighboring communities could help pay for the cost, since it is not exclusive to Arlington Heights residents. Ms. Colagrossi advised that approximately 97% of the users are from Arlington Heights and that she definitely thinks a rebranding initiative to make the senior center more appealing to others is important, as most can imagine themselves "living well and aging well" in the community. Ms. Colagrossi stated that she and her staff are working on educating the community about what they do at the senior center, and that aging is a positive thing.

Trustee Bertucci asked how many individuals use the facility each day. Ms. Colagrossi advised that pre-pandemic there were 400 – 500 people per day, and as of last month, there were almost 7,000 people using the facility during the month.

Trustee Grasse expressed her appreciation for the work going into this project and how much she likes the idea of the "live well and age well" name. Trustee Grasse advised that she has met a lot of older adults who frequent the senior center and love it, and believes that once this pandemic is over, we will all have a better understanding of what we need in our community and looking at and exploring this kind of a building for our community is wonderful.

Sue Viecelli, Chairperson, Arlington Heights Senior Citizens Commission, asked if the consultants have considered doing more than a café of coffee and vending machines and turning the space into a more serious restaurant, as people who go there to meet and eat, may join in other activities as well. Ms. Gallow explained

how this idea is on the leading edge of senior center planning and design everywhere, as nothing brings people more together than food. People who have never been to the center might choose to meet for breakfast or lunch and then decide to participate in some of the programs or activities they see going on around them. Ms. Viecelli asked about the possibility of leasing the space out to a restaurateur and this individual opening up a small restaurant. Ms. Gallow advised that there are a small number of senior centers nationwide who have forged these partnerships and explained how senior center staff will be exploring this concept.

Cathy Motto, citizen, stated that the new senior center newsletter is fabulous and how she really enjoys the energy and connections you find in the senior center.

Melissa Cayer, citizen, stated that there is already a restaurant in that strip mall, and how she would rather conserve resources and keep her property taxes low.

B. Affordable Housing Trust Fund

Mr. Recklaus stated that since the adoption of the Village's Inclusionary Housing Ordinance in August of 2020, the balance of the Affordable Housing Trust Fund, that was established in 2013, has seen significant growth. Mr. Recklaus advised that there is now approximately $800,000 in the Trust Fund, and it is now appropriate for the Village to decide how to prioritize its use. The Board did ask Staff and the Housing Commission to take a look at this and make some recommendations concerning priorities for the Affordable Housing Trust Fund and the process for distributing funds for eligible projects.

Mr. Perkins advised that funds going into the Trust Fund have come from the recently adopted Inclusionary Housing Ordinance. The revenue into the Trust Fund has come from the sale of the Village's tax-exempt bond cap and fees in lieu of affordable housing unit and fee-in-lieu requirements. The purpose of the Trust Fund is to promote attainable housing and provide sustainable financial resources to address attainable housing within the community.

Mr. Perkins explained how the Affordable Housing Trust Fund Ordinance did set forth three activity types for the use of these funds: creation and preservation of attainable housing, including, new construction, rehabilitation, and adaptive reuse; acquisition or disposition of buildings; and for cost incurred with administering the Trust Fund.

Mr. Perkins advised that in August of 2020, the Inclusionary Housing Ordinance was adopted, which included linkage fees that are contributing quite well to the Trust Fund, and since then Staff has worked with the Housing Commission to come up with a process and priorities for utilizing the funds.

Ms. Boyer advised that Staff provided the Housing Commission with lists of possible priority activities for the Affordable Housing Trust Fund, which the Housing Commission discussed over several months last year. The Housing Commission was largely in agreement with Staff, however there were some minor changes made

following their discussions.

Ms. Boyer further discussed the three activity types and informed the Board of the Housing Commissions priority rankings for each activity. Ms. Boyer also discussed the priority populations, which were all given high priority, as well as the forms of assistance, which differed based upon those developers that are for-profit and those that are not-for-profit.

Ms. Boyer advised that the next steps that are recommended are for the Village to issue a request for Letters of Interest in using the Affordable Housing Trust Fund, followed by Request for Proposals. Once the Letters of Interest are evaluated, Staff would work with the Housing Commission to develop a Request for Proposals for use of those funds and evaluate those proposals when they're submitted, and then make recommendations.

Mr. Perkins advised that Staff is seeking feedback from the Board regarding the priorities and then concurrence with Staff proceeding with the steps as outlined.

President Hayes advised that he is in general agreement with the priority rankings, however he is unsure if all of the categories in priority populations should all be ranked "high" if these rankings will determine where this money will go. President Hayes is concerned that it would be difficult to discriminate where the money would go if they are all ranked the same. President Hayes advised that if he had to choose he would leave the top three, senior/elderly, veterans and the disabled, in the high category and move current Arlington Heights residents and employees of Arlington Heights businesses to the medium category.

Trustee Tinaglia asked if there are any programs for group homes in any of the five categories listed in the priority populations, which Ms. Boyer stated that there are group homes for those with disabilities and Shelter Inc. is also a state licensed group home. Trustee Tinaglia stated that he thinks there is a need for these types of group homes and would like for these funds to go towards them. Trustee Tinaglia would like this evaluation process to be open and fluid and not exclusionary. Mr. Recklaus advised that decisions made might be based on who comes through the door, as all of these population options may not be available.

Trustee LaBedz advised that she is not surprised that all of these priority populations are listed high, as they can overlap, and it would be hard to differentiate. Trustee LaBedz stated she likes the idea of Letters of Intent as the first step in the process.

Trustee Grasse advised that she thinks the process of prioritizing the populations needs to be as open and flexible as possible, and would like to see environmental sustainability a high priority.

George Motto, Senior Citizen's Commission, stated that affordable housing is the top issue for seniors and the Senior Citizen's Commission adopted an action plan and affordable housing is their number one priority, therefore he encourages the Board to strongly consider senior citizens as a high priority. In addition, Mr. Motto

requested that the Board revisit the exemption of the senior communities from the Inclusionary Ordinance.
Sue Motto, citizen, stated that the priority for seniors is affordable housing, which also includes adapting their homes so they can age in place, as well as the concept of shared housing.

Melissa Cayer, citizen, stated the Board should keep property taxes reasonable and abolish tax increment finance districts.

President Hayes asked Staff if the Board needs to concur with the priority rankings, which Mr. Recklaus advised that one of the goals tonight is to confirm or adjust the priority rankings, as Staff would like some general direction that these reflect the views and values of the Village Board.

Trustee LaBedz moved that the Committee-of-the-Whole recommend that the Village Board concur with the priority rankings and direct Staff to proceed with the steps as outlined.

The motion was not seconded.

Trustee Canty has an issue with the words concur with these priority rankings in the suggested motion, as she would like to see the Letters of Intent first, before proceeding with the next steps.

Trustee Bertucci asked if the Board is concurring with going ahead with the next steps of the process in Trustee Canty's motion, which Trustee Canty stated yes.

Trustee Tinaglia asked if the Board will be able to review the Letters of Intent to see what kind of interest there really is.

Mr. Recklaus advised Staff's intent with having these priorities set is that if a proposal is received and the Board doesn't like it, it's easier to justify not wanting to accept it if it doesn't address these priorities.

Trustee Canty moved, seconded by Trustee Grasse, that the Committee-of-the-Whole recommend that the Village Board of Trustees direct Staff to proceed with requesting Letters of Interest and the next steps as outlined in the report, with final ranking criteria and feedback from the Village Board on proposals to occur when they are received.

Upon a voice vote, the motion passed unanimously.

President Hayes thanked Ms. Boyer and the Housing Commission for their good work on this.

Adjournment
Trustee Tinaglia moved, seconded by Trustee LaBedz, to adjourn the meeting at 9:23 p.m. Upon a voice vote, the motion passed unanimously.

Village Board
2/7/2022

Item: Committee of the Whole 01/18/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 01/18/2022	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
January 18, 2022

President Hayes called the meeting to order at 6:45 PM.

BOARD MEMBERS PRESENT:	President Hayes; Trustees, Bertucci, Canty, LaBedz, Grasse, Scaletta and Tinaglia
BOARD MEMBERS ABSENT:	Trustee Baldino and Trustee Schwingbeck
STAFF MEMBERS PRESENT:	Village Manager Randy Recklaus and Assistant Village Manager Diana Mikula
OTHERS PRESENT:	John Peterson, Jennifer Cantore Eichorn, Janice Krinsky, Frank Portera, Zadok Segev and Marco Chilelli

A. Interview of John Peterson for appointment to the Youth Commission (youth member) term ending 4/30/22.

The Mayor introduced John Peterson. Trustees thanked John for his willingness to serve and stated that his involvement in student council, track and his church will serve him well as other contacts for the commission. Trustees asked what issues John would like to approach. John said youth vaping and doing drugs is something he would like to see addressed.

Trustee LaBedz moved to concur in the Mayor's appointment of John Peterson for appointment to the Youth Commission (youth member) term ending 4/30/22, motion was seconded by Trustee Scaletta.

7 Ayes 0 Nays

The motion passed.

B. Interview of Jennifer Cantore Eichorn for appointment to the Special Events Commission term ending 4/30/25.

Jennifer Cantore Eichorn was introduced by the Mayor, and he stated her family is very involved and rooted in the community. The Mayor asked Jennifer why she wanted to be involved. Mrs. Eichorn stated that she would like to make a difference in the community. Trustee Canty stated she knows Mrs. Eichorn from their children being in school together; she asked Mrs. Eichorn what she could bring as far as ideas. Mrs. Eichorn stated she hears a lot of chatter from the mom community but even more so, with her marketing background, she would like to look at the numbers and find what people are attending which events and where. The Trustees thanked Mrs. Eichorn for her willingness to serve and stated that with her background and people skills she will be a good match for this committee.

Trustee Canty moved to concur in the Mayor's appointment of Jennifer Cantore Eichorn for appointment to the Special Events Commission term ending 4/30/25, motion was seconded by Trustee Tingalia.

7 Ayes 0 Nays

The motion passed.

C. Interview of Janice Krinsky for appointment to the Housing Commission - term ending 4/30/23.

The Mayor stated that Janice Krinsky was originally interested in the Environmental Commission. When there were no openings, the Mayor and Ms. Krinsky discussed the Housing Commission. Ms. Krinsky stated she is interested in the Housing Commission due to what she has seen, especially being on the school district 59 board and seeing students that are homeless. Trustee LaBedz thanked Mrs. Krinsky for her willingness to serve and stated that she has known Ms. Krinsky for years and feels that she will be a good addition.

Trustee Grasse moved to concur in the Mayor's appointment of Janice Krinsky for appointment to the Housing Commission term ending 4/30/23, motion was seconded by Trustee Canty.

7 Ayes 0 Nays

The motion passed.

D. Interview of Frank Portera for appointment to the Zoning Board of Appeals term ending 4/30/26.

Frank Portera was introduced by the Mayor who stated that Frank Portera also was interested in a different commission originally. Discussion ensued and Mr. Portera and the Mayor thought his skill set as an attorney would work well on the Zoning Board of Appeals. Trustee Scaletta stated that he had meet Mr. Portera before and they had discussed his interested in getting more involved in the Community. Trustee Bertucci stated that he has also spoken to Mr. Portera at events and feels very comfortable with his appointment. Trustees thanked Mr. Portera for his willingness to serve.

Trustee Scaletta moved to concur in the Mayor's appointment of Frank Portera for appointment to the Zoning Board of Appeals term ending 4/30/26, motion was seconded by Trustee Grasse.

7 Ayes 0 Nays

The motion passed.

E. Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to Value Fresh Market LLC dba Value Fresh Market located at 450 E. Golf Road.

The Mayor swore in Zadok (Zak) Segev and Marco Chilelli.

Ms. Mikula gave the staff report. She stated that this is a new owner of a current business (Valli Produce), keeping the same liquor license classifications. There are two owners, Zadok (Zak) and Menashe Cohen. The police finished a background check in December and there were no issues noted. The police were not able to get a report from Waukegan for the store that is owned there. The owners do remember a liquor violation (sale to a minor) at the Waukegan store sometime between 2007-10.

Ms. Mikula did a walk through on January 11, 2022 and the floor plan was consistent with the one submitted. The ownership change took place prior to the walk through so, all alcohol was covered as they did not have a new liquor license and were not able to sell alcohol. None of the applicants have had liquor violations, there were a few violations at that address in the past. Upon a satisfactory interview, Assistant Village Manager Mikula indicated that staff recommends the issuance of a Class B and Class T liquor license to Value Fresh Market LLC dba Value Fresh Market located a 450 E. Golf Road.

The Mayor asked applicant if there was going to be any changes to the business model and if new employees were going to be hired. Mr. Segev stated there are no plans to change the business model and the hope is to hire 5 additional employees. The Mayor also asked about Mr. Segev's background in liquor sales. Mr. Segev stated that he has been involved with stores in Waukegan since 1990 and has had liquor licenses since that time. A store was also added in Chicago which received a liquor license in 2003.

Discussion ensued regarding training. The Mayor asked Mr. Chilelli (on-site Manager) if he had been a part of the violation in summer of 2021. Mr. Chilelli stated he did work there at the time but, was not a part of that violation. Mr. Segev and Mr. Chilelli stated that a new policy is being implemented where no employee under 21 years old can handle liquor. Each cashier has a profile so, if they are under 21 years of age, the register will not take it and a manager would have to override. All managers will be Bassett trained. The Board acknowledged receiving a copy of Value Fresh Market's Liquor Sales Procedures sheet prior to the start of the meeting.

Trustee Scaletta moved, seconded by Trustee Bertucci to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class B and Class T liquor license to Value Fresh Market, LLC dba Value Fresh located at 450 Golf Road.

The following voice vote was recorded:

7 Ayes **0 Nays**

The motion passed.

F. OTHER BUSINESS – The Mayor asked if there were any questions from the audience. Melissa Cayer, member of the public, asked if the Building Permits can be put online. Village Manager Randy Recklaus stated that the status of individual permits can be viewed online. A lot of information is proprietary like builders plans etc.

G. ADJOURNMENT – Trustee Scaletta moved, seconded by Trustee LaBedz to adjourn. The meeting adjourned at 7:26 pm.

Village Board
2/7/2022

Item: Village Board 01/18/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 01/18/2022	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 18, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

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

IV. APPROVAL OF MINUTES

A. Committee of the Whole 11/8/2021 Approved

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

Absent: Baldino, Schwingbeck

B. Committee of the Whole 11/10/2021 Approved

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

Absent: Baldino, Schwingbeck

C. Committee of the Whole 12/06/2021 Approved

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

Abstain: Scaletta
Absent: Baldino, Schwingbeck

D. Village Board 12/06/2021 Approved

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

Abstain: Scaletta
Absent: Baldino, Schwingbeck

E. Committee of the Whole 12/13/2021 Approved

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

Absent: Baldino, Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 12/15/2021 Approved

Trustee James Bertucci moved to approve in the amount of $1,935,962.84.
Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

B. Warrant Register 12/30/2021 Approved

Trustee James Bertucci moved to approve in the amount of $1,312,474.36.
Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

C. Warrant Register 01/15/2022 Approved

Trustee James Bertucci moved to approve in the amount of $2,568,506.47.
Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

VI. RECOGNITIONS AND PRESENTATIONS

President Hayes recognized the 100th birthday of resident Francisca Schweda.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of December 13, 2021 Approved

Arlington Alfresco Re-discussion
Trustee Bertucci moved to authorize Staff to implement Arlington Alfresco in 2022 and future years beginning within the first week of May, weather permitting, and keeping it open a full five months to conclude the last week of September.
Trustee Scaletta seconded the motion.

Trustee Scaletta said these motions come after an exhaustive discussion in December which included a lot of the stakeholders. The discussion was lively and led to the following decisions.

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

Absent: Baldino, Schwingbeck

B. Report of the Committee of the Whole Meeting Approved

of December 13, 2021

Arlington Alfresco Re-discussion

Trustee Schwingbeck moved to authorize Staff to implement a Food & Beverage Tax and annual licensing fee to fund Arlington Alfresco for the Alfresco zone restaurants and non-Alfresco restaurants, which wish to use public property for outdoor seating. (This does not include "bump out" street dining situations.) Implement an additional targeted Alfresco FBT of .75% effective February 1, 2022, applicable to FBT businesses within the Alfresco zone. These charges would be sufficient to cover the Village's cost to produce Alfresco, potential private parking rent, and could help offset a portion of the Downtown Sounds of Summer events.
Trustee LaBedz seconded the motion.

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

Absent: Baldino, Schwingbeck

C. Report of the Committee of the Whole Meeting Approved of December 13, 2021

Arlington Alfresco Re-discussion

Trustee LaBedz moved to concur with staff's recommendation to:
A. allow outdoor live music within the Arlington Alfresco zone subject to the Village Manager's approval and modifications. Staff will continue to monitor live music during Arlington Alfresco, and if problems persist, pursue option B, shall be required of restaurants. The Village Manager retains the authority granted by the Village Board to halt music in a venue if it is deemed too loud and if the operator is not in compliance with the sound directives.
B. Authorize staff to prepare an analysis and alternatives for a street performer or busking policy and guidelines, as permissible within the law, for Village Board consideration. Trustee Canty seconded the motion.

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

Absent: Baldino, Schwingbeck

D. Report of the Committee of the Whole Meeting of December 13, 2021 — Approved

Arlington Alfresco Re-discussion

Trustee Grasse moved to authorize Staff to pursue the following actions:

A. Retain a traffic consultant to develop a detailed special events parking plan and pursue its implementation.

B. Continue discussions with private property owners about parking sharing.

C. Continue to explore the long-term potential of an EV shuttle program and its costs and benefits.

Trustee Canty seconded the motion.

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

Absent: Baldino, Schwingbeck

E. Report of the Committee of the Whole Meeting of December 13, 2021 — Approved

Arlington Alfresco Re-discussion

Trustee Canty moved to reauthorize the administration to waive minimum parking requirements for outdoor dining on private property as well as waive other code requirements for the remainder of 2022 or until post COVID pandemic and to assist businesses outside of the Arlington Alfresco pedestrian area. Trustee Bertucci seconded the motion.

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

Absent: Baldino, Schwingbeck

F. Report of the Committee of the Whole Meeting of December 13, 2021 — Approved

Arlington Alfresco Re-discussion

Trustee Tinaglia moved to authorize Staff to continue to work with the Special Events Commission, Chamber of Commerce and other stakeholders on the development, costs, and operations of an event commencing at the end of Arlington Alfresco. Trustee Grasse seconded the motion.

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

Absent: Baldino, Schwingbeck

G. Report of the Committee of the Whole Meeting of January 18, 2022 — Approved

Interview of John Peterson for appointment to the Youth Commission (youth member) - term ending April 30, 2022

President Hayes administered the Oath of Office to Mr. Peterson.

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

Absent: Baldino, Schwingbeck

H. Report of the Committee of the Whole Meeting January 18, 2022 — Approved

Interview of Jennifer Cantore Eichorn for appointment to the Special Events Commission - term ending April 30, 2025

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

Trustee Mary Beth Canty moved to concur with the Mayor's appointment.
Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

I. Report of the Committee of the Whole Meeting of January 18, 2022 — Approved

Interview of Janice Krinsky for Appointment to the Housing Commission - term ending April 30, 2023

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

Trustee Nicolle Grasse moved to Concur in the Mayor's appointment.
Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

J. Report of the Committee of the Whole Meeting of January 18, 2022 — Approved

Interview of Frank Portera for appointment to the Zoning Board of Appeals - term ending April 30, 2026

President Hayes administered the Oath of Office to Mr. Portera.

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

Absent: Baldino, Schwingbeck

K. Report of the Committee of the Whole Meeting of January 18, 2022 — Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T Liquor License to Value Fresh Market LLC dba Value Fresh Market located at 450 E. Golf Road.

Trustee John Scaletta moved to recommend to the Liquor Commissioner approval. Trustee James Bertucci Seconded the Motion.

The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

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

Absent: Baldino, Schwingbeck

A.	Parkway Tree Trimming - Contract Extension 2022	Approved
B.	Manhole Rehabilitation - Contract Extension 2022	Approved
C.	Station #16 Emergency Generator Upgrade & Replacement - Design Services 2022	Approved
D.	Water Tank #13 North & Tank #16 East - NWC Fill Pipes - Design & Construction Observation Services - Contract Award	Approved
E.	Fire Engine Purchase	Approved

CONSENT LEGAL

A.	A Resolution Approving Certain Property to Participate in a Renewal of the Cook County Class 6b Assessment Incentive Program (3727 N Ventura Dr.)	Approved

Trustee Jim Tinaglia moved to approve R2022-001. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

B.	A Resolution Approving an Intergovernmental Agreement with the City of Rolling Meadows (Engineering Study for Phase 1 Wilke Road Resurfacing and Multi-Use Path Project)	Approved

Trustee Jim Tinaglia moved to approve R2022-002/A2022-003. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

C.	A Resolution Approving a Supplemental Statement of Work to the GIS Consortium Service Provider Contract with Municipal GIS Partners, Inc. (1-year renewal)	Approved

Trustee Jim Tinaglia moved to approve R2022-003. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

D.	An Ordinance Regulating Parking (South Evergreen Avenue from East Sigwalt Street to East Campbell Street)	Approved

Trustee Jim Tinaglia moved to approve 2022-001. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

E.	An Ordinance Amending Chapter 6 of the Municipal Code of Arlington Heights Regarding the Village Board of Health (Section 6-203, Board of Health)	Approved

Trustee Jim Tinaglia moved to approve 2022-002. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

F. An Ordinance Amending Chapter 11 of the Municipal Code of the Village of Arlington Heights Regarding the Food and Beverage Tax (Article VIII - Prepared Food and Liquor Tax) — Approved

Trustee Jim Tinaglia moved to approve 2022-003. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Arlington Heights Park District — Approved

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

Absent: Baldino, Schwingbeck

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Burger King - 675 E Rand Rd / Sign Variation - DC#21-072 — Approved

Jason Berg, Director of Facilities for Burger King in Arlington Heights, said they are remodeling the restaurant. The plan is to refresh the exterior and redo the drive thru lanes and signs.
Mr. Perkins said they are requesting two sign variations. One for the digital menu board, which is not allowed, and the other for a digital order screen. The restaurant is not adjacent to a residential neighborhood as it is within the Town & Country Mall property. The drive thru will become a double lane. Engineering and Planning believe this is an improvement and will lessen back up. Staff administratively approved the addition of the second drive thru lane.

Staff recommended concurrence with the drive-thru and the Design Commission recommended approval of the signs. The petitioner has agreed to the conditions which control the speaker noise and ensure the display complies with the Village's standards. The monitors will only change when the menu changes twice a day.
Trustee Scaletta said the fast food and fast casual restaurants are adding more options to their menus, and it makes sense to have the second lane to reduce backups. Digital displays are easier to read.

Trustee Tinaglia asked how the lanes will work as they appear to extend over the property line. Mr. Berg said the second lane is interior to the existing drive thru lane. Mr. Perkins said it is an existing non-conforming situation. The existing driveway encroaches on the Town & Country Shopping Center property, it is not being modified.

Trustee LaBedz said more people are frequenting drive thru lanes, these signs are a lot easier for customers. Mr. Berg described the second sign as a confirmation board with a speaker on top and a microphone on the bottom.

Trustee John Scaletta moved to concur with the Design Commission's recommendation. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 8:00 p.m. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

Village Board
2/7/2022

Item: Warrant Register 01/30/2022

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 01/30/2022	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 1-30-2022

Fund	Fund Description	Total Transaction Amount
101	General Fund	$594,769.85
211	Motor Fuel Tax Fund	$5,964.56
215	CDBG Fund	$64,791.79
227	Foreign Fire Ins Tax Fund	$9,867.53
231	Criminal Investigation Fd	$2,595.23
235	Municipal Parkg Opr Fund	$49,779.30
263	TIF IV	$1,546.98
267	South Arl Hts Rd TIF	$4,640.96
301	Debt Service Fund	$318.00
401	Capital Projects Fund	$99,954.54
426	Storm Water Control Fund	$299,891.32
505	Water and Sewer Fund	$192,863.47
515	Arts,Entert & Events Fund	$13,778.74
605	Health Insurance Fund	$338,755.37
615	Workers Compensation Ins	$5,984.23
621	Fleet Operations Fund	$850,078.90
625	Technology Fund	$59,133.07
705	Police Pension Fund	$17.49
715	Guaranty Deposits Fund	$46,603.50
TOTAL ALL FUNDS		**$2,641,334.83**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232724	715-0000-220.93-00	ALFREDO E CRUZ	BOND REFUND	$200.00	$200.00
232730	715-0000-220.93-00	AMERICAN NATIONAL SPRINKLER	BOND REFUND	$200.00	$200.00
232731	715-0000-220.93-00	AMERICAN NATIONAL SPRINKLER	BOND REFUND	$200.00	$200.00
232739	101-0000-421.05-00	CHRIS ARMSEY	VEHICLE STICKER REFUND	$30.00	$30.00
232755	101-0000-433.14-00	BLUE CROSS BLUE SHIELD	AMBULANCE CLAIM REFUND	$1,449.02	$1,449.02
232756	101-0000-433.14-00	TERESA BOARDMAN	AMBULANCE CLAIM REFUND	$250.00	$250.00
232762	715-0000-220.93-00	BSS ARLINGTON HEIGHTS LLC	BOND REFUND	$11,724.00	$11,724.00
232771	101-0000-421.99-00	CANTEEN VENDING	OL REFUNDS	$80.00	$80.00
232773	715-0000-220.93-00	CHARLESTON BUILDING & DEV	BOND REFUND	$200.00	$200.00
232774	715-0000-220.93-00	CHARLESTON BUILDING & DEV	BOND REFUND	$500.00	$500.00
232775	715-0000-220.93-00	CHARLESTON BUILDING & 193230	BOND REFUND	$200.00	$200.00
232776	715-0000-220.93-00	CHICAGO COMMISSARY LLC	BOND REFUND	$900.00	$900.00
232780	101-0000-433.14-00	STANLEY CHRISTIANSON	AMBULANCE CLAIM REFUND	$1,540.80	$1,540.80
232805	715-0000-220.93-00	DAN HUNTZICKER	BOND REFUND	$200.00	$200.00
232813	715-0000-220.93-00	EILEEN DORN	BOND REFUND	$500.00	$500.00
232815	101-0000-433.14-00	ANN ENGBLAD	AMBULANCE CLAIM REFUND	$1,533.60	$1,533.60
232821	715-0000-220.93-00	FAIRFIELD HOMES, INC	BOND REFUND	$200.00	$200.00
232822	715-0000-220.93-00	FAIRFIELD HOMES, INC	BOND REFUND	$200.00	$200.00
232823	715-0000-220.93-00	FAIRFIELD HOMES, INC	BOND REFUND	$500.00	$500.00
232828	715-0000-220.93-00	FIRST UNITED METHODIST	BOND REFUND	$5,100.00	$5,100.00
232833	101-0000-421.99-00	FRANCESCA'S TAVOLA	OL REFUNDS	$500.00	$500.00
232834	715-0000-220.93-00	G-CAT CONSTRUCTION	BOND REFUND	$200.00	$200.00
232837	235-0000-435.65-03	MOLLY GELI	PARKING PERMIT REFUND	$40.00	$40.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232839	101-0000-421.20-00	COLIN GILBERT	LIQUOR LICENSE REFUND	$1,924.00	$1,924.00
232843	715-0000-220.93-00	GODDARD SCHOOL OF ARL HTS	BOND REFUND	$2,784.50	$2,784.50
232854	505-0000-452.42-00	BOBBY HATTEN	FINAL WATER BILL REFUND	$49.86	$49.86
232856	101-0000-120.80-00	HAYES, NATHAN	INSURANCE PAYMENT REFUND	$140.55	$140.55
232857	101-0000-120.80-00	HAYES, NATHAN	INSURANCE PAYMENT REFUND	$140.55	$140.55
232858	101-0000-120.80-00	HAYES, NATHAN	INSURANCE PAYMENT REFUND	$140.55	$140.55
232861	101-0000-433.14-00	CHRISTINE HOWELL	REFUND AMBULANCE CLAIM	$307.20	$307.20
232873	715-0000-220.93-00	J & J PAVEMENT REPAIRS INC	BOND REFUND	$200.00	$200.00
232874	505-0000-120.80-00	JAROSZ, CHRISTOPHER	WATER BILL REFUND	$27.43	$27.43
232879	101-0000-421.99-00	JP MORGAN CHASE BANK	OL REFUNDS	$380.00	$380.00
232880	715-0000-220.93-00	JRC DESIGN BUILD	BOND REFUND	$200.00	$200.00
232882	715-0000-220.93-00	KEMAL BEGICH	BOND REFUND	$200.00	$200.00
232883	101-0000-421.99-00	KONA-ICE OF ARLINGTON HEIGHTS	OL REFUNDS	$10.00	$10.00
232902	101-0000-433.14-00	KATHLEEN MEDIGOVICH	AMBULANCE CLAIM REFUND	$100.00	$100.00
232903	101-0000-489.85-00	MERCHANTS CREDIT GUIDE CO	WATER BILL COLLECTIONS	$59.12	$59.12
232909	505-0000-452.42-00	PHILIP & NICOLE MORRIS	WATER BILL OVERPAY REFUND	$127.62	$127.62
232916	505-0000-120.80-00	NIEMIEC, GERALD	WATER BILL REFUND	$231.25	$231.25
232943	101-0000-433.14-00	BRITT REED	AMBULANCE CLAIM REFUND	$1,519.20	$1,519.20
232944	101-0000-421.05-00	MICHAEL REIBEL	VEHICLE STICKER REFUND	$30.00	$30.00
232946	101-0000-441.15-00	CLARE REYNOLDS	DUPLICATE PAYMENT TIC REFUND	$30.00	$30.00
232947	715-0000-220.93-00	RICHARD STUBING	BOND REFUND	$200.00	$200.00
232948	715-0000-220.93-00	RJ CONCRETE INC	BOND REFUND	$200.00	$200.00
232950	101-0000-421.99-00	ROCKET TESTING	OL REFUNDS	$19.00	$19.00
232958	101-0000-421.05-00	JENNIFER SCARSI	VEHICLE STICKER REFUND	$30.00	$30.00
232962	715-0000-220.93-00	SHERMAN CONSTRUCTION 19-2936	BOND REFUND	$4,060.00	$4,060.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232967	101-0000-210.82-00	SONTIQ	MONTHLY EMP ID PROTECTION	$264.86	$264.86
232970	715-0000-220.93-00	ST EDNA CHURCH	BOND REFUND	$16,235.00	$16,235.00
232976	505-0000-452.42-00	STS CAPITAL	WATER BILL OVERPAY REFUND	$271.42	$271.42
232979	101-0000-140.20-00	SUMMIT PRINT SOLUTIONS	PRINTING SERVICE	$1,825.00	$1,825.00
232981	101-0000-421.99-00	SUPREME WINDOWS & EXTERIORS	OL REFUNDS	$65.00	$65.00
232984	101-0000-421.20-00	LUIGI TENUTA	LIQUOR LICENSE REFUND	$1,196.52	$1,196.52
232989	715-0000-220.93-00	TODD MENEGAN 21 1043	BOND REFUND	$200.00	$200.00
232990	715-0000-220.93-00	TODD MENEGAN 21 1043	BOND REFUND	$500.00	$500.00
232991	715-0000-220.93-00	TOMASZ ZAJKOWSKI	BOND REFUND	$200.00	$200.00
232998	101-0000-421.99-00	TRAPANI CONSTRUCTION CO INC	OL REFUNDS	$60.00	$60.00
233002	101-0000-421.05-00	ALGIRDAS UNDERYS	VEHICLE STICKER REFUND	$15.00	$15.00
233006	715-0000-220.93-00	US WATERPROOFING	BOND REFUND	$200.00	$200.00
233007	715-0000-220.93-00	US WATERPROOFING 21-3630	BOND REFUND	$200.00	$200.00
233022	101-0000-421.05-00	SUSAN WERES	VEHICLE STICKER REFUND	$30.00	$30.00
233026	101-0000-421.05-00	ELZBIETA WOJNICKA	VEHICLE STICKER REFUND	$30.00	$30.00
233029	715-0000-220.93-00	XCLUSIVE CONCRETE 21 1285	BOND REFUND	$200.00	$200.00
802153	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	RTA/CTA EMPLOYEE BENEFIT	$180.50	$180.50
901808	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2022	$1,548.58	$1,548.58
901810	101-0000-210.81-00	DEARBORN LIFE INS CO	VILLAGE STD	$7,322.47	$7,322.47
901812	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2022	$7,673.07	$7,673.07
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2021 RUN OUT	$6,113.00	$6,113.00
901815	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	PREFUNDING FLEX 4% 2022	$12,817.48	$12,817.48
901817	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2022	$2,923.52	$2,923.52
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	$2,340.00	$2,340.00
				Division 0 Total	$101,969.67

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 0 Total	**$101,969.67**

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-0101-501.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$4.08	$4.08
232772	101-0101-501.21-65	CAPTION FIRST INC	VILLAGE BOARD 7/6/2021	$570.00	$2,850.00
			VILLAGE BOARD 9/8/2021	$570.00	
			VILLAGE BOARD 10/4/2021	$570.00	
			VILLAGE BOARD 11/15/2021	$570.00	
			VILLAGE BOARD 12/06/2021	$570.00	
232892	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	$2,250.00	$2,250.00
				Division 1 Total	$5,104.08
				Department 1 Total	$5,104.08

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-0201-502.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$125.61	$125.61
232761	515-0201-525.40-55	BROADCAST MUSIC INC	MUSIC LICENSE FEE	$842.40	$842.40
232770	101-0201-502.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$8.72	$8.72
232910	101-0201-502.22-02	MORRISON ASSOCIATES LTD	DUES	$1,500.00	$3,000.00
			DUES	$1,500.00	
232927	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$5.12	$293.16
			OFFICE SUPPLIES, GENERAL	$59.99	
			OFFICE SUPPLIES, GENERAL	$11.06	
			OFFICE SUPPLIES, GENERAL	$216.99	
232953	101-0201-502.22-02	ROTARY CLUB OF ARLINGTON HTS	QUARTERLY DUES / JANUARY	$127.00	$127.00
233009	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	$160.96	$160.96
				Division 1 Total	$4,557.85
				Department 2 Total	$4,557.85

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-0301-503.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$7.80	$7.80
	605-0301-552.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$1.66	$1.66
232751	605-0301-552.20-45	BESTCO UA	RETIREE CARVE ADMIN FEE	$209.95	$209.95
	605-0301-552.42-75	BESTCO UA	RETIREE CARVE OUT INS	$6,994.95	$6,994.95
232770	101-0301-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$45.98	$45.98
232852	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	PAYPAL HISPANICJOB	$300.00	$300.00
	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	PAYPAL NATIONALPEL	$230.00	$230.00
	605-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	NCH-MY CHART	$270.00	$270.00
	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	FMCSA D&A CLEARINGHOUS	$125.00	$125.00
	615-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	SHRM CERTIFICATION	$100.00	$100.00
	615-0301-552.30-05	HARRIS TRUST & SAVINGS BANK	CDW GOVT #P872947	$109.23	$109.23
232864	615-0301-552.20-50	HYGIENEERING, INC.	PERSONAL NOISE DOSIMETRY	$5,650.00	$5,650.00
232923	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICAL EXP 1021	$309.00	$6,755.00
			BIENNIAL PHYSICAL EXP 1221	$1,325.00	
			BIENNIAL PHYSICAL EXP 1221	$3,377.00	
			BIENNIAL PHYSICAL EXP 1221	$1,708.00	
			PREEMPLOYMENT DRUG SCREEN	$36.00	
233013	101-0301-503.21-65	VERIZON WIRELESS	ACCT 02854404900001	$58.37	$116.74
			ACCT 28544404900001	$58.37	
901809	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	PAIDUP LIFE INS 1021-1221	$458.00	$458.00
901810	605-0301-552.20-65	DEARBORN LIFE INS CO	DIRECTOR'S BASIC LIFE	$273.52	$4,214.22
			LIBRARY BASIC LIFE	$753.60	
			VILLAGE BASIC LIFE	$3,187.10	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901810	605-0301-552.20-66	DEARBORN LIFE INS CO	LIBRARY SUPPLEMENTAL LIFE	$198.60	$3,857.40
			VILLAGE SUPPLEMENTAL LIFE	$3,658.80	
901811	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	PAIDUP LIFE INS 0721-0921	$1,473.00	$1,473.00
901814	605-0301-552.20-44	EMPLOYEE BENEFITS CORP	COBRA SECURE	$50.00	$603.00
			EBC FLEX FEES	$553.00	
901818	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING FEBRUARY 2022	$313,918.19	$313,918.19
				Division 1 Total	$345,440.12
				Department 3 Total	$345,440.12

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-0401-503.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$1.76	$1.76
232783	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICES LEGAL	$13,360.00	$13,360.00
232812	101-0401-503.21-65	EFFICIENCY REPORTING	COURT REPORTER	$517.50	$517.50
232817	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	$4,170.00	$4,170.00
232986	101-0401-503.33-05	THOMSON REUTERS-WEST	SUBSCRIPTION CHARGES	$338.45	$338.45
233030	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$140.90	$140.90
901813	101-0401-503.20-10	ELROD FRIEDMAN LLP	LEGAL SERVICES 12/31/2021	$25,442.50	$25,442.50
				Division 1 Total	$43,971.11
				Department 4 Total	$43,971.11

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Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-0501-503.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$2,294.01	$2,294.01
	505-0501-503.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$1,672.74	$1,672.74
232727	101-0501-503.30-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	$13.99	$209.89
			OFFICE SUPPLIES, GENERAL	$13.99	
			OFFICE SUPPLIES, GENERAL	$181.91	
232734	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	DEC 2021 DEBT COLLECTION	$7,761.06	$7,761.06
232770	101-0501-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$11.50	$11.50
232852	101-0501-503.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	$575.99
			GOVERNMENT FINANCE OFF	$575.00	
	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	ILLINOIS GOVERNMENT FI	$700.00	$700.00
	101-0501-503.30-01	HARRIS TRUST & SAVINGS BANK	TAYLOR & FRENCIS	$43.85	$43.85
232927	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$30.78	$506.93
			OFFICE SUPPLIES, GENERAL	$71.69	
			OFFICE SUPPLIES, GENERAL	$167.21	
			OFFICE SUPPLIES, GENERAL	$92.66	
			OFFICE SUPPLIES, GENERAL	$144.59	
232936	101-0501-503.22-05	POSTMASTER ARLINGTON HEIGHTS	POSTAGE PERMIT BUS REPLY	$800.00	$800.00
232964	101-0501-503.20-05	SIKICH LLP	SERVICE CONSULTING	$1,000.00	$1,000.00
233016	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	$24.71	$49.43
			ACCT 38508581800001	$24.72	
233030	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$37.96	$63.96
			OFFICE MACHINES & ACCESS	$26.00	
901816	505-0501-503.22-05	SEBIS DIRECT INC	POSTAGE REPLENISHMENT	$4,866.65	$4,866.65

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	**$20,556.01**
				Department 5 Total	**$20,556.01**

WARRANT REGISTER - GM0002

Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232788	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	$4,518.95	$4,518.95
232852	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM W896O6903	$31.12	$77.10
			AMZN MKTP US 2G4SO3P03	$27.99	
			AMZN MKTP US W22MJ6BC3	$17.99	
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOHO CORPORATION	$1,711.00	$4,689.30
			ZOOM.US 888-799-9666	$200.00	
			ENTRUST DATACARD	$2,348.30	
			SMARTSIGN	$230.00	
			ZOOM.US 888-799-9666	$200.00	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM N23UO66F3	$22.07	$570.15
			CDS OFFICE TECHNOLOGIE	$117.00	
			EBAY O 15-08061-54124	$97.43	
			IDU INSIGHT PUBLIC SEC	$333.65	
232927	625-0601-553.30-05	OFFICE DEPOT	OFFICE SUPLLIES & EQUIPMENT	$202.98	$232.52
			OFFICE SUPPLIES & EQUIPMENT	$29.54	
232935	625-0601-572.50-10	PLANTE MORAN LLC	GEOGRAPHIC INFORMATION SY	($9,956.25)	$9,956.25
			GEOGRAPHIC INFORMATION SY	$9,956.25	
			GEOGRAPHIC INFORMATION SY	$9,956.25	
232969	625-0601-553.21-02	SOUTHERN COMPUTER WAREHOUSE	EQUIPMENT MAINTENANCE	$1,593.75	$1,593.75
	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	EQUIPMENT MAINTENANCE	$816.05	$816.05
232980	625-0601-553.20-39	SUPERION LLC	COMPUTERS,DP & WORD PROC.	$18,590.13	$18,590.13
233014	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	$215.40	$430.80
			ACCT 78036610800001	$215.40	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233027	625-0601-553.21-65	WOW BUSINESS	ACCT 014753641	$165.97	$165.97
233028	625-0601-553.21-65	WOW BUSINESS	ACCT 014748718	$115.97	$115.97
901807	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	MONTHLY GIS STAFFING SVCS	$17,376.13	$17,376.13
				Division 1 Total	$59,133.07
				Department 6 Total	$59,133.07

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Department: 10 Boards & Commissions

Division: 8

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232852	101-1008-502.22-01	HARRIS TRUST & SAVINGS BANK	IN THE BLUE LINE	$796.00	$796.00
232974	101-1008-502.20-75	STEPHEN LASER & ASSOCIATES	EXAMINATIONS	$1,100.00	$1,100.00
				Division 8 Total	$1,896.00

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232952	515-1018-525.40-55	ROLLING GREEN COUNTRY CLUB	HEARTS OF GOLD BANQUET	$12,012.84	$12,012.84
				Division 18 Total	$12,012.84
				Department 10 Total	$13,908.84

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Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232847	515-2005-525.50-55	GRAND STAGE LIGHTING	METROPOLIS LIGHTING EQUIP	$63.50	$63.50
				Division 5 Total	$63.50
				Department 20 Total	$63.50

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Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-3001-511.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$1,136.27	$1,136.27
232758	101-3001-511.21-02	BRADFORD SYSTEMS CORP	EQUIPMENT MAINTENANCE	$203.75	$203.75
232759	101-3001-511.21-65	BRIGHTSIDE CLINIC	CARE PROGRAM FEES	$5,750.00	$9,125.00
			INDUCTION FEES	$3,375.00	
232787	101-3001-511.21-65	COMCAST PROCESSING CENTER	SERVICE MISCELLANEOUS	$694.32	$694.32
232792	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	$256.50	$546.50
			SERVICE MISCELLANEOUS	$290.00	
232802	101-3001-511.21-65	DACRA TECH LLC	SERVICE FEE DECEMBER 2021	$2,898.50	$2,898.50
232820	101-3001-511.21-65	EXPERIAN	CREDIT REPORT	$50.72	$50.72
232825	101-3001-511.21-65	FARO TECHNOLOGIES INC	RENEWAL 11/30/2022	$430.00	$430.00
232844	101-3001-511.21-65	GOLF ROSE PET LODGE	BOARDING FEES	$227.00	$227.00
232849	101-3001-511.22-03	GRYPHON TRAINING GROUP INC	TRAVEL & TRAINING	$150.00	$150.00
232852	101-3001-511.22-02	HARRIS TRUST & SAVINGS BANK	FBI LEEDA INC	$50.00	$50.00
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US NS71F20C3	$203.97	$203.97
	101-3001-511.30-35	HARRIS TRUST & SAVINGS BANK	SUPER SEER CORPORATION	$1,151.80	$1,151.80
	101-3001-511.33-05	HARRIS TRUST & SAVINGS BANK	JIMMY JOHNS - 748 - MO	$199.95	$305.22
			MARIANOS #501	$23.97	
			TORTORICES PIZZA	$81.30	
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	BROWNELLS INC	$604.52	$604.52
	101-3001-511.33-30	HARRIS TRUST & SAVINGS BANK	ADOBE CREATIVE CLOUD	$599.88	$599.88
232860	101-3001-511.33-25	HOME DEPOT CREDIT SERVICES	JANITORIAL SUPPLIES	$193.77	$193.77
232869	101-3001-511.21-65	IL SECRETARY OF STATE	VEHICLE REGISTRATIONS	$500.00	$500.00
232884	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	$11.04	$402.48

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232884	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	$201.49	$402.48
			OFFICE MACHINES & ACCESS	$15.41	
			OFFICE MACHINES & ACCESS	$47.44	
			OFFICE MACHINES & ACCESS	$127.10	
232914	101-3001-511.22-02	NATL ASSOCIATION OF TOWN WATCH	DUES	$35.00	$35.00
232921	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT FEB 2022	$55,477.09	$55,477.09
232927	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$176.67	$2,111.68
			OFFICE SUPPLIES, GENERAL	$950.20	
			OFFICE SUPPLIES, GENERAL	$159.79	
			OFFICE SUPPLIES, GENERAL	$424.33	
			OFFICE SUPPLIES, GENERAL	$108.33	
			OFFICE SUPPLIES, GENERAL	$108.10	
			OFFICE SUPPLIES, GENERAL	$184.26	
232932	101-3001-511.33-25	PETTY CASH/POLICE	MISCELLANEOUS SUPPLIES	$50.06	$150.06
			MISCELLANEOUS SUPPLIES	$100.00	
232940	101-3001-511.22-03	RAY O'HERRON	POLICE EQUIPMENT & SUPPLY	$665.21	$665.21
	101-3001-511.33-25	RAY O'HERRON	POLICE EQUIPMENT & SUPPLY	$598.69	$3,920.41
			POLICE EQUIPMENT & SUPPLY	$1,144.92	
			POLICE EQUIPMENT & SUPPLY	$2,176.80	
			POLICE EQUIPMENT & SUPPLY	($2,176.80)	
			POLICE EQUIPMENT & SUPPLY	$2,176.80	
232953	101-3001-511.22-02	ROTARY CLUB OF ARLINGTON HTS	DUES	$127.00	$127.00
232956	101-3001-511.22-03	VALERIE SANDERS	TRAVEL & TRAINING	$777.85	$777.85
232965	101-3001-511.33-25	SIRCHIE ACQUISITION COMPANY LLC	SUPPLIES	$187.01	$187.01
232979	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$168.00	$168.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232986	101-3001-511.21-65	THOMSON REUTERS-WEST	MONTHLY SOFTWARE FEE	$576.95	$1,153.90
			SERVICE MISCELLANEOUS	$576.95	
232999	101-3001-511.33-25	ULINE INC	POLICE EQUIPMENT & SUPPLY	$394.62	$394.62
233015	235-3001-532.33-05	VERIZON WIRELESS	ACCT 54209747800003	$17.50	$35.01
			ACCT 54209747800003	$17.51	
				Division 1 Total	$84,676.54

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232752	231-3003-511.40-01	BENTLEY'S PETSTUFF	CANINE UNIT PROGRAM	$149.34	$149.34
233000	231-3003-511.40-01	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT K-9 UNIT	$2,445.89	$2,445.89
				Division 3 Total	$2,595.23
				Department 30 Total	$87,271.77

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Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-3501-512.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$29.02	$29.02
232722	101-3501-512.21-02	AIR ONE EQUIPMENT	SERVICE EQUIPMENT	$159.00	$524.00
			SERVICE EQUIPMENT	$210.00	
			SERVICE EQUIPMENT	$155.00	
			SERVICE EQUIPMENT	($155.00)	
			SERVICE EQUIPMENT	$155.00	
232770	101-3501-512.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$22.85	$22.85
232809	101-3501-512.30-35	DIVE RIGHT IN SCUBA	CLOTHING & APPAREL	$148.98	$278.98
			CLOTHING & APPAREL	$130.00	
232830	101-3501-512.22-03	JOSEPH FORDE	TUITION REIMBURSEMENT	$705.00	$705.00
232835	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$55.00	$1,044.20
			CLOTHING & APPAREL	$115.20	
			CLOTHING & APPAREL	$100.00	
			CLOTHING & APPAREL	$190.00	
			CLOTHING & APPAREL	$110.00	
			CLOTHING & APPAREL	$210.00	
			CLOTHING & APPAREL	$70.00	
			CLOTHING & APPAREL	$194.00	
232845	101-3501-512.21-65	GOVTEMPSUSA LLC	SERVICE PROFESSIONAL	$6,888.00	$11,088.00
			SERVICE PROFESSIONAL	$4,200.00	
232846	101-3501-512.31-65	GRAINGER W W INC	FIRE EQUIPMENT & SUPPLY	$127.42	$127.42
232852	101-3501-512.21-11	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1B47Z00Q3	$35.65	$391.12
			AMZN MKTP US 9Z9Q91U63	$39.62	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232852	101-3501-512.21-11	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US RF1BV1NZ3	$69.99	$391.12
			AMZN MKTP US T26Y67393	$245.86	
	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	IL DPT PUB HEALTH EMS	$21.00	$21.00
	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	CENTER FOR PUBLIC SAFE	$375.00	$375.00
	101-3501-512.30-35	HARRIS TRUST & SAVINGS BANK	IDENTIFIRE	$16.99	$16.99
	101-3501-512.33-05	HARRIS TRUST & SAVINGS BANK	CORNER BAKERY 0175	$82.61	$82.61
232881	101-3501-512.22-03	JASON KEDROK	TUITION REIMBURSEMENT	$776.50	$776.50
232896	101-3501-512.22-03	RICK MANTHY	TUITION REIMBURSEMENT	$1,500.00	$1,500.00
232904	101-3501-512.21-02	MUNICIPAL EMERGENCY SERVICES	EQUIPMENT MAINTENACE	$232.30	$232.30
232906	101-3501-512.22-02	METROPOLITAN FIRE CHIEFS ASSN	DUES 2022	$280.00	$280.00
232921	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT FEB 2022	$18,492.36	$18,492.36
	101-3501-512.21-65	NORTHWEST CENTRAL DISPATCH SYS	FIRE EQUIPMENT & SUPPLY	$225.00	$225.00
232922	101-3501-512.21-16	NORTHWEST COMMUNITY HOSP	TRAVEL & TRAINING	$4,845.00	$4,845.00
	101-3501-512.22-03	NORTHWEST COMMUNITY HOSP	TRAVEL & TRAINING	$75.00	$75.00
232925	101-3501-512.31-65	NORTHWEST ELECTRICAL SUPPLY CO	FIRE EQUIPMENT & SUPPLY	$99.30	$99.30
232926	101-3501-512.31-60	O'REILLY AUTO PARTS	OIL	$11.39	$11.39
232927	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$55.72	$304.76
			OFFICE SUPPLIES, GENERAL	$249.04	
232931	101-3501-512.22-05	PETTY CASH/FIRE	POSTAGE	$8.10	$8.10
	101-3501-512.31-65	PETTY CASH/FIRE	MISCELLANEOUS SUPPLIES	$13.58	$13.58
	101-3501-512.33-05	PETTY CASH/FIRE	MISCELLANEOUS SUPPLIES	$75.99	$75.99
232954	101-3501-512.31-60	ROUTE 12 RENTAL CO INC	KEROSENE	$123.50	$160.12
			PROPANE	$36.62	
232963	101-3501-512.21-11	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$49.98	$89.96
			JANITORIAL SUPPLIES	$39.98	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232963	101-3501-512.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$7.99	$7.99
232982	101-3501-512.21-65	TARGET SOLUTIONS LEARNING LLC	SERVICE DATA PROC, SFTWR	$9,661.52	$9,661.52
232987	101-3501-512.30-35	THREADWORKS	CLOTHING & APPAREL	$90.00	$90.00
232993	101-3501-512.31-60	TOTAL FIRE & SFETY INC	FIRE EXTINGUISHER SERVICE	$704.00	$704.00
233005	101-3501-512.22-05	UPS STORE #4073	UPS SHIPPING	$16.89	$32.52
			UPS SHIPPING	$15.63	
233018	101-3501-512.22-03	BRIAN WALSH	TRAVEL & TRAINING	$129.05	$129.05
233030	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$104.00
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
233031	101-3501-512.21-11	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	$312.12	$312.12
				Division 1 Total	$52,936.75
				Department 35 Total	$52,936.75

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2273	227-3701-512.30-35	RUNNERS HIGH	CLOTHING & APPAREL	$5,000.00	$5,000.00
232763	227-3701-512.22-03	BRIAN BUCHEK	TRAVEL & TRAINING	$112.07	$112.07
232808	227-3701-512.50-15	DIRECT FITNESS SOLUTIONS	EQUIPMENT MAINTENANCE	$130.00	$130.00
232818	227-3701-512.22-03	BENJAMIN ESCHNER	TUITION REIMBURSEMENT	$146.92	$146.92
232819	227-3701-512.22-03	KERT EVANS	TRAVEL & TRAINING	$121.79	$121.79
232827	227-3701-512.50-15	KEVIN WHELAN	FURNITURE, NON OFFICE	$2,250.00	$2,250.00
232841	227-3701-512.22-03	RYAN GLENDENNING	TRAVEL & TRAINING	$283.05	$283.05
232885	227-3701-512.22-03	KAZIMIERZ KRZECZKOWSKI	TUITION REIMBURSEMENT	$125.00	$125.00
232933	227-3701-512.22-03	ANTHONY PICCOLO	TUITION REIMBURSEMENT	$1,134.50	$1,134.50
232934	227-3701-512.22-03	MARC PISCITIELLO	TUITION REIMBURSEMENT	$164.20	$164.20
233019	227-3701-512.22-03	MATTHEW WALTERS	TUITION REIMBURSEMENT	$400.00	$400.00
				Division 1 Total	$9,867.53
				Department 37 Total	$9,867.53

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-4001-521.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$7.00	$7.00
232732	101-4001-521.22-02	AMERICAN PLANNING ASSOC	DUES	$668.00	$668.00
232735	101-4001-521.40-40	ARLINGTON HTS CHAMBER OF COM	MEMBERSHIP FEE 2021	$1,250.00	$2,500.00
			MEMBERSHIP FEE 2022	$1,250.00	
232746	101-4001-521.40-41	AUDACY OPERATIONS, INC.	ADVERTISING	$2,902.98	$2,902.98
232770	101-4001-521.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$12.71	$12.71
232797	101-4001-521.40-40	COSTAR REALTY INFORMATION INC	SERVICE PROFESSIONAL	$11,949.30	$11,949.30
232804	101-4001-521.22-01	DAILY HERALD	ADVERTISING	$287.55	$2,104.65
			ADVERTISING	$1,817.10	
	101-4001-521.30-01	DAILY HERALD	SUBSCRIPTION/PUBLICATIONS	$34.60	$34.60
232852	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$2.99	$2.99
	101-4001-521.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 7Z5JS8J23	$64.50	$64.50
232889	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	REPORTING SERVICES	$703.00	$1,410.00
			TRANSCRIPTS	$345.00	
			TRANSCRIPTS	$362.00	
232897	101-4001-521.40-40	MANUFACTURERS NEWS INC	RENEWAL ANNUAL DIRECTORY	$515.00	$515.00
232927	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$70.91	$371.56
			OFFICE SUPPLIES	$81.01	
			OFFICE SUPPLIES	$219.64	
232949	263-4001-571.20-05	RJN GROUP INC	SERVICE CONSULTING	$1,546.98	$1,546.98
	267-4001-571.50-25	RJN GROUP INC	SERVICE CONSULTING	$4,640.96	$4,640.96
232988	101-4001-521.21-65	TKB ASSOCIATES INC	SERVICE MISCELLANEOUS	$2,395.47	$2,395.47
233024	101-4001-521.40-41	WGN AM	ADVERTISING	$4,000.00	$4,000.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	**$35,126.70**
				Department 40 Total	**$35,126.70**

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Department: 41 Community Devl Block Grnt

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232737	215-4101-522.41-16	ARLINGTON HTS PARK DISTRICT	CDBG SERVICES	$3,271.88	$3,271.88
232779	215-4101-522.41-62	CHILDREN'S ADVOCACY CENTER	CDBG SERVICES	$875.00	$875.00
232793	215-4101-522.41-62	CONNECTIONS TO CARE	CDBG SERVICES	$2,268.88	$2,268.88
232824	215-4101-522.41-70	FAMILYFORWARD	CDBG SERVICES	$750.00	$750.00
232878	215-4101-522.41-48	JOURNEYS THE ROAD HOME	CDBG SERVICES	$4,622.75	$4,622.75
232890	215-4101-522.41-73	LIFE SPAN	CDBG SERVICES	$875.00	$875.00
232920	215-4101-522.41-68	NORTHWEST CASA	CDBG SERVICES	$875.00	$875.00
232924	215-4101-522.41-79	NORTHWEST COMPASS INC	CDBG SERVICES	$1,099.33	$1,099.33
232929	215-4101-522.41-01	OPTIMA CONSTRUCTION & ABATEMENT	CDBG SERVICES	$10,380.00	$10,380.00
232945	215-4101-522.41-04	RESOURCES FOR COMMUNITY LIVING	CDBG SERVICES	$1,266.00	$1,266.00
232978	215-4101-522.41-44	SUBURBAN PRIMARY HEALTH CARE	CDBG SERVICES	$1,960.40	$1,960.40
232995	215-4101-522.41-54	TOWNSHIP HIGH SCHOOL DIST #214	CDBG SERVICES	$403.05	$403.05
				Division 1 Total	$28,647.29

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2274	215-4102-522.41-39	FATEMEH PIRHADI	SMALL BUSINESS FORG LOAN	$5,000.00	$5,000.00
232878	215-4102-522.41-48	JOURNEYS THE ROAD HOME	CDBG SERVICES	$31,144.50	$31,144.50
				Division 2 Total	$36,144.50
				Department 41 Total	$64,791.79

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-4501-523.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$673.23	$673.23
232848	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	PLAN REVIEWS	$2,800.00	$2,800.00
232852	101-4501-523.22-02	HARRIS TRUST & SAVINGS BANK	IAEI	$120.00	$736.00
			IAEI	$120.00	
			NFPA NATL FIRE PROTECT	$175.00	
			INTL CODE COUNCIL INC	$95.00	
			INTL CODE COUNCIL INC	$226.00	
	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM G55YT6YM3	$12.47	$12.47
	101-4501-523.30-35	HARRIS TRUST & SAVINGS BANK	SHOE CARNIVAL WEB	($6.87)	($6.87)
232867	101-4501-523.22-02	IL PLUMBING INSPECTORS ASSOC	MEMBERSHIP DUES	$70.00	$70.00
232907	101-4501-523.21-65	MICROSYSTEMS	ANNUAL STORAGE	$240.00	$240.00
232927	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$66.55	$66.55
232979	101-4501-523.22-10	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	$200.00	$200.00
232980	101-4501-523.20-05	SUPERION LLC	PROFESSIONAL SERVICES	$360.00	$360.00
232985	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$475.00	$685.00
			SERVICE BLDG MAINT	$140.00	
			SERVICE BLDG MAINT	$70.00	
232994	101-4501-523.22-10	TOTAL PRINT SOLUTIONS	INSPECTION REPORTS	$222.00	$222.00
232996	101-4501-523.20-05	TPI	PLUMBING INSPECTIONS	$200.00	$200.00
233017	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	$90.02	$180.05
			ACCT 54209747800002	$90.03	
233030	101-4501-523.22-15	XEROX CORPORATION	OFFFICE MACHINES & ACCESS	$26.00	$52.00
			OFFFICE MACHINES & ACCESS	$26.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	**$6,490.43**
				Department 45 Total	**$6,490.43**

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-7001-541.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$50.62	$50.62
232770	101-7001-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$8.12	$8.12
232796	101-7001-541.21-10	CORELOGIC SOLUTIONS LLC	PROPERTY SEARCH SOFTWARE	$220.00	$220.00
232840	101-7001-541.33-10	GLAXOSMITHKLINE PHARMACEUTICALS	NURSING CLINIC SUPPLIES	$377.90	$377.90
232852	101-7001-541.20-25	HARRIS TRUST & SAVINGS BANK	ALDI 40092	$600.00	$2,767.05
			JEWEL OSCO 3422	$529.75	
			MARIANOS #501	$711.90	
			MARIANOS #501	$911.90	
			METRA ARLINGTON HEIGHT	$13.50	
	101-7001-541.21-65	HARRIS TRUST & SAVINGS BANK	SFAX	$30.74	$30.74
	101-7001-541.30-01	HARRIS TRUST & SAVINGS BANK	CSP CSPI NUTRITIONACTI	$24.00	$24.00
	101-7001-541.30-05	HARRIS TRUST & SAVINGS BANK	BARNABYS FAMILY INN	$58.52	$348.19
			CDW GOVT #Q077874	$109.23	
			PORTILLOS HOT DOGS #9O	$33.36	
			ROSATI'S PIZZA	$57.74	
			AMAZON.COM KA1P36M93	$38.38	
			AMZN MKTP US KH5CW8NB3	$29.97	
			AMAZON.COM 4U93J6FD3	$20.99	
	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	GLAXOSMITHKLINE PHARMA	$377.90	$377.90
232979	101-7001-541.22-10	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES, GENERAL	$50.00	$50.00
233012	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	$330.12	$330.12
				Division 1 Total	$4,584.64

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Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-7007-541.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$508.08	$508.08
232766	101-7007-541.21-65	BURIN, RALPH	PROGRAM INSTRUCTIONAL FEE	$100.00	$100.00
232770	101-7007-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$34.90	$34.90
232807	101-7007-541.30-05	DELL MARKETING LP	OFFICE SUPPLIES & EQUIPMENT	$596.00	$596.00
232851	101-7007-541.21-65	HARPER COLLEGE	PROGRAM INSTRUCTIONAL FEE	$160.00	$160.00
232852	101-7007-541.21-65	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	$61.00	$61.00
	101-7007-541.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 361OZ4KA3	$89.95	$185.60
			AMZN MKTP US WV1VF6JT3	$95.65	
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON.COM FI6X21PA3	$43.20	$300.81
			AMZN MKTP US PY4VB9OZ3	$18.89	
			WWW.VOLGISTICS.COM	$61.00	
			AMZN MKTP US	($35.99)	
			AMZN MKTP US	($28.99)	
			AMZN MKTP US 3U0BD1LK3	$32.99	
			AMZN MKTP US A14E73F83	$28.99	
			AMZN MKTP US KX80M4ZI3	$101.65	
			AMZN MKTP US Z271Q5MR3	$14.67	
			TORTORICES PIZZA	$64.40	
232898	101-7007-541.31-65	CHASITY MARINI	PROGRAM SUPPLIES	$23.23	
232905	101-7007-541.21-65	METROPOLIS PERFORMING ARTS CENTRE	PROGRAM INSTRUCTIONAL FEE	$66.00	$66.00
				Division 7 Total	$2,035.62
				Department 70 Total	$6,620.26

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	101-7101-531.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$27.63	$27.63
232719	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$322.32	$322.32
	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$1,615.00	$1,615.00
232720	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	LOCKS AND KEYS	$376.95	$376.95
232721	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	EQUIPMENT MAINTENANCE	$591.00	$591.00
232723	101-7101-531.31-65	ALEXANDER EQUIPMENT CO INC	SAFETY & FIRST AID EQUIPMENT	$4,249.22	$4,249.22
232727	101-7101-531.31-55	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	$43.98	$43.98
	101-7101-531.31-65	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	$26.44	$276.64
			HARDWARE SUPPLIES	$31.80	
			2022 ALFRESCO SUPPLIES	$218.40	
232728	101-7101-531.21-11	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	$565.69	$4,895.39
			SERVICE BLDG MAINT	$4,329.70	
232733	101-7101-531.31-55	ANDERSON LOCK	LOCKS	$319.71	$319.71
232738	101-7101-531.21-36	ARLINGTON RENTAL INC	EQUIPMENT RENTAL	$565.40	$565.40
232740	401-7101-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	$5,100.00	$5,100.00
232741	101-7101-531.22-70	AT & T	ACCT 84759060006156	$1,007.56	$1,007.56
232742	101-7101-531.22-70	AT & T	ACCT 84725535058159	$818.56	$818.56
232743	101-7101-531.22-70	AT & T	ACCT 84734215183700	$271.11	$271.11
232744	101-7101-531.22-70	AT & T	ACCT 8310010134261	$1,123.01	$1,123.01
232745	101-7101-531.22-70	AT & T	ACCT 8310010146347	$899.96	$899.96
232748	101-7101-531.31-55	AUTOMATIC APPLIANCE	MISCELLANEOUS PARTS	$164.59	$213.49
			MISCELLANEOUS PARTS	$48.90	
232750	101-7101-531.21-65	AZTECA SYSTEMS LLC	SERVICE MISCELLANEOUS	$31,500.00	$31,500.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232753	101-7101-531.31-55	BERKHEIMER CO INC	TRAIN HVAC REPAIRS	$468.81	$365.53
			TRAIN HVAC REPAIRS	$13.90	
			REFUND TAX	($117.18)	
232754	401-7101-571.50-20	BKV GROUP	SERVICE CONSULTING	$13,202.50	$13,202.50
232757	426-7101-571.50-25	BOLDER CONTRACTORS, INC.	SERVICE CONSULTING	$257,462.00	$257,462.00
232764	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$21,636.00	$46,712.84
			SERVICE CONSTRUCTION	$25,076.84	
232768	101-7101-531.31-65	BUSHNELL INC	VEH MAINTENANCE SUPPLY	$529.00	$529.00
232770	101-7101-531.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$8.71	$8.71
232778	401-7101-571.50-30	CHICAGO TITLE COMPANY LLC	SERVICE PROFESSIONAL	$1,350.00	$4,050.00
			SERVICE PROFESSIONAL	$1,350.00	
			SERVICE PROFESSIONAL	$1,350.00	
232781	401-7101-571.50-30	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$3,460.29	$17,441.00
			SERVICE CONSULTING	$13,980.71	
	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$12,510.50	$20,480.75
			SERVICE CONSULTING	$7,970.25	
232784	101-7101-531.22-70	COMCAST CABLE	SERVICE CABLE	$63.12	$63.12
232785	101-7101-531.22-70	COMCAST CABLE	SERVICE CABLE	$31.56	$31.56
232791	101-7101-531.31-90	COMPASS MINERALS AMERICA	ROAD SALT	$10,192.80	$103,757.68
			ROAD SALT	$29,867.59	
			ROAD SALT	$28,009.44	
			ROAD SALT	$8,853.46	
			ROAD SALT	$1,870.69	
			STREET/SIDEWALK SUPPLIES	$24,963.70	
232794	401-7101-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE ENGINEERING	$969.55	$11,527.45

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232794	401-7101-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE ENGINEERING	$9,727.50	$11,527.45
			SERVICE ENGINEERING	$830.40	
232795	211-7101-571.50-40	COOK COUNTY DEPT TRANSPORTATION	SIGNAL SYSTEM MAINTENANCE	$5,964.56	$5,964.56
232798	101-7101-531.22-03	CRAWFORD BRIAN	TRAVEL & TRAINING ADVANCE	$1,626.24	$1,626.24
232799	426-7101-571.50-25	CRAWFORD MURPHY AND TILLY	SERVICE CONSULTING	$1,837.32	$1,837.32
232803	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	EQUIPMENT MAINTENANCE	$890.00	$890.00
232804	101-7101-531.30-01	DAILY HERALD	SUBSCRIPTION/PUBLICATIONS	$69.20	$69.20
232806	101-7101-531.22-03	DEADESSIS NICK	TRAVEL & TRAINING ADVANCE	$1,001.24	$1,001.24
232810	101-7101-531.21-65	DLT SOLUTIONS	ENGINEERING SERVICES	$4,072.66	$4,072.66
232826	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	OFFICE SUPPLIES	$1,085.04	$3,255.12
			OFFICE SUPPLIES	$2,170.08	
232836	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$21,675.95	$43,067.13
			FUEL,OIL,GREASE, & LUBES	$21,391.18	
232842	101-7101-531.31-55	GLOBAL EQUIPMENT COMPANY	MISCELLANEOUS SUPPLIES	$149.38	$149.38
232846	101-7101-531.30-35	GRAINGER W W INC	CLOTHING & APPAREL	$57.45	$57.45
232852	101-7101-531.21-65	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	$325.00	$650.00
			AMERICAN PUBLIC WORKS	$325.00	
	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	ISA	$190.00	$2,050.70
			ISA	$190.00	
			ISA	$190.00	
			ISA	$190.00	
			ISA	$190.00	
			ISA	$190.00	
			ISA	$190.00	
			ASCE PURCHASING	$275.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232852	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	AWWA.ORG	$85.00	$2,050.70
			AWWA.ORG	$238.00	
			IL PROF LICENSE FEE	$61.35	
			IL PROF LICENSE FEE	$61.35	
	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	$250.00	$2,581.00
			EB 2021 APWA CHAPTER	$150.00	
			NIPSTAILPARKPARKSNREC	($75.00)	
			UWCC REGISTRATIONS	$995.00	
			ASCE PURCHASING	$295.00	
			EB 2021 APWA CHAPTER	$50.00	
			EB 2021 APWA CHAPTER	$200.00	
			ILCA	$716.00	
	101-7101-531.30-05	HARRIS TRUST & SAVINGS BANK	BLUEDOGINK	$145.98	
			PAYPAL NATIONALDIR	$147.88	$293.86
	101-7101-531.31-45	HARRIS TRUST & SAVINGS BANK	THE WEBSTAURANT STORE	$1,060.00	
					$1,060.00
	101-7101-531.31-55	HARRIS TRUST & SAVINGS BANK	DBA HARD TO FIND ITEMS	$127.46	$127.46
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	EDDIES RESTAURANT AND	$200.00	$726.17
			JEWEL OSCO 3422	$64.98	
			JEWEL OSCO 3422	$72.99	
			POLYCASE	$273.88	
			SAMSCLUB #6464	$114.32	
	101-7101-531.31-85	HARRIS TRUST & SAVINGS BANK	NORTHERN TOOL & EQUIP	$199.99	
					$199.99
232855	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$473.39	$473.39
232859	101-7101-531.31-65	HELLER LUMBER CO	HARDWARE SUPPLIES	$570.56	$570.56
232862	101-7101-531.30-05	HR DIRECT	OFFICE SUPPLIES	$21.24	$21.24

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232871	101-7101-531.31-90	INDUSTRIAL SYSTEMS LTD	SUPERMIX	$3,141.00	$19,747.00
			SUPERMIX	$3,141.00	
			SUPERMIX	$3,141.00	
			LIQUID SALT	$3,141.00	
			LIQUID SALT	$3,141.00	
			LIQUID SALT	$4,042.00	
232872	101-7101-531.21-11	INTL EXTERMINATORS INC	FIRE 1 EXTERM	$60.00	$540.00
			HISTORICAL EXTERM	$120.00	
			POLICE EXTERM	$65.00	
			PW EXTERM	$88.00	
			SEN CENTER EXTERM	$88.00	
			TRAIN EXTERM	$59.00	
			VH EXTERM	$60.00	
232875	101-7101-531.31-65	JET VAC ENVIRONMENTAL	MISCELLANEOUS SUPPLIES	$996.30	$996.30
232876	101-7101-531.21-65	JOHNSON CONTROLS	ALARM SERVICE	$143.00	$143.00
232877	101-7101-531.21-65	JOHNSON CONTROLS SECURITY SOLUTIONS	HISTORICAL QUARTERLY	$288.83	$288.83
232888	101-7101-531.30-39	LEAHY WOLF CO	MOTOR OIL	$2,133.10	$2,133.10
232893	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$9.46	$551.45
			ELECTRICAL EQUIP & SUPPLY	$17.06	
			HARDWARE SUPPLIES	$137.50	
			HARDWARE SUPPLIES	$40.84	
			ELECTRICAL EQUIP & SUPPLY	$340.43	
			PLUMBING EQUIP FIXT,SUPP	$6.16	
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$15.24	$198.35
			HARDWARE SUPPLIES	$183.11	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232893	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$25.74	$168.63
			HARDWARE SUPPLIES	$142.89	
232901	101-7101-531.21-01	MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	$728.16	$728.16
232907	101-7101-531.21-65	MICROSYSTEMS	2022 ARCHIVE STORAGE	$368.44	$368.44
232915	101-7101-531.21-50	NICOR	ACCT 01701843946	$2,644.46	$6,102.54
			ACCT 01701843946	$3,458.08	
232917	101-7101-531.31-45	NETWORK SERVICES COMPANY	MISCELLANEOUS SUPPLIES	$325.89	$1,333.19
			JANITORIAL SUPPLIES	$1,007.30	
232918	101-7101-531.31-85	NORTHERN TOOL & EQUIPMENT	MISCELLANEOUS SUPPLIES	$47.99	$47.99
232925	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	BLDG SUPPLY MAINT	$276.00	$425.71
			BLDG SUPPLY MAINT	$149.71	
232927	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$4.70	$21.20
			OFFICE SUPPLIES, GENERAL	$16.50	
232937	101-7101-531.22-70	PRECISE MRM LLC	DATA PLAN	$522.50	$1,045.00
			DATA PLAN	$522.50	
232938	101-7101-531.30-35	PRO SAFETY INC	CLOTHING & APPAREL	$404.77	$404.77
232942	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$134.99	$334.99
			CLOTHING & APPAREL	$200.00	
232954	101-7101-531.21-36	ROUTE 12 RENTAL CO INC	KEROSENE	$65.00	$97.50
			KEROSENE	$32.50	
232957	101-7101-531.22-03	DAVID SCANLON	TRAVEL & TRAINING ADVANCE	$620.91	$620.91
232959	426-7101-571.50-25	THOMAS SCHAEDEL	ENHANCED SEWER REBATE	$9,176.25	$9,176.25
232963	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$19.97	$19.97
	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$15.98	$15.98
232966	401-7101-571.50-30	GERALD SMITH	SW REPLC REIMBURSEMENT	$728.75	$728.75

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232966	426-7101-571.50-25	GERALD SMITH	ENHANCED SEWER REBATE	$10,935.00	$10,935.00
232968	101-7101-531.21-02	SOUND INCORPORATED	EQUIPMENT MAINTENANCE	$1,771.00	$1,771.00
	101-7101-531.22-70	SOUND INCORPORATED	EQUIPMENT	$72.73	$72.73
	101-7101-531.31-65	SOUND INCORPORATED	EQUIPMENT	$6,768.00	$6,768.00
232971	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	$445.37	$445.37
232972	101-7101-531.21-02	STATE OF IL FIRE MARSHALL	EQUIPMENT MAINTENANCE	$70.00	$70.00
232975	101-7101-531.21-02	STONE GROUP	EQUIPMENT MAINTENANCE	$1,876.50	$3,926.50
			EQUIPMENT MAINTENANCE	$2,050.00	
232992	401-7101-572.50-15	TOPCON SOLUTIONS INC	BACKYARD FLOODING SURVEY	$1,192.00	$1,192.00
232997	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	TRAFFIC SUPPLIES	$2,689.75	$3,214.75
			TRAFFIC SUPPLIES	$525.00	
232999	101-7101-531.31-45	ULINE INC	JANITORIAL SUPPLIES	$3,828.64	$4,549.78
			JANITORIAL SUPPLIES	$721.14	
233010	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	$4,189.64	$4,189.64
233023	101-7101-531.30-39	WEX BANK	FUEL	$50.58	$50.58
233025	101-7101-531.22-70	WILSON CONSULTING	SERVICE PROFESSIONAL	$187.50	$187.50
233030	101-7101-531.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$85.00	$85.00
802149	101-7101-531.22-70	AT & T	ACCT 84725961248940	$48.87	$1,302.39
			ACCT 84739208661733	$51.19	
			ACCT 84738271083278	$49.36	
			ACCT 84743978686650	$97.75	
			ACCT 84757754536603	$76.23	
			ACCT 84757757951551	$277.86	
			ACCT 84779713213488	$48.87	
			ACCT 847Z9727849771	$652.26	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802150	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2278061084	$141.19	$9,040.81
			ACCT 2278061084	$338.64	
			ACCT 2985063029	$619.82	
			ACCT 3183115007	$11.67	
			ACCT 4103039009	$507.27	
			ACCT 5492508009	$68.23	
			ACCT 7363016029	$7,300.57	
			ACCT 8572043011	$53.42	
802152	101-7101-531.21-50	NICOR	ACCT 95407400001	$2,297.37	$2,297.37
				Division 1 Total	$696,930.17
				Department 71 Total	$696,930.17

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Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232718	505-7201-561.31-65	ABBOTT RUBBER CO INC	HARDWARE SUPPLIES	$140.40	$140.40
232723	505-7201-561.31-65	ALEXANDER EQUIPMENT CO INC	SAFETY & FIRST AID EQUIP.	$4,249.23	$4,249.23
232727	505-7201-561.31-65	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$26.44	$418.90
			WATER SUPPLIES	$19.99	
			OFFICE SUPPLIES	$253.98	
			OFFICE SUPPLIES	$118.49	
232729	505-7201-561.22-70	AMERICAN MESSAGING	PAGER SERVICE	$268.68	$268.68
232749	505-7201-561.22-03	AWWA ILLINOIS SECTION	TRAVEL & TRAINING	$225.00	$225.00
232750	505-7201-561.21-65	AZTECA SYSTEMS LLC	SERVICE MISCELLANEOUS	$25,200.00	$25,200.00
232767	505-7201-561.20-05	BURNS MCDONNELL	WATER SYSTEM EVALUATION	$2,000.00	$2,000.00
232768	505-7201-561.31-65	BUSHNELL INC	EQUIPMENT SUPPPLIES	$355.25	$355.25
232769	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	$9,724.96	$17,707.67
			STREET/SIDEWALK SUPPLIES	$2,512.18	
			STREET/SIDEWALK SUPPLIES	$5,470.53	
232786	505-7201-561.22-70	COMCAST CABLE	INTERNET	$189.85	$189.85
232789	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0705092066	$210.82	$210.82
232790	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0248116083	$15.31	$30.63
			ACCT 0248116083	$15.32	
232816	505-7201-561.20-05	ENGINEERING ENTERPRISES INC	SERVICE CONSULTING	$3,775.25	$3,775.25
232846	505-7201-561.30-35	GRAINGER W W INC	EQUIPMENT SUPPLIES	$57.45	$57.45
	505-7201-561.31-55	GRAINGER W W INC	EQUIPMENT SUPPLIES	$1,067.18	$1,067.18
	505-7201-561.31-65	GRAINGER W W INC	PLUMBING EQUIP FIXT,SUPP	$1,337.13	$1,347.82
			WATER SEWER SYSTEM SUPPLY	$10.69	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232850	505-7201-561.31-01	HARBOR FREIGHT TOOLS	WATER SUPPLIES	$88.94	$88.94
	505-7201-561.31-85	HARBOR FREIGHT TOOLS	WATER SUPPLIES	$299.99	$299.99
232852	505-7201-561.21-65	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	$325.00	$326.98
			APPLE.COM/BILL	$0.99	
			APPLE.COM/BILL	$0.99	
	505-7201-561.22-02	HARRIS TRUST & SAVINGS BANK	INTERNATIONAL MUNICIPA	$680.00	$680.00
	505-7201-561.22-03	HARRIS TRUST & SAVINGS BANK	EB 2021 APWA CHAPTER	$50.00	$945.00
			AWWA EVENTS	$895.00	
	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	SONETICS CORPORATION	$57.19	$57.19
	505-7201-561.31-85	HARRIS TRUST & SAVINGS BANK	GRICE INDUSTRIES	$1,005.25	$1,005.25
232853	505-7201-561.30-35	MICHAEL HASSENAUER	WORK SLACKS REIMBURSEMENT	$180.00	$180.00
232863	505-7201-561.20-05	HR GREEN INC.	SERVICE CONSULTING	$3,309.00	$3,309.00
232866	505-7201-561.31-65	IDEXX DISTRIBUTION INC	WATER TEST LAB SUPPLIES	$919.73	$919.73
232893	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$261.73	$435.29
			ELECTRICAL EQUIP & SUPPLY	$74.46	
			PLUMBING EQUIP FIXT,SUPP	$92.83	
			PLUMBING EQUIP FIXT,SUPP	$6.27	
232927	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$62.87	$179.85
			OFFICE SUPPLIES, GENERAL	$38.99	
			OFFICE SUPPLIES, GENERAL	$77.99	
232928	505-7201-561.31-07	OLSEN SAFETY EQUIPMENT CORP	WATER SEWER SYSTEM SUPPLY	$10,867.50	$10,867.50
232937	505-7201-561.22-70	PRECISE MRM LLC	DATA PLAN	$522.50	$1,045.00
			DATA PLAN	$522.50	
232938	505-7201-561.30-35	PRO SAFETY INC	CLOTHING & APPAREL	$404.78	$404.78
232942	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	$586.73

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232942	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$199.74	$586.73
			CLOTHING & APPAREL	$186.99	
232963	505-7201-561.33-05	SHERWIN ACE HARDWARE	PLUMBING SUPPLIES	$12.58	$12.58
232971	505-7201-561.31-55	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	$383.81	$383.81
232973	505-7201-561.31-65	STEINER ELECTRIC	HARDWARE SUPPLIES	$181.82	$635.03
			HARDWARE SUPPLIES	$453.21	
232983	505-7201-561.21-35	TAYLOR PLUMBING	METER SERVICE	$2,007.00	$4,550.89
			METER SERVICE	$1,748.36	
			METER SERVICE	$795.53	
232999	505-7201-561.50-10	ULINE INC	EQUIPMENT SUPPLIES	$1,253.14	$5,485.75
			EQUIPEMNT SUPPLIES	$3,127.47	
			EQUIPMENT SUPPLIES	$1,105.14	
233008	505-7201-561.30-35	USA BLUEBOOK	CLOTHING & APPAREL	$142.22	$271.17
			CLOTHING & APPAREL	$128.95	
	505-7201-561.31-65	USA BLUEBOOK	WATER LAB SUPPLIES	$2,796.63	$2,796.63
233010	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	$2,793.10	$2,793.10
233011	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	$963.41	$963.41
233020	505-7201-561.31-01	WATER PRODUCTS CO	WATER SUPPLIES	$990.00	$3,570.00
			WATER SUPPLIES	$795.00	
			WATER SUPPLIES	$990.00	
			WATER SUPPLIES	$795.00	
233025	505-7201-561.22-70	WILSON CONSULTING	SERVICE PROFESSIONAL	$187.50	$187.50
233032	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLIES	$152.00	$4,298.00
			WATER SUPPLIES	$643.15	
			WATER SUPPLIES	$1,259.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233032	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLIES	$960.00	$4,298.00
			WATER SUPPLIES	$1,283.85	
	505-7201-561.31-85	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLIES	$245.00	$245.00
802149	505-7201-561.22-70	AT & T	ACCT 84743746842777	$48.87	$1,095.64
			ACCT 84743746858567	$48.87	
			ACCT 84759021056118	$897.15	
			ACCT 84759080850047	$100.75	
802150	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	$266.72	$1,919.41
			ACCT 0117046072	$99.72	
			ACCT 0645171017	$73.06	
			ACCT 0831076049	$94.05	
			ACCT 1104021044	$113.50	
			ACCT 1257044037	$963.55	
			ACCT 1284169036	$241.07	
			ACCT 3973144001	$67.74	
802151	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050214	$1,248.47	$17,396.76
			ACCT 1050221	$7,164.48	
			ACCT 1050216	$1,362.78	
			ACCT 1060230	$3,712.04	
			ACCT 1050219	$3,545.78	
			ACCT 8063213	$363.21	
802152	505-7201-561.21-50	NICOR	ACCT 05850400002	$102.74	$708.58
			ACCT 16797600000	$149.91	
			ACCT 76830700001	$455.93	
				Division 1 Total	$125,888.62

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 72 Total	**$125,888.62**

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232811	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$419.16	$419.16
233004	235-7301-532.21-40	UNION PACIFIC RAILROAD	4TH QTR PYMNT LOT P	$3,284.70	$3,284.70
802149	235-7301-532.21-50	AT & T	ACCT 847R0608437214	$404.78	$404.78
802150	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4643715006	$20.16	$110.23
			ACCT 5231622008	$90.07	
				Division 1 Total	$4,218.87

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232811	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$1,327.34	$1,327.34
232893	235-7302-532.33-05	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$44.84	$44.84
232960	235-7302-532.31-90	SCHOENBERG SALT INC	SALT	$11,211.00	$11,211.00
802151	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050215	$1,659.81	$1,659.81
				Division 2 Total	$14,242.99

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232721	235-7303-532.21-02	AFFILIATED CUSTOMER SERVICE INC	SERVICE BLDG MAINT	$534.00	$534.00
232811	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$1,327.34	$1,327.34
232960	235-7303-532.31-90	SCHOENBERG SALT INC	SALT	$16,289.24	$23,363.01
			SALT	$7,073.77	
802149	235-7303-532.21-50	AT & T	ACCT 84763200281737	$200.33	$200.33
802151	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1060231	$2,601.71	$2,601.71
				Division 3 Total	$28,026.39

WARRANT REGISTER - GM0002

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232721	235-7304-532.21-02	AFFILIATED CUSTOMER SERVICE INC	SERVICE BLDG MAINT	$1,852.00	$1,852.00
232811	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$419.16	$419.16
802151	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050222	$944.88	$944.88
				Division 4 Total	$3,216.04
				Department 73 Total	$49,704.29

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232725	621-7501-551.21-02	ALTEC INDUSTRIES INC	EQUIPMENT MAINTENANCE	$1,348.50	$1,348.50
232726	621-7501-551.31-51	ALTORFER INDUSTRIES	EQUIPMENT SUPPLIES	$332.76	$332.76
232727	621-7501-551.31-51	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$102.93	$102.93
	621-7501-551.31-65	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$699.99	$989.99
			OFFICE SUPPLIES	$290.00	
232733	621-7501-551.50-20	ANDERSON LOCK	SERVICE BLDG MAINTENANCE	$7,819.74	$7,819.74
232736	621-7501-551.21-07	ARLINGTON HEIGHTS FORD INC	EQUIPMENT MAINTENANCE	$2,304.31	$2,304.31
	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	$327.33	$666.18
			VEH MAINTENANCE SUPPLY	$31.79	
			VEH MAINTENANCE SUPPLY	$181.18	
			VEH MAINTENANCE SUPPLY	$58.33	
			VEH MAINTENANCE SUPPLY	$56.13	
			VEH MAINTENANCE SUPPLY	$15.26	
			VEH MAINTENANCE SUPPLY	$2.34	
			VEH MAINTENANCE SUPPLY	$12.43	
			VEH MAINTENANCE SUPPLY	$21.60	
			VEH MAINTENANCE SUPPLY	($40.21)	
232747	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	$1,039.20	$1,809.60
			VEH MAINTENANCE SUPPLY	$770.40	
232750	621-7501-551.21-02	AZTECA SYSTEMS LLC	SERVICE MISCELLANEOUS	$6,300.00	$6,300.00
232760	621-7501-551.31-51	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	$152.86	$152.86
232765	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$29.20	$29.20
232777	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$480.12	$1,270.37

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232777	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$636.81	$1,270.37
			VEH MAINTENANCE SUPPLY	$153.44	
232782	621-7501-551.21-36	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	$126.99	$126.99
232800	621-7501-551.21-07	CUMBERLAND SERVICENTER INC	VEH MAINTENANCE SUPPLY	$680.00	$680.00
232801	621-7501-551.31-51	CUMMINS SALES & SERVICE	VEH MAINTENANCE SUPPLY	($123.88)	($123.88)
	621-7501-551.31-65	CUMMINS SALES & SERVICE	EQUIPMENT	$1,643.88	$1,643.88
232814	621-7501-551.31-51	EJ EQUIPMENT INCORPORATED	EQUIPMENT SUPPLY	$194.42	$194.42
232829	621-7501-551.31-51	FORCE AMERICA	EQUIPMENT	$1,316.61	$1,316.61
232831	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	$142.12	$506.96
			VEH MAINTENANCE SUPPLY	$364.84	
232838	621-7501-551.21-02	GFL ENVIRONMENTAL SERVICES USA, INC	EQUIPMENT MAINTENANCE	$325.40	$325.40
232842	621-7501-551.31-65	GLOBAL EQUIPMENT COMPANY	EQUIPMENT	$214.23	$475.94
			EQUIPMENT	$261.71	
232852	621-7501-551.21-07	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-AUTOREPLENI	$40.00	$80.00
			IL TOLLWAY-AUTOREPLENI	$40.00	
	621-7501-551.31-51	HARRIS TRUST & SAVINGS BANK	LINESTOGO.COM	$200.10	$372.54
			USA CLEAN INC	$19.89	
			SQ BLIZZARD DYNAMICS	$152.55	
	621-7501-551.31-85	HARRIS TRUST & SAVINGS BANK	AMZ NOCO	$431.38	$579.82
			TOOLDISCOUNTER.COM	$148.44	
232865	621-7501-551.21-02	IDENTIFIX	VEH MAINTENANCE SUPPLY	$1,428.00	$1,428.00
232868	621-7501-551.21-62	IL RECOVERY GROUP INC	WASTE OIL	$322.50	$322.50
232875	621-7501-551.31-51	JET VAC ENVIRONMENTAL	VEH MAINTENANCE SUPPLY	$406.82	$436.81
			VEH MAINTENANCE SUPPLY	$29.99	
232886	621-7501-551.31-51	KUEPER NORTH AMERICAN LLC	VEH MAINTENANCE SUPPLY	$4,080.00	$4,080.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232887	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	$396.07	$396.07
232891	621-7501-551.31-51	LINDCO EQUIPMENT SALES INC	VEH MAINTENANCE SUPPLY	$298.27	$738.10
			VEH MAINTENANCE SUPPLY	$439.83	
232895	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$192.00	$2,065.13
			VEH MAINTENANCE SUPPLY	$366.83	
			VEH MAINTENANCE SUPPLY	$285.50	
			VEH MAINTENANCE SUPPLY	$363.62	
			VEH MAINTENANCE SUPPLY	$83.63	
			VEH MAINTENANCE SUPPLY	$773.55	
232899	621-7501-551.31-51	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	$401.28	$401.28
232900	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$12.04	$266.17
			VEH MAINTENANCE SUPPLY	$254.13	
	621-7501-551.31-85	MC MASTER CARR SUPPLY CO	HARDWARE SUPPLIES	$24.77	$24.77
232908	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	$3,638.04	$4,267.84
			VEH MAINTENANCE SUPPLY	$560.64	
			VEH MAINTENANCE SUPPLY	$69.16	
232911	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	$1,051.80	$1,051.80
232912	621-7501-551.22-02	NAFA FLEET MGMT ASSOC	MEMBERSHIP DUES	$499.00	$499.00
232913	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$71.52	$1,396.66
			VEH MAINTENANCE SUPPLY	($39.95)	
			VEH MAINTENANCE SUPPLY	$227.00	
			VEH MAINTENANCE SUPPLY	$122.99	
			VEH MAINTENANCE SUPPLY	$4.56	
			VEH MAINTENANCE SUPPLY	$11.20	
			VEH MAINTENANCE SUPPLY	$155.18	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232913	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$80.08	$1,396.66
			VEH MAINTENANCE SUPPLY	$170.12	
			VEH MAINTENANCE SUPPLY	$40.10	
			VEH MAINTENANCE SUPPLY	$39.95	
			VEH MAINTENANCE SUPPLY	$57.53	
			VEH MAINTENANCE SUPPLY	$9.66	
			VEH MAINTENANCE SUPPLY	$257.92	
			VEH MAINTENANCE SUPPLY	$113.32	
			VEH MAINTENANCE SUPPLY	$36.99	
			VEH MAINTENANCE SUPPLY	$9.99	
			VEH MAINTENANCE SUPPLY	$14.25	
			VEH MAINTENANCE SUPPLY	$14.25	
232919	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	$931.20	$931.20
232926	621-7501-551.31-51	O'REILLY AUTO PARTS	VEH MAINTENANCE SUPPLY	$28.64	$28.64
232930	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	$119.73	$408.43
			VEH MAINTENANCE SUPPLY	$288.70	
232939	621-7501-551.21-07	RACEWAY CARWASH	CARWASHES	$155.00	$155.00
232941	621-7501-551.31-51	RAYMAR HYDRAULIC REPAIR SRVC	VEH MAINTENANCE SUPPLY	$1,552.00	$1,552.00
232951	621-7501-551.31-51	ROLAND MACHINERY CO	VEH MAINTENANCE SUPPLY	$837.56	$837.56
232955	621-7501-551.21-07	INTERSTATE BILLING SERVICE INC	EQUIPMENT MAINTENANCE	$371.80	$371.80
	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$133.90	$593.90
			VEH MAINTENANCE SUPPLY	$460.00	
232961	621-7501-551.31-51	SCRUBBER CITY INC	VEH MAINTENANCE SUPPLY	$984.39	$1,320.65
			VEH MAINTENANCE SUPPLY	$100.31	
			VEH MAINTENANCE SUPPLY	$235.95	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232963	621-7501-551.31-51	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$9.92	$13.91
			HARDWARE SUPPLIES	$3.99	
232977	621-7501-551.21-07	SUBURBAN ACCENTS INC	EQUIPMENT MAINTENANCE	$575.00	$575.00
233000	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT MAINTENANCE	$3,350.00	$3,350.00
233003	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	$78.12	$156.24
			CLOTHING & APPAREL	$78.12	
233021	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	$1,314.92	$1,314.92
233033	621-7501-551.31-51	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$63.80	$338.40
			VEH MAINTENANCE SUPPLY	$239.72	
			VEH MAINTENANCE SUPPLY	$34.88	
				Division 1 Total	$58,626.90
				Department 75 Total	$58,626.90

WARRANT REGISTER - GM0002

Department: 80 Pensions

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2272	705-8001-631.22-05	QUADIENT FINANCE USA, INC.	POSTAGE REPLENISHMENT	$17.49	$17.49
				Division 1 Total	$17.49
				Department 80 Total	$17.49

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232832	505-9001-571.50-25	FOURBRIDGE SOLUTIONS	SERVICE CONSULTING	$13,850.00	$13,850.00
232870	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	$45,877.88	$45,877.88
				Division 1 Total	$59,727.88

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232894	621-9003-572.50-05	MACQUEEN EMERGENCY GROUP	VEHICLE MAJOR TRANSPORT	$791,452.00	$791,452.00
				Division 3 Total	$791,452.00
				Department 90 Total	$851,179.88

WARRANT REGISTER - GM0002

Department: 95 Debt Service

Division: 55

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
233001	301-9555-582.60-20	UMB BANK NA	AGENT FEE	$318.00	$318.00
				Division 55 Total	$318.00
				Department 95 Total	$318.00

WARRANT REGISTER - GM0002

Department: 99 Non Operating

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
232852	515-9901-525.40-92	HARRIS TRUST & SAVINGS BANK	INTUIT QUICKBOOKS ONL	$860.00	$860.00
				Division 1 Total	$860.00
				Department 99 Total	$860.00
TOTAL ALL FUNDS:					$2,641,334.83

Village Board
2/7/2022

Item: Proclamation of Black History Month

Department: Village Managers Office

Proclamation of Black History Month

ATTACHMENTS:

Description	**Type**
Black History Month Proclamation	Agreement

Village of Arlington Heights Proclamation
In Recognition of
Black History Month
February 2022

WHEREAS, during Black History Month, we honor the extraordinary contributions made by African Americans throughout the history of our Republic, and we renew our commitment to liberty and justice for all;

WHEREAS, during Black History Month we recognize the achievements of African Americans and their role in shaping history along with the contributions that African Americans have made to enhance the economic, cultural, spiritual and political development of our country;

WHEREAS, this year's theme "Black Health and Wellness" explores the legacy of not only Black scholars and medical practitioners in Western medicine, but also other ways of knowing (e.g. birthworkers, doulas, midwives, naturopaths, herbalists, etc.) throughout the African Diaspora;

WHEREAS, the theme for this year considers activities, rituals and initiatives that Black communities have done to be well;

WHEREAS, during Black History Month, we recognize the essential role of African Americans in shaping the story of America and honor their courage and contributions;

NOW, THEREFORE, I, Thomas W. Hayes, Mayor of the Village of Arlington Heights, along with the Arlington Heights Village Board of Trustees, do hereby proclaim February 2022 as **Black History Month** in the Village of Arlington Heights, and urge all our citizens to observe this month with appropriate programs, ceremonies and activities.

Thomas W. Hayes

Thomas W. Hayes, Mayor

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

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

Village Board
2/7/2022

Item: Report of the Committee of the Whole Meeting of January 10, 2022

Department: Village Managers Office

Report of the Committee of the Whole Meeting of January 10,2022

Affordable Housing Trust Fund Priorities & Process

Trustee Canty moved, seconded by Trustee Grasse that the Committee-of-the-Whole recommend that the Village Board of Trustees direct staff to proceed with requesting Letters of Interest and the next steps as outlined in the report, with final ranking criteria and feedback from the Village Board on proposals to occur when they are received

Village Board
2/7/2022

Item: Report of the Committee of the Whole Meeting of February 7, 2022

Department: Village Managers Office

Report of the Committee of the Whole Meeting of February 7, 2022

Interview of Andre Arrington for appointment to the Housing Commission - term ending April 30, 2024

Village Board
2/7/2022

Item: Report of the Committee of the Whole Meeting of February 7, 2022

Department: Village Managers Office

Report of the Committee of the Whole of February 7, 2022

Interview of Shalu Gugnani, MD for appointment to the Board of Health - term ending 4/30/25

Village Board
2/7/2022

Item: Report of the Committee of the Whole Meeting of February 7, 2022

Department: Village Managers Office

Report of the Committee of the Whole Meeting of February 7, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class A liquor license to NEAD Investment Group Corp. dba Rokbonki Japanese Steakhouse located at 876 W. Dundee Road

Village Board
2/7/2022

Item: Crack Sealing Program - Contract Extension 2022

Department: Public Works

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

The Village has an existing three-year contract with Patriot Pavement in Des Plaines, which was originally authorized by the Board on March 18, 2019. Per Village Policy, contract extensions can be approved one year at a time, up to the original terms of the contract, with Board approval. Staff is requesting Village Board approval to extend the existing contract for one additional year with approval for their price increase of $0.11 per pound. Significant price increases in both oil and labor have impacted the price of this program. This request is double last year's request of $0.05 per pound. Even with this requested increase, Patriot is still lower than the second lowest bid from 2019.

This contract is jointly bid with neighboring communities as part of the Municipal Purchasing Initiative (MPI) group. Staff concurs with the MPI group and recommends approval to $0.535 per pound.

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

RECOMMENDATION

It is recommended that the Village Board award a one-year contract extension for Pavement Crack Sealing to Patriot Pavement of Des Plaines, Illinois, at bid unit prices, up to the annual budgeted amount, and authorize staff to execute the necessary documents.

Village Board
2/7/2022

Item: Downtown Brick Paver Program 2022 - Engineering Services

Department: Public Works

The 2022 budget includes $400,000 for paver brick maintenance. The fourth phase of a multi-year program to upgrade the paver brick sidewalk in the Downtown will focus on Wing Street, Vail Avenue, and the Downtown Train Station.

The Village has contracted with Haeger Engineering for design and construction inspection services for the first three phases of the project. The first phase was constructed in 2016, the second phase was constructed in the fall of 2019 and included extensive work within IDOT right-of-way along Arlington Heights Road and Northwest Highway. The third phase was constructed in the spring of 2021 and included work along Evergreen Avenue and Dunton Avenue. As Haeger Engineering had also completed the original survey and is familiar with the Village's long-term goals for paver brick sidewalk in the Downtown, staff requested a proposal from Haeger Engineering for Professional Engineering Services for design and construction inspection of this fourth phase, of the 2022 Downtown Paver Brick Program. The total cost of the professional services is as follows:

Design & Construction Documents $ 4,500
Construction Inspection $38,500

TOTAL Professional Engineering Services $43,000

Haeger Engineering has previously provided Professional Engineering Services and their performance met expectations. Upon execution of the contract, Haeger Engineering can immediately begin design with an anticipated spring 2022 bid schedule. The fees associated with the design and construction documents are comparable to prior phases.

Funds are available for these services in Account No. 401-7101-571.50-30 (ST0501).

RECOMMENDATION

It is recommended that the Village Board approve the Professional Engineering Services contract for the 2022 Downtown Paver Brick Program to Haeger Engineering in the amount of $43,000 for Design, Construction Documents, and Construction Inspection, and authorize Staff to execute the necessary documents.

Village Board
2/7/2022

Item: Material Testing Services - Contract Extension 2022

Department: Public Works

Infrastructure repair and replacement is one of the main responsibilities of the Engineering Division of Public Works. The Division is responsible for the roughly four million dollars of annual road and sidewalk maintenance programs. These programs are designed in-house and include a material testing component to ensure the installed concrete and asphalt meet the designed criteria.

On April 17, 2017, the Village awarded a three-year contract for material testing services for street, sidewalk, and maintenance projects to Construction & General Material Testing, Inc. (CGMT) of Elk Grove Village, Illinois. Per Village Policy, contract extensions can be approved one year at a time, up to the original terms of the contract, with Village Board approval. The current contract expired on December 31, 2020. CGMT has offered to extend the contract with an increase in the amount of 1.65%, which is ½ of the CPI ending March 2021. This is the third and last possible extension that is allowed per policy, and it is their first requested increase.

Staff has been pleased with CGMT's quality of work, responsiveness, and customer service. Staff recommends the one-year contract extension.

Funding for this contract is included in the 2022 Resurfacing Program budget, in Account No. 401-7101-571.50-30 (ST9008).

RECOMMENDATION

It is recommended that the Village Board award the one-year contract extension for Material Testing Services to CGMT of Elk Grove Village, Illinois, up to the budgeted amount, and authorize staff to execute the necessary documents.

Village Board
2/7/2022

Item: Concrete Flatwork - Contract Extension 2022

Department: Public Works

The Public Works Department has an existing contract with Schroeder & Schroeder, Inc. through the Municipal Partnering Initiative (MPI) group bid for Concrete Flatwork. MPI is a collaboration of more than 18 local municipalities that jointly bid out maintenance contracts to benefit from economies of scale.

The current MPI contract for Concrete Flatwork was jointly bid for the Villages of Mount Prospect, Glenview, Rolling Meadows, Wilmette, Northfield and Arlington Heights. The amended three-year contract began on March 19, 2019, and has the option to extend with a nominal increase for three separate one-year extensions.

This contract is an important tool for Public Works to maintain concrete repairs throughout the Village and extend the life of our concrete infrastructure. This contract enables various Units within Public Works to have concrete repairs completed that are required due to maintenance related excavations and normal deterioration.

Per Village purchasing policy, contracts can be extended with Board approval, up to the original term of the contract. The contractor has offered to extend the contract for 12 months with a 4% increase. The term of the extension would begin on March 19, 2022 and conclude on March 18, 2023.

Staff reviewed the request with MPI and agreed that the request was reasonable. This is the first extension and the first requested increase.

Staff has been pleased with the contractor's quality of work and customer service. Staff recommends extension of this contract.

The Public Works 2022 Operating Budget contains $317,000 for concrete repairs. Funds for these services are available in Account Numbers 505-7201-561.21-30 ($132,000) and 101-7101-531.21-15 ($185,000).

RECOMMENDATION

It is recommended that the Village Board award a one-year contract extension to Schroeder & Schroeder, Inc. of Skokie, Illinois, at agreed upon unit prices, up to the budgeted amount, and authorize staff to execute the necessary documents.

Village Board
2/7/2022

Item: Parkway Tree Removal & Emergency Tree Work - Contract Extension 2022

Department: Public Works

The Public Works Department has an existing contract with Clean Cut Tree Services of Grayslake, IL for parkway tree removals and emergency tree work. The current three-year contract expired on March 12, 2021.

Per Village policy, successful contractors can be permitted up to three one-year extensions, with Village Board approval. Clean Cut has agreed to a one-year extension per contract terms, with a 3.3% price increase. The contract also stipulates an hourly emergency rate for tree removal assistance during natural disasters. These rates are also proposed to have the same 3.3% increase.

Clean Cut Tree Services has performed well and staff recommends extending their contract. This would be the second of three possible extensions, and the extension would begin in April 2022.

Funding for these services is available in Account No.101-7101-531.21-55.

RECOMMENDATION

It is recommended that the Village Board award a one-year contract extension for parkway tree removal & emergency tree work to Clean Cut Tree Services of Grayslake, Illinois, at unit bid prices, up to the budgeted amount, and authorize staff to execute the necessary documents.

Village Board
2/7/2022

Item: Stump Removal and Landscape Restoration - Contract Extension 2022

Department: Public Works

The Public Works Department has an existing contract with Flecks Landscaping of Wheeling, IL for Stump Removal and Landscape Restoration Services. The current three-year contract expires on March 20, 2022. This contract covers the routine removal of parkway tree stumps due to storms, hazardous conditions, or natural decline. Every year, Public Works contractually removes approximately 450 tree stumps throughout the community, after the trees have been removed.

Per policy, successful contractors can be permitted up to three one-year extensions with Village Board approval. Staff has been pleased with Flecks efficiency and quality of work.

Staff is requesting approval for the second of three possible contract extensions. This extension would be for March 21, 2022 to March 20, 2023. The contractor has offered to extend the contract without an increase in price.

Funding for these services is available in Account No. 101-7101-531.21-55, having a budget amount of $127,000.

RECOMMENDATION

It is recommended that the Village Board award a one-year contract extension to Flecks Landscaping of Wheeling, Illinois for Stump Removal and Landscape Restoration per unit bid prices, up to the budgeted amount, in accordance with original contract terms, and authorize staff to execute the necessary documents.

Village Board
2/7/2022

Item: Ordinance - Sign Variations - Burger King, 675 E Rand Rd

Department: Planning/Legal

At the January 18, 2022, the Village Board Meeting, a request by Burger King, 675 E Rand Rd, for Variations from Chapter 30, Sign Regulations of the Municipal Code, to allow 2 digital drive-through menu boards and an increase in square footage for 2 digital order screens, was discussed and approved. The Ordinance setting forth the provisions and conditions are attached.

ATTACHMENTS:

Description	Type
Sign Variations - Burger King - 675 E Rand Rd	Ordinance

THIS SPACE FOR COOK COUNTY CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2022-_____

AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 30,
SIGN REGULATIONS, OF THE ARLINGTON HEIGHTS MUNICIPAL CODE
FOR THE PROPERTY AT 675 EAST RAND ROAD

ADOPTED BY THE
PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF
ARLINGTON HEIGHTS THIS
7TH DAY OF FEBRUARY, 2022.

AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 30, SIGN REGULATIONS, OF THE ARLINGTON HEIGHTS MUNICIPAL CODE FOR THE PROPERTY AT 675 EAST RAND ROAD

WHEREAS, Town & Country Chicago Associates, LLC ("*Applicant*") is the owner of record of that certain property located in the B-2 General Business District ("*B-2 District*"), commonly known as 675 E Rand Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is improved with a single-story commercial building being used as a fast food restaurant ("*Existing Building*"); and

WHEREAS, as part of planned improvements to the Property and the Existing Building, the Applicant desires to install two 22.2 square foot digital drive-through menu boards (one per drive-through lane) and two 6.3 square foot digital order screens (one per drive-through lane); and

WHEREAS, the requirements for Signs are set forth in Chapter 30, Sign Regulations, of the Arlington Heights Municipal Code ("Sign Regulations"); and

WHEREAS, pursuant to Section 30-208.b of the Sign Regulations, digital drive-through menu boards are not allowed; and

WHEREAS, pursuant to Section 30-208.d.2 of the Sign Regulations, the maximum square footage allowed for a digital order screen is two square feet ; and

WHEREAS, in order to permit the installation of two 22.2 square foot digital drive-through menu boards (one per drive-through lane) and two 6.3 square foot digital order screens (one per drive-through lane), the Applicant has submitted a petition for variations from Sections 30-208.b and 30-208.d.2 of the Sign Regulations (collectively, the "*Requested Variations*"); and

WHEREAS, notification of a public meeting of the Design Commission of the Village of Arlington Heights ("*Design Commission*") to consider approval of the Requested Variations was provided by the Applicant pursuant to Section 30-904 of the Sign Regulations by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on December 14, 2021, the Design Commission conducted a public meeting to consider the Requested Variations, and voted to recommend that the Village Board approve the Requested Variations; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Variations meet the required standards for a variation as set forth in Section 30-902 of the Sign Regulations; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the requested Variations, subject to the conditions, restrictions, and provisions of this Ordinance,

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

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

SECTION 2. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 30-902 of the Sign Regulations and the home rule powers of the Village, the Village hereby grants the following variations to the Applicant:

A. A variation from Section 30-208.b to allow two 22.2 square foot digital drive-through menu boards (one per drive-through lane) where fully electronic menu board signage is not permitted.

B. A variation from Section 30-208.d.2, to allow an increase in the maximum size of a digital order screen from two square feet to 6.3 square feet for two digital order screens (one per drive-through lane).

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Sign Regulations or any other provision of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended ("*Village Code*"), the approvals granted pursuant to Section 2 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of two 22.2 square foot digital drive-through menu boards (one per drive-through lane) and two 6.3 square foot digital order screens (one per drive-through lane) the Existing Building, and the Property in compliance with each and all of the following conditions:

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of all signs on the Property (including, without limitation, two digital drive-through menu boards (one per drive-through lane) and two digital order screens (one per drive-through lane)), the Existing Building, and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.

B. Compliance with Plans. Except for minor changes and site work approved by the Village's Director of Building & Life Safety (for matters within his or her permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the two digital drive-through menu boards (one per drive-through lane) and two digital order screens (one per drive-through lane) must comply with those certain plans prepared by the Applicant, a copy of which are attached to and, by this reference, made a part of this Ordinance as Exhibit B ("*Plans*").

C. Approval of the second set of drive-through signage is contingent upon zoning approval for the second drive-through lane.

D. Per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.

E. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

F. 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.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-2 General Business District and the applicable provisions of the Sign Regulations and the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the approvals granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Sign Regulations and the Village Code.

SECTION 7. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as

near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and

2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED this 7th day of February, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

Legal Description

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 46°56'25" EAST ALONG THE NORTHWESTERLY LINE OF DOROTHY AVENUE 742.24 FEET TO A POINT ON A LINE 59 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF RAND ROAD FOR A POINT OF BEGINNING; THENCE NORTH 48°02'35" WEST ALONG SAID PARALLEL LINE 159 FEET;THENCE SOUTH 41°57'25" WEST 165 FEET; THENCE SOUTH 5°25'08" EAST 60.87 FEET; THENCE SOUTH 48°02'35" EAST 96.23 FEET TO THE NORTHWESTERLY LINE OF DOROTHY AVENUE; THENCE NORTH 46°56'25" EAST ALONG THE NORTHWESTERLY LINE OF DOROTHY AVENUE 207 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

ADDRESS: 675 E. RAND RD., ARLINGTON HEIGHTS
PIN: 03-20-101-016

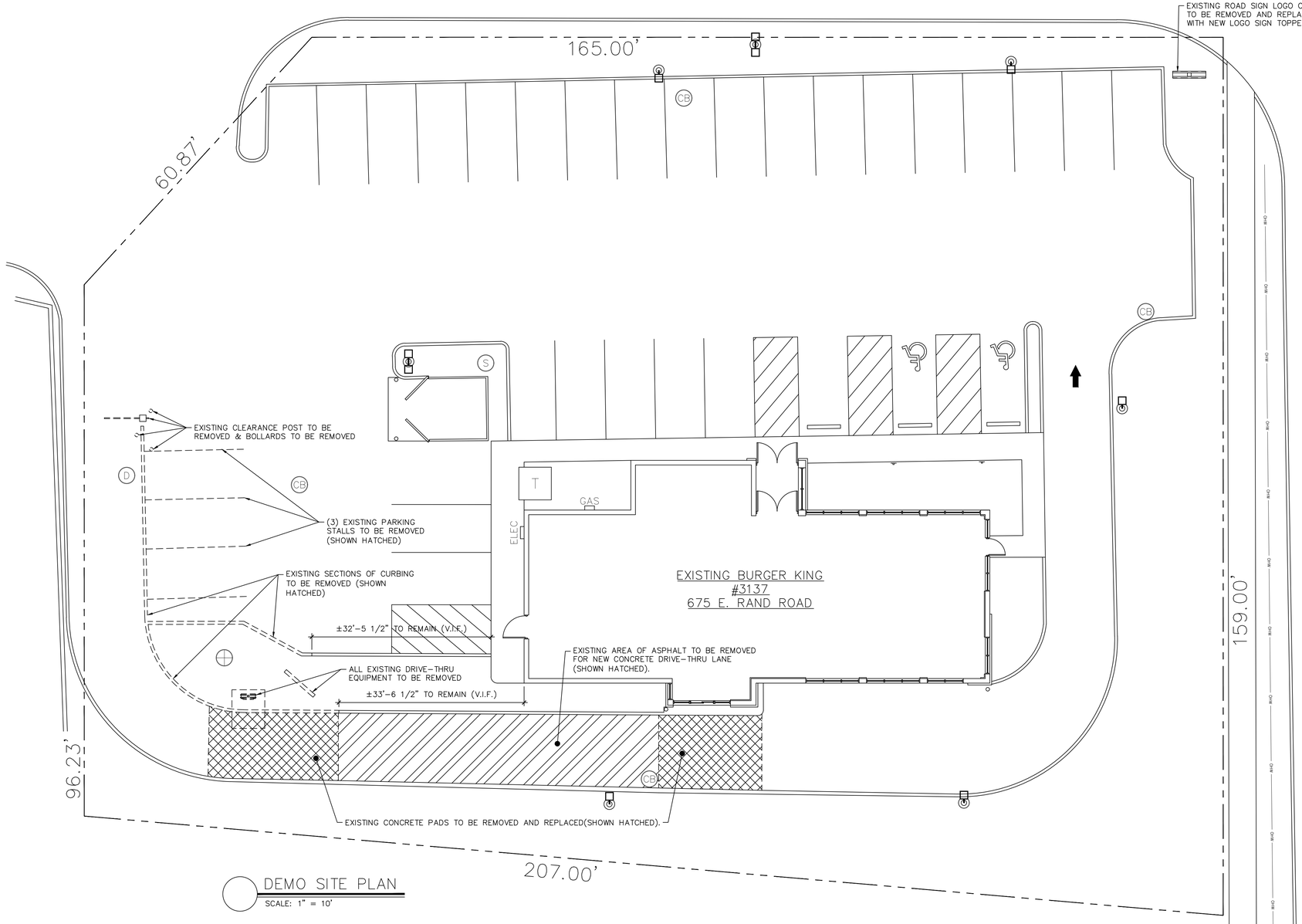
EXHIBIT B

Site Plans

SHOPPING CENTER ENTRANCE



EXISTING ROAD SIGN



DEMO SITE PLAN
SCALE: 1" = 10'

10 FT 0 5 10 20 FT
1" = 10'

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Architect
kolbrook design
828 DAVIS ST. SUITE 100
EVANSTON, IL 60201
OFFICE 847.492.1892 | FAX 312.453.0899
IL DESIGN FIRM REG# 184006085

ARCHITECTURAL CONSULTANT
Anchor Construction & Management, Inc.
ANCHOR CM

NOT FOR CONSTRUCTION
DRAWING INTENDED FOR DESIGN COMMISSION AND SIGN VARIATION

BURGER KING
BK # 3137 - UPGRADE REMODEL
675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

PROJECT:

Drawing Issue	
Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

Drawn By: TLW
Checked By: SAK

Sheet Title
DEMO
SITE PLAN

Sheet No.
SP-0.1

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137

GENERAL CONTRACTOR NOTES:

- G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.
- ALL FOOTINGS FROM ABANDONED SIGNAGE SHALL BE REMOVED 6" BELOW GRADE AND LANDSCAPED OVER.
- AT ADA PATH OF EGRESS SIDEWALKS, G.C. TO VERIFY THAT EXISTING/NEW GRADES MEET ADA COMPLIANCE. G.C. TO MODIFY GRADES TO MEET ADA COMPLIANCE. G.C. TO REQUEST ENGINEERING, IF NEEDED.
- AT ADA PARKING STALLS & ACCESSIBLE AISLES, G.C. TO VERIFY EXISTING/NEW GRADES MEET ADA COMPLIANCE OF LESS THAN 2% SLOPE IN ALL DIRECTIONS. G.C. TO MODIFY ASPHALT GRADES TO MEET ADA COMPLIANCE. G.C. TO REQUEST ENGINEERING, IF NEEDED.
- G.C. TO SCRAPE, SAND, PAINT ALL EXISTING TO REMAIN BOLLARDS. (PAINT YELLOW).

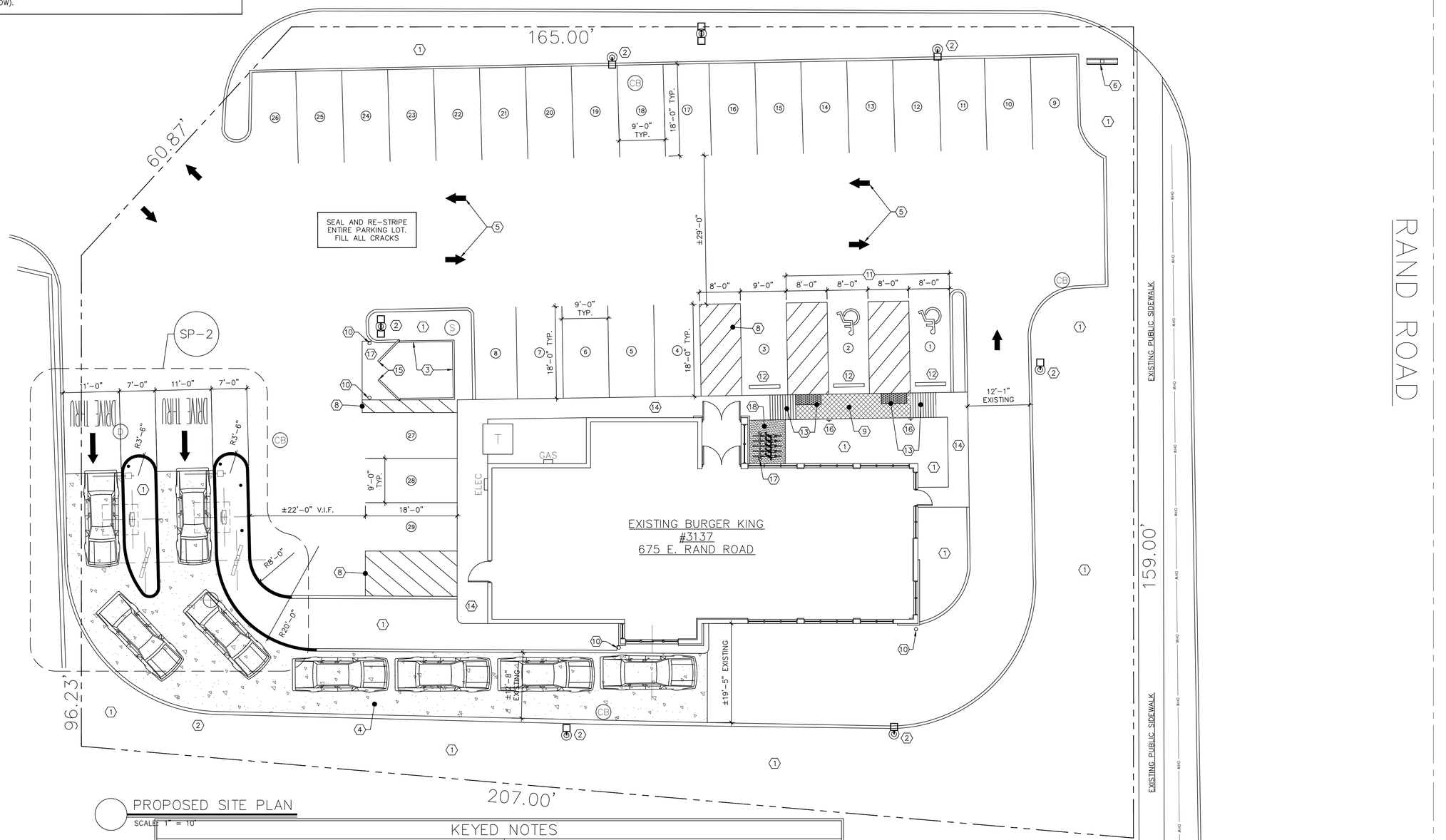
SHOPPING CENTER ENTRANCE

SITE LEGEND

EXISTING CURB. REPAIR DAMAGED CURBS AS REQUIRED.

NEW 'BLACK' CONCRETE DRIVE-THRU LANE & REQUIRED DETECTOR LOOPS. SEE DETAILS ON SHEET SP-3.

NEW CONCRETE SIDEWALK SECTION. SEE DETAIL ON SHEET SP-3.



PROPOSED SITE PLAN

SCALE: 1" = 10'

KEYED NOTES

1. LANDSCAPE/GRASS AREA. SEE LANDSCAPE DRAWINGS.
2. EXISTING LOT LIGHT POLE AND BASE WITH EXISTING LED FIXTURE HEAD TO REMAIN.
3. PAINT EXISTING MASONRY TRASH ENCLOSURE. MATCH NEW BUILDING COLORS.
4. NEW 'BLACK' CONCRETE DRIVE-THRU LANE & DETECTOR LOOPS. SEE SHEET SP-3.
5. NEW/RE-PAINTED PAVEMENT ARROWS/TEXT. SEE DETAIL 4/SP-3.
6. NEW ROAD SIGN LOGO TOPPER. SCRAPE, SAND, PAINT EXISTING ROAD SIGN POLE AND DRIVE-THRU SIGN CABINETS.
7. EXISTING CONCRETE APRON AT TRASH ENCLOSURE TO REMAIN.
8. NEW/RE-PAINTED 4" PAINTED STRIPING, 18" O.C. AT 45° (YELLOW REFLECTIVE).
9. EXISTING SIDEWALK SECTIONS, SHOWN HATCHED, ARE FLUSH WITH ADJACENT ASPHALT PARKING SURFACE.
10. EXISTING BOLLARD. SCRAPE, SAND, PAINT (YELLOW). TYP. ALL BOLLARDS.
11. EXISTING ADA COMPLIANT PARKING/ACCESS STALLS TO BE RE-STRIPED. SEE DETAIL ON SHEET SP-3.
12. EXISTING WHEEL STOP.
13. EXISTING ADA COMPLIANT, DETECTABLE WARNING SURFACE AND ADA RAMP TO REMAIN.
14. EXISTING SIDEWALK TO REMAIN.
15. EXISTING TRASH ENCLOSURE GATE & DROP ROD. SCRAPE, SAND, PAINT (EP-4G).
16. EXISTING ADA COMPLIANT PARKING STALL SIGN TO REMAIN.
17. NEW BIKE RACK. SEE DETAIL ON SHEET SP-3.
18. NEW CONCRETE SIDEWALK SECTION (SHOWN HATCHED) FOR NEW BIKE RACK. SEE DETAIL ON SHEET SP-3.

10 FT 0 5 10 20 FT

1" = 10'

N

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Architect
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IL DESIGN FIRM REG# 184006085

ARCHITECTURAL CONSULTANT
Anchor Construction & Management, Inc.
ANCHOR CM

NOT FOR CONSTRUCTION

DRAWING INTENDED FOR DESIGN COMMISSION AND SIGN VARIATION

PROJECT:

BURGER KING

BK # 3137 - UPGRADE REMODEL

675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

Drawing Issue	
Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

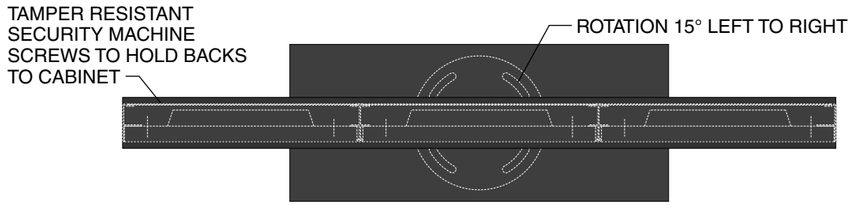
Drawn By: TLW
Checked By: SAK

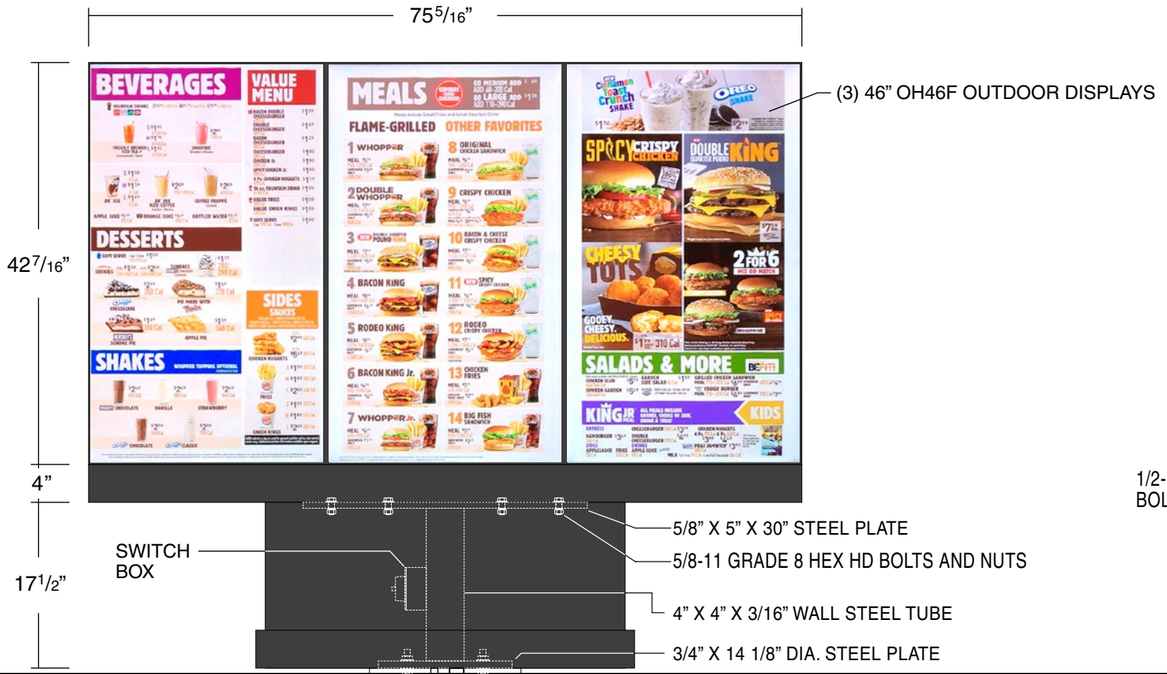
Sheet Title
PROPOSED SITE PLAN

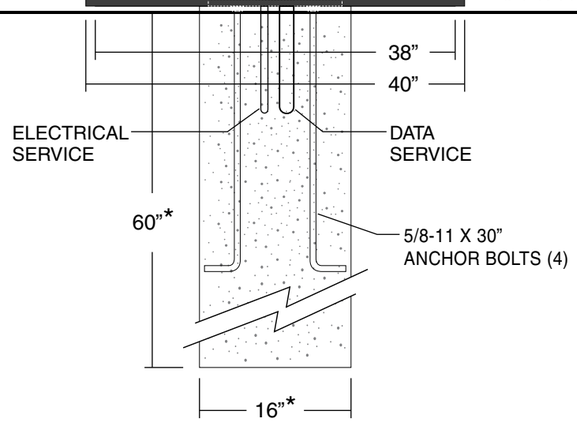
Sheet No.
SP-1

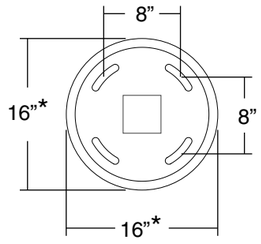
Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137

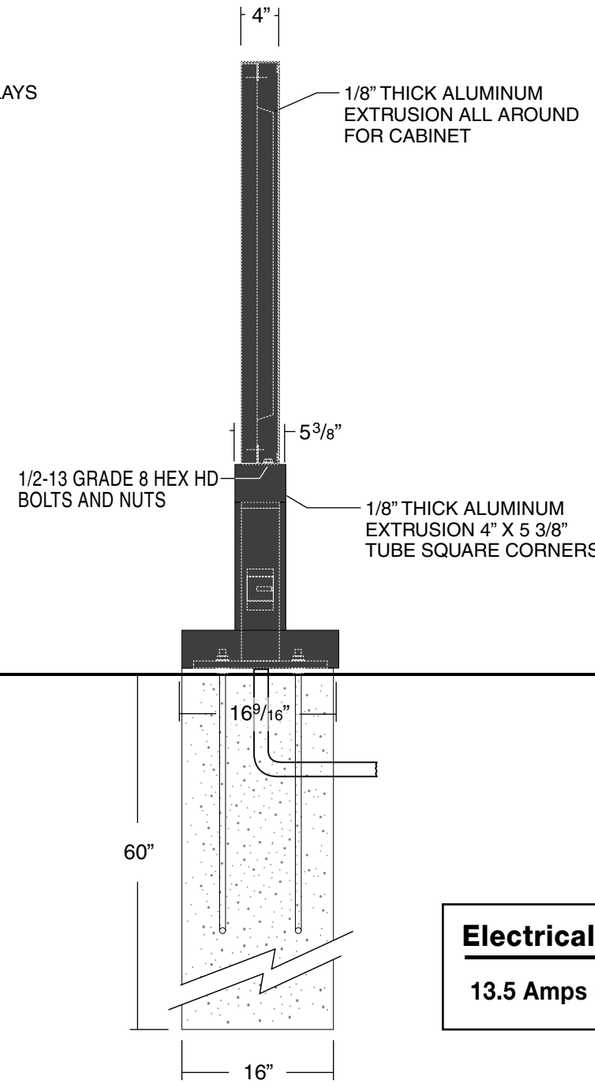
PROPOSED 22.2 SF FULLY ELECTRONIC ELECTRONIC MENU BOARD











*** Unit can be installed on existing foundation and anchor bolts, and if preferred can utilize the existing mounting steel base.**
(This would require the data cables to be routed outside of the existing mounting steel.)

NOTE: The completed menu board is CUL / UL listed.

**** These are approximate foundation measurements.***
The soil bearing capacity at the erection site must be considered when designing the foundation. The sign manufacturer is not able to predetermine the specific needs of each location. Consult a local engineer for design specifications.

Electrical:

13.5 Amps @ 120 VAC 60 Hz

Drawing Type Art Creative
Customer Burger King
Project Description 1 X 3 Digital Drive-Thru Spec.

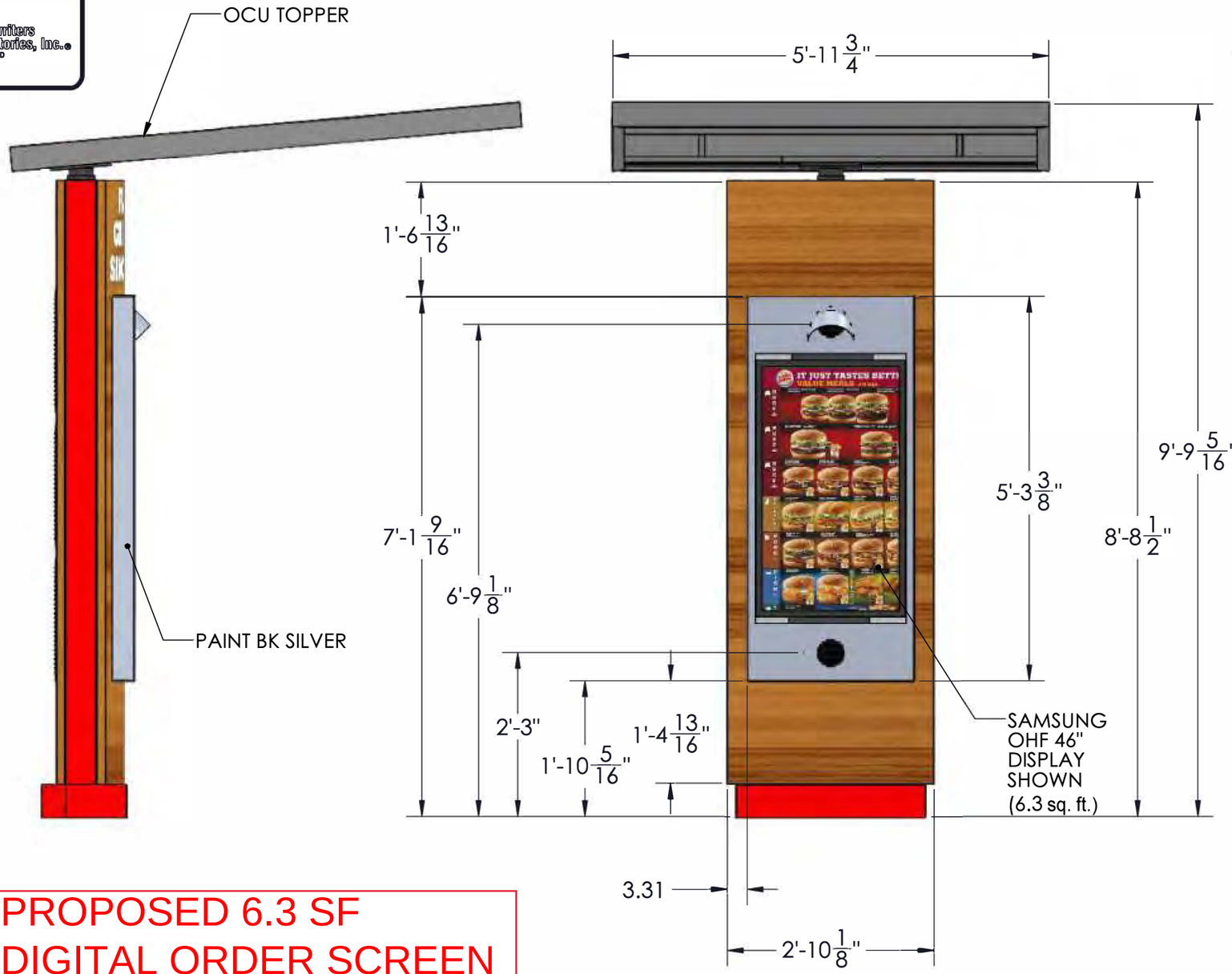
Drawn By: DL
Proj. Man.:
Date: 07/25/18
Proj. No.:

Note: 1) Housing Constructed of Aluminum Extrusion
2) Entire Board and Steel Powder Coat Black

MATERIALS: All Joints To Be Welded All Around
Grade A36 Steel Shapes
Grade A500 B Steel Tube

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Underwriters Laboratories, Inc.®
LISTED





PROPOSED 6.3 SF
DIGITAL ORDER SCREEN

ELECTRICAL NOTE-ACTUAL # OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR.
TOTAL AMPS: 0.3
OF CKTS: 1 @ 20 AMP (RECOMMENDED)
VOLTS: 120
ELECTRICAL CONNECTION AS FOLLOWS:
GREEN TO GREEN (GROUND), WHITE TO WHITE (NEUTRAL), BLACK TO BLACK (POWER)
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICAL 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICAL 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L) LABELS

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".
BURGER KING ® In the U.S. use the ® trademark symbol. The Burger King ® trademark may not be registered in all countries. See "Legal Standards" for more information. For registration updates, please contact the legal department in Miami (305) 378-3080.

BURGER KING

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Project Information
BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design -- Date. 2/8/2021

Client Review Status
Burger King requires that an "☑ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved
☐ Revise & Resubmit

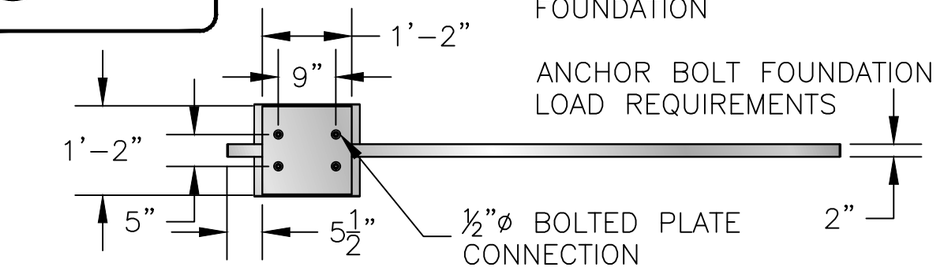
Name
Title Date

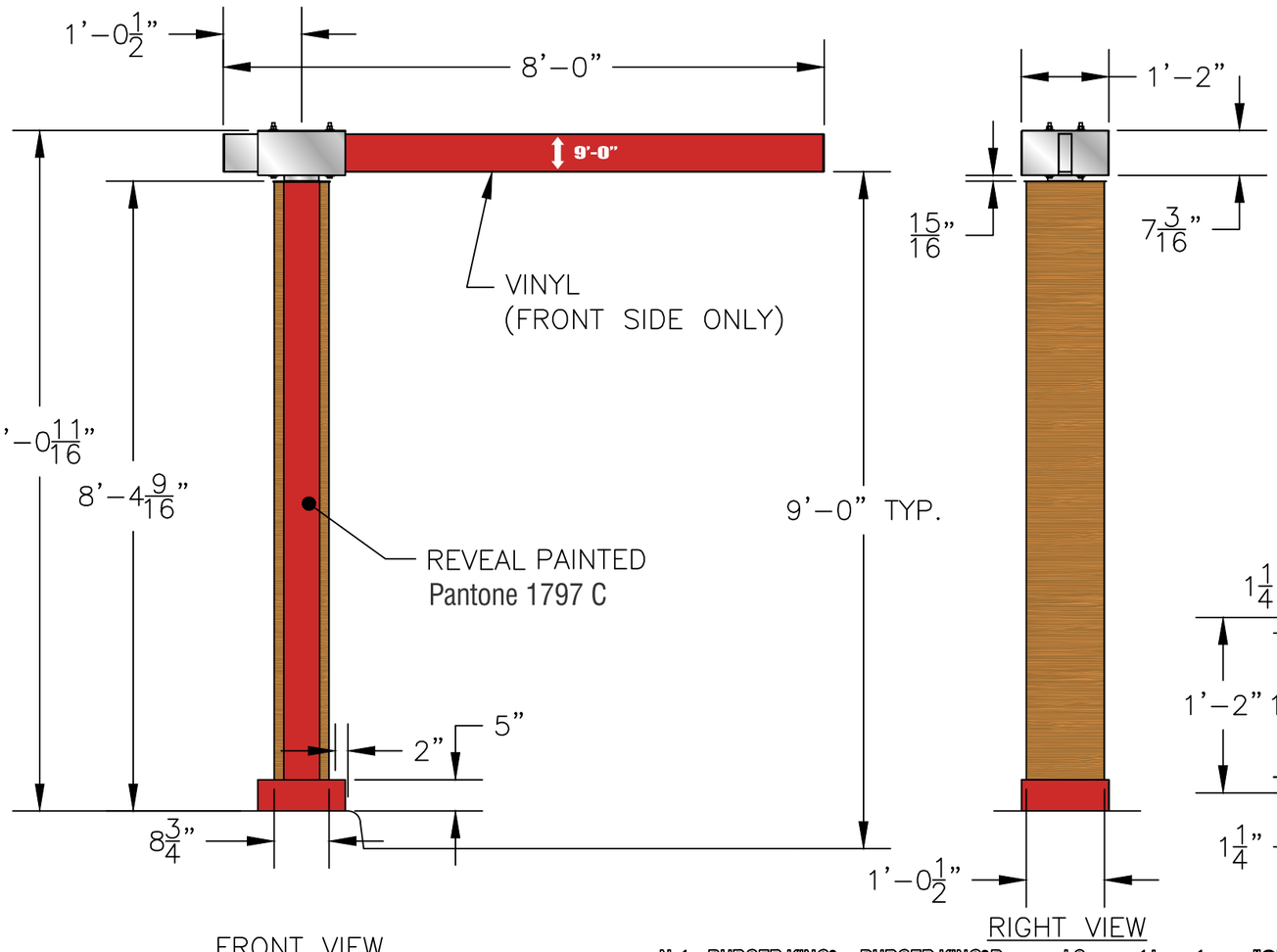
REV	DATE	DESCRIPTION	BY

Underwriters Laboratories, Inc. LISTED

NOTE:
CLADDING/ STEEL SUPPORT: STEEL CONTINGENT ON ENGINEERS SPEC. AND WIND LOAD REQUIREMENTS STEEL BASE PLATE W/STEEL ANCHOR BOLTS AND CONCRETE FOUNDATION

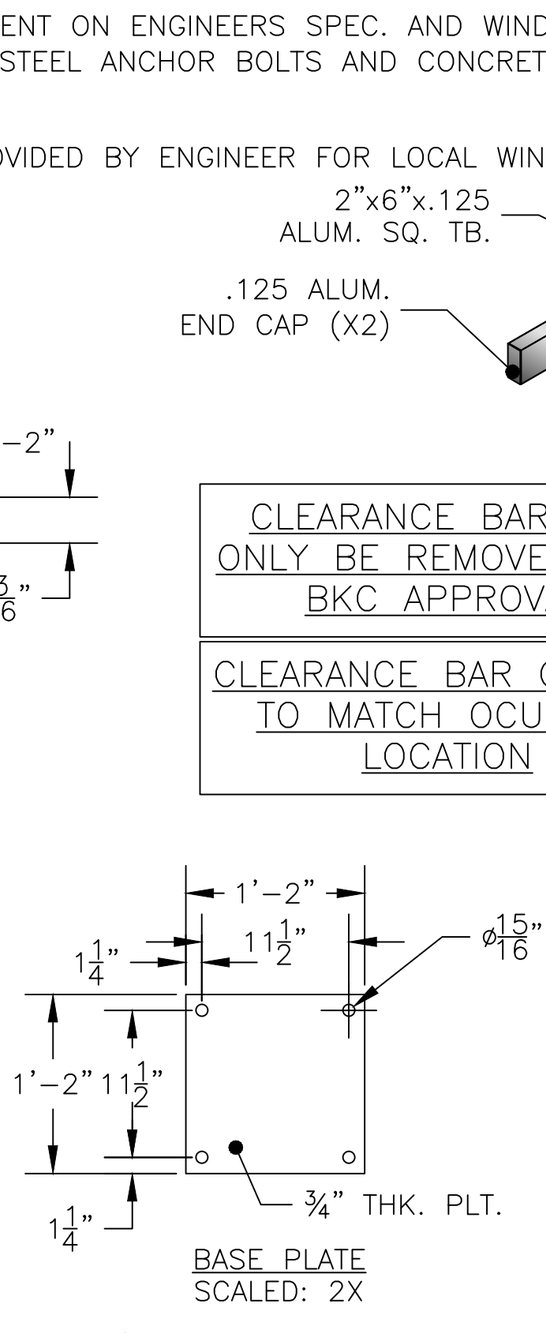
ANCHOR BOLT FOUNDATION SHOULD BE PROVIDED BY ENGINEER FOR LOCAL WIND LOAD REQUIREMENTS



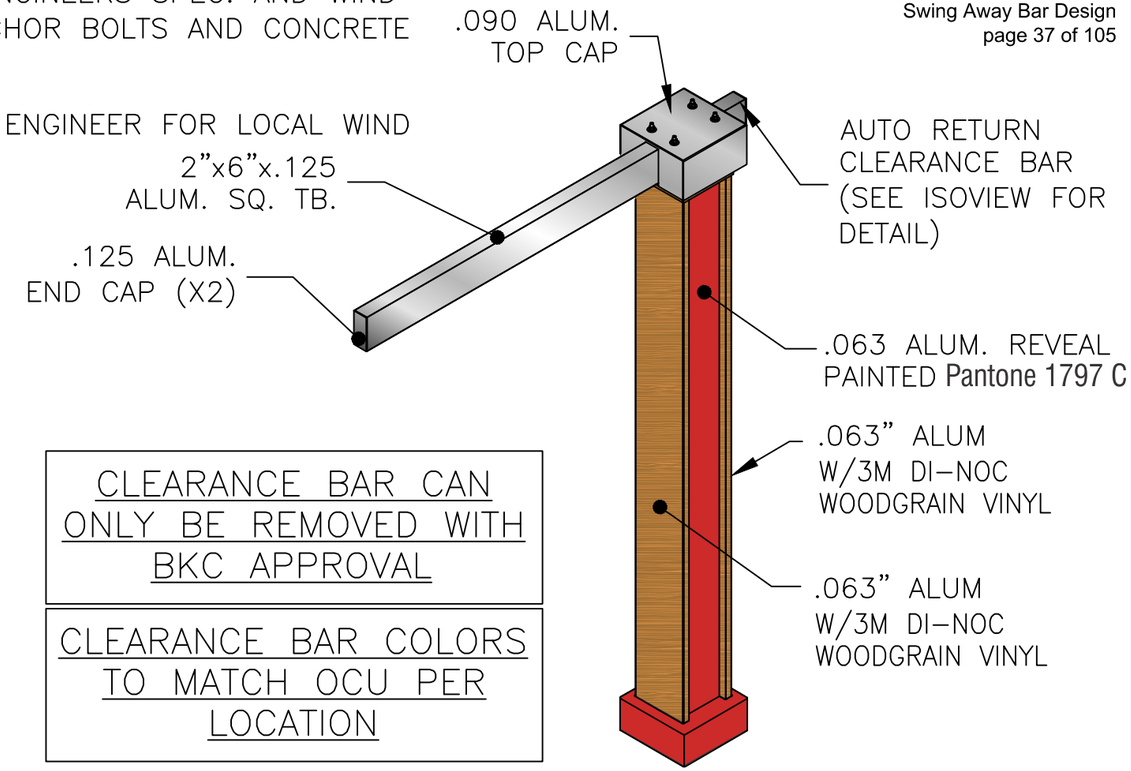


FRONT VIEW

RIGHT VIEW



BASE PLATE
SCALED: 2X



CLEARANCE BAR CAN ONLY BE REMOVED WITH BKC APPROVAL

CLEARANCE BAR COLORS TO MATCH OCU PER LOCATION

NOTE: SUPPLY (4) ¾"ø x 2'–6" J–BOLT
ANCHOR FOUNDATION: 2'–0"ø x 3'–0" AUGER

COLOR NOTES:
FRONT PANEL: .063" ALUM
W/3M DI–NOC WOODGRAIN VINYL
BACK PANEL: BACK: 3M DI–NOC WOODGRAIN VINYL
REVEAL: Pantone 1797 C
CLEARANCE BAR: BRUSHED ALUM FINISH
w/REFLECTIVE SILVER VINYL (SIDES)
BASE: Pantone 1797 C

AUGERED FOUNDATION:
2'–0"ø x 3'–0" DP
TOTAL= 0.92 CU. YDS.

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".
BURGER KING ® In the U.S. use the ® trademark symbol. The Burger King ® trademark may not be registered in all countries. See "Legal Standards" for more information. For registration updates, please contact the legal department in Miami (305) 378-3080.

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Project Information
BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design – Date. 12/8/2011

Client Review Status
Burger King requires that an " ☑ Approved" drawing be obtained from the client prior to any production release or production release revision.

NEW CLEARANCE BAR

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("Village"):

WHEREAS, Town & Country Chicago Associates, LLC (“Applicant") is the owner of record of that certain property located in the B-2 General Business District ("B-2 District'), commonly known as 675 E Rand Rd, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("Property'); and

WHEREAS, Ordinance No. 2021-_____, adopted by the Village President and Board of Trustees on February 7, 2022 (‘Ordinance’), grants variations to the Applicant from the Village's sign regulations for the installation of two digital drive-through menu boards and two digital order screens on the Property; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

l. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variations for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2022

ATTEST:

_____

Its_____

TOWN & COUNTRY CHICAGO ASSOCIATES, LLC

_____

Its_____

Village Board
2/7/2022

Item: Budget Amendment for the ICJIA Grant Funded Community Addiction and Recovery Effort (CARE) Program

Department: Police

The Village of Arlington Heights has been selected as a recipient of grant funding through the Illinois Criminal Justice Information Authority's (ICJIA) Community-Law Enforcement Partnership Deflection Program. The amount of the grant is $99,429 and the grant term is November 1, 2021 through June 30, 2022. The request for a budget amendment amount is an approximation for costs related to the program between the months of January and June. This amount is the remainder of the grant award after the budget amendment from FY 2021 was approved for grant activites during November and December 2021. Pursuant to the Agreement with ICJIA, it is required that the funds be used solely for the purpose of the Village's current deflection program, the Community Addiction and Recovery Effort (CARE). Program elements include: the provision of co-coordinator positions, marketing and public awareness, initial intake and emergency treatment from a medical provider. The Village plans to execute these elements by contracting with current CARE partners or other qualified entities that have extensive knowledge of the Village's program and the overall landscape of the substance misuse environment.

RECOMMENDATION:
It is recommended that the Village Board approve the attached ordinance amending the 2022 General Fund Budget, account numbers 101-0000-411.70-00 and 101-3001-511.21-65 (PG1901) in the amount of $76,679 for grant funding through the Illinois Criminal Justice Information Authority's Community-Law Enforcement Partnership Deflection Program.

ATTACHMENTS:

Description	Type
CARE Program Budget Amendment Ordinance	Ordinance

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

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

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

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

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

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

Account Being Amended	Original	Amendment Incr./(Decr.)	Revised
101-0000-411.70-00	170,000	76,679	246,679
101-3001-511.21-65 PG1901	235,100	76,679	311,779

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

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

AYES:

NAYS:

PASSED AND APPROVED THIS 7th day of February, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
2/7/2022

Item: Resolution - Class 6b Property Tax Classification - 2616 S. Clearbrook Drive

Department: Planning/Legal

Wayne 22, LLC is requesting Village approval for a Cook County Class 6b Property Tax Classification relative to 2616 S. Clearbrook Drive, consisting of one parcel of property. The site was previously occupied by J.F. Schroeder Co., which closed its Arlington Heights operation in November 2021. Since the property has not been completely vacant for over one year, the applicant is requesting "Special Circumstances" from Cook County.

In order for the new tenants, Elegante Cuisine and Breezeway International, to grow within the facility and invest in the property, a Class 6b property tax abatement is being requested. The Village's guidelines for Class 6b applicants are based upon employing at least 25 workers, showing financial benefit to the Village, and a commitment to providing 10% of their property tax savings over the first five years of the incentive towards the Zero Interest Loan program.

The two companies employ 20 full-time and 75 part-time workers, with plans to add as many as 10 full-time and 25 part-time employees in the next ten years. However, business ownership has stated that no more than 12-15 workers will be on the premises at one time, as most Elegante employees go directly to the site being catered and do not work at the company's physical location.

The applicant anticipates having a positive financial impact on the Village. Both existing and current staff will provide direct and indirect spending to Village businesses. Furthermore, the amount of property tax revenue gained from occupying the property with a Class 6b designation, as opposed to allowing the site to become vacant, is estimated at approximately $141,000 over the 12-year life of the abatement. The applicant has signed an agreement to provide the Village with 10% of their property tax savings over the first five years of the abatement, in order to help fund the Zero Interest Loan program or other economic development programs as needed.

Elegante Cuisine is an established enterprise looking to set up long-term stability in Arlington Heights, while the other tenant (Breezeway International) continues

to grow as a warehousing and distribution operation. The Class 6b incentive would allow for re-occupancy of a 15,050 square foot facility, reducing industrial vacancy while allowing new businesses to grow in Village and create additional employment opportunities. A detailed summary of the request by Wayne 22, LLC for a Cook County Class 6b incentive is attached.

RESOLUTION

It is recommended that the Village Board of Trustees approve a Resolution supporting the application for a Class 6b tax incentive for Wayne 22, LLC for the property located at 2616 S. Clearbrook Drive. This approval is subject to compliance with all Village codes and regulations.

ATTACHMENTS:

Description	Type
Class 6b - 2616 S. Clearbrook Drive	Exhibits
Application Summary - 2616 S Clearbrook Dr	Exhibits

A RESOLUTION APPROVING CERTAIN PROPERTY TO PARTICIPATE IN THE COOK COUNTY CLASS 6b ASSESSMENT INCENTIVE PROGRAM

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have reviewed the application for Class 6b property tax status from the Applicant, Wayne 22, LLC, located at 2616 S Clearbrook Drive Arlington Heights, Illinois, (the "Subject Property") and the Applicant has proven to this Board that such incentive is necessary for development to occur on the Subject Property and hereby find that said property qualifies for an assessment reduction pursuant to the Cook County Class 6b assessment incentive program; and

WHEREAS, the Village of Arlington Heights, after being advised that the property has not been vacant for 365 days prior to purchase, has determined that special circumstances exist, warranting the granting of this Resolution of support for the tax incentive; and

WHEREAS, Applicant, Wayne 22, LLC, has informed the Village of Arlington Heights that the property shall be used by its subsidiary, Elegante Cuisine, Inc., and Breezeway International, a trade product distributor; and

WHEREAS, the Applicant has provided an Economic Disclosure Statement to the Village,

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

SECTION ONE: That Wayne 22, LLC, located at 2616 S. Clearbrook Drive, Arlington Heights, Illinois, legally described in Exhibit A, attached hereto and made apart hereof, is approved for participation in the Cook County Class 6b assessment incentive programand the Village of Arlington Heights hereby supports and consents to said property receiving Class6b status from the Cook County Assessor based on special circumstances and re-occupancy of an abandoned building.

SECTION TWO: The Village Clerk is hereby authorized and directed to file a certified copy of this Resolution with the Cook County Assessor.

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

AYES:

NAYS:

PASSED AND APPROVED this 7th day of February, 2022.

ATTEST: _____ Village President

_____
Village Clerk

EXHIBIT A

Legal Description

LOT 12 (EXCEPT THE WEST 86.00 FEET THEREOF) IN CLEARBROOK INDUSTRIAL PARK SUBDIVISION, BEING A SUBDIVISION IN SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED ON AUGUST 23, 1967 AS DOCUMENT 2343062 IN COOK COUNTY, ILLINOIS.

PIN: 08-15-309-021-0000

2616 S Clearbrook Drive
Arlington Heights, IL 60005

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for County Tax abatement for the property identified as 2616 S. Clearbrook Drive will be conducted as follows:

I. Item by item review as per Village Procedures and Application Form

II. Synopsis of application

III. Correlation of application to Comprehensive Plan

IV. Correlation of application to zoning

V. State of economy of industry making application

VI. Site visit summary

VII. Site specifics of property requesting abatement

VIII. Relationship of property tax abatement goals to application

IX. Relationship of Village guidelines to application

X. Finance Department review

XI. Adherence to Zero Interest Loan program / economic program requirements

XII. Department of Planning and Community Development recommendation

This particular approach is being utilized so as to provide ease to Village Administration and Trustees with the review of the application submitted. It is hoped that this method will encourage a realistic understanding of the application and relationship of such to the community and local economy.

I. Review Item by Item of Application

A) INTRODUCTION: Complete. Applicant asserts that computations are to the best of its knowledge based on current value.

B) PROPERTY DESCRIPTION: Complete. Submitted as Exhibit A.

C) IDENTIFICATION OF PERSONS: Complete. Submitted as Exhibit D.

D) PROPERTY USE: Complete. Exhibits E, F, G, and H summarized in cover letter.

E) TRAFFIC: Complete. Approximately 15 automobiles are projected to enter/exit the facility on a daily basis as well as an estimated four trucks. Clearbrook Drive, via Algonquin Road, will be the main route of ingress and egress. The property offers 24 parking spaces while the user will require only 20, by Code, following anticipated employment growth over the next ten years. Therefore, the use meets parking requirements.

F) EVIDENCE OF NEW CONSTRUCTION: Ownership plans to conduct a $175,000 rehab to the facility. Efforts include addition of bathrooms and office space, repaving of the parking lot, and construction of a vestibule. Submitted as Exhibit J.

G) EMPLOYMENT OPPORTUNITIES: Complete. The businesses currently employ 20 full-time workers and 75 part-time workers. By the end of the life of the Class 6b, the owner anticipates the businesses to employ and additional 10 full-time and 25 part-time staff. The applicant exceeds the minimum number of employees per the application requirements (25). The applicant has offered to make a conscious effort to recruit Arlington Heights residents. Submitted as Exhibit K.

H) FINANCIAL INFORMATION: Complete. Submitted as Exhibit L.

I) FISCAL EFFECT: Complete. Submitted as Exhibit M.

J) OTHER INDUCEMENTS: Complete. No other inducements requested. Submitted as Exhibit N.

K) JUSTIFICATION: Complete. Submitted as Exhibit O.

L) OTHER DATA: Complete. Provided explanation of "Special Circumstances" request, County application, and business marketing materials.

II. Synopsis

The applicant wishes to obtain a Cook County Class 6b Property Tax Classification. The Class 6b program is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, rehabilitation of existing industrial structures, and industrial reutilization of abandoned buildings. The goal of the incentive is to attract new industry, stimulate expansion and retention of existing industry, and increase employment opportunities.

The property at 2616 S. Clearbrook Drive has not been previously approved by the Village Board or Cook County for a Class 6b property tax abatement. The site was vacated by the previous tenant in November 2021. As the property will not have been 100% vacant for at least 365 days prior to purchase, the applicant is requesting approval under "special circumstances."

The new prospective owner, *Wayne 22, LLC*, will purchase the property (one parcel) and lease to its subsidiary, Elegante Cuisine, as well as Breezeway International which is a trade product distributor. The purchase is contingent upon approval for the incentive, which is highlighted in the purchase agreement. Under the incentive provided by Class 6b, qualifying industrial real estate would be eligible for the Class 6b level of assessment from the date that new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial re-occupancy.

Properties receiving a Class 6b designation will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value. Currently the industrial/flex vacancy rate in Arlington Heights is 16.4%. That includes this facility, which has been listed by CoStar as vacant and available for purchase. Complete re-occupancy of this building would immediately reduce the vacancy rate to 16.1% (source: CoStar – January 2022).

Eligibility Requirements
Real estate is eligible for Class 6b status under the following conditions:

1. The real estate is used primarily for "industrial purposes".
2. There is either: (a) new construction, (b) substantial rehabilitation, or (c) substantial re-occupancy of "abandoned" property.
3. An Eligibility Application and supporting documents have been timely filed with the Office of the Assessor according to deadlines as set forth in the "What Must Be Filed" and "Time for Filing" sections.
4. The municipality in which such real estate is located (or the County Board, if the real estate is located in an unincorporated area) must, by lawful resolution or ordinance, expressly state that it supports and consents to the filing of a Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property.

The applicant wishes to obtain a Cook County Class 6b Property Tax classification. Elliott & Associates, Property Tax Attorneys, filed the original Class 6b application on behalf of the applicant.

III. Correlation of Application to Comprehensive Plan

The General Comprehensive Plan indicates that this property should be research, development, manufacturing and warehouse.

- Warehousing, Food Production and Distribution 80%
- Offices 20%

This takes into account approximately 12,000 square feet of industrial space and an estimated 3,000 square feet of office.

IV. Correlation of Application to Zoning

The Village of Arlington Heights Zoning Map designates the relevant parcel as an **M-2 Limited Heavy Manufacturing District**. Within this district warehousing, wholesale, and distribution are permitted, as well as some food production uses. The proposed uses of the planned businesses within subject site fall under the Zoning Code Permitted Use Table as *Bakery Products, Wholesale & Production* and *Wholesale and Warehouse Facility*, which are both permitted outright in M-2 zoning.

As proposed, the site will have a surplus of four parking spaces. Currently, Elegante Cuisine and Breezeway International employ 95 workers. However, the significant majority of employees work off-site, going directly to the locations to where the food is being catered. The applicant stated that the maximum number of employees who will be at the Arlington Heights facility at one time is 12-15. The following chart details the proposed parking scenario at 2616 S. Clearbrook Drive (note: additional on-site employees over the next 10 years are considered and added to this analysis as well):

Use/Business	Code Use	Square Feet	Parking Standard	Employees	Vehicles	Parking Req.
Office	Offices - Business and Professional	3,000	1 space/300 SF	10	N/A	10
Warehouse/Storage	Warehouses and Storage	12,050	0.5 spaces/employee; 1 space/commercial vehicle	20	0	10
		15,050		**SPACES REQUIRED**		**20**
				SPACES AVAILABLE		**24**
				SURPLUS / (DEFICIT)		**4**

V. State of Economy of Industry Making Application

Elegante Cuisine is a food prep and catering operation that plans to occupy about 85% of the building at 2616 S. Clearbrook Drive. The other 15% would be taken up by Breezeway International, a company that receives and distributes international trade products such as food packaging, mosaic tile, and other plastic goods. The businesses are currently located within a 10,000 square foot industrial space in Elk Grove Village and are quickly outgrowing this space. The facility at 2616 S. Clearbrook Drive will provide a 50% increase in usable space for the company. Elegante and Breezeway are looking to move into this site as soon as possible.

The Village guidelines suggest that the applicant have a minimum employment threshold of 25 employees. The companies combine for 20 full-time workers and 75 part-time employees, which easily meets the minimum threshold for number of employees. They also stated that they would like to promote future job openings to Arlington Heights residents.

The companies expect to have a positive financial impact on the community. Over the 12-year life of the incentive, the applicant estimates that the property will generate over $141,000 more in property taxes with the Class 6b designation than if it were to remain vacant for the same period. While the building may not have remained vacant for 12 more years, the intent of the Class 6b program is to facilitate industrial occupancy as quickly as possible. Bringing in new employees will also garner residual spending. This is something that a vacant building would not provide. Even with the abatement, the applicant expects the property to generate $430,000 in total property tax revenue from 2022-2033.

VI. Site Visit

Planning and Community Development Department staff met with ownership of both companies at their current Elk Grove facility, as well as their planned Arlington Heights location, on December 20, 2021. Due to their business growth the companies need more space to conduct their operation, and the Arlington Heights facility provides the opportunity to expand in all facets of their operation.

VII. Site Specifics of Property Requesting Abatement

The building at 2616 S. Clearbrook Drive is approximately 15,050 square feet. The buyer is applying for a Class 6b property tax abatement that would allow a purchase of the property and completion of a $175,000 rehab of the facility. The site specifics are provided below:

A. The previous tenant ceased operations in November 2021. As the property has not been completely vacant for one year, the applicant is requesting "special circumstances" to allow them to obtain the Class 6b designation.

B. The combined cost of purchasing the property and completing interior and exterior improvements is approximately $1.16 million. The purchase is contingent upon receiving the abatement and, according to the buyer, would not be economically feasible without the incentive.

C. The tenants, Elegante Cuisine and Breezeway International, are projecting employment growth over the next decade. The companies currently employ 20 full-time staff and 75 part-time staff. By the tenth year that the operations would be established at 2616 S. Clearbrook Drive (est. 2032), they anticipate formally employing up to 30 total full-time employees in addition to 100 part-time workers.

By definition, "The purpose of the M-2 district is to provide adequate space in appropriate locations for manufacturing and other activities. This district should be accessible to major railroads and arterial streets designated on the Village Official Map or Village Comprehensive Plan Map. Residential and retail uses are prohibited. Performance Standards protect residential areas by restricting objectionable manufacturing activities such as noise, vibration, smoke, dust, odors, heat, glare, fire hazards, and other objectionable influences."

As food assembly and warehousing/distribution users, these businesses meet M-2 zoning requirements. Further, they comply with the mission of the Class 6b designation which is that businesses and facilities meet "industrial purposes" and that there is substantial rehabilitation as well as substantial re-occupancy of "abandoned" property.

VIII. Relationship of Property Tax Abatement Goals to Application

The initial intent of the County Assessor's revised property tax incentive plan is to encourage new industrial and commercial development within the County. Reacting to slowed development in the commercial and industrial sectors, the Assessor recognized that the property tax rates in Cook County were higher than those of neighboring counties, which were seeing gains in the previously mentioned sectors. The Class 6b Property Tax Abatement program demonstrates an ongoing desire by Cook County officials to maintain their commercial and industrial competitiveness with the rest of the Chicago metropolitan region.

In this instance, the abatement would allow for a growing company to relocate and expand within the Village and occupy the entirety of a vacant industrial site. The economic impact would be shown in employment growth, an increase in local consumer spending, and an increase in property value of the site.

IX. Relationship of Village Guidelines to Application

The Class 6b incentive renewal provides a 10% assessment level for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value.

This provision requires that the applicant be a manufacturing or warehousing operation and may include high technology land uses. This incentive is available throughout Cook County, but requires municipal approval prior to County officials granting the abatement. Further, localities may adopt guidelines of their own. These specifications may place restrictions such as minimum number of employees, residency, or square feet of operation.

The Village of Arlington Heights initiated its own guidelines in May 1990, and have revised them multiple times. The current guidelines require:

1. The application fee shall have been paid.

2. The application form shall have been completed with attachments.

3. The business must be a manufacturing, industrial, research, warehousing, or fabricating firm for an excess of 51% of the structure's floor space or an excess of 51% of the employees.

4. The business must employ at least 25 individuals during the period when the taxes are abated.

5. The application (Section VI, VII, VIII and IX) must show a five-year financial benefit to the Village and no negative effect on any similar Village firm.

Guideline #3 is met by this application as 80% of the floor space is dedicated to food production and assembly, as well as general warehousing/distribution, with the remaining 20% dedicated to office space. Guideline #4 is met as the two prospective tenants would employ 20 full-time staff, and 75 part-time staff, on day one. The companies are planning growth to as many as 30 full-time staff during the life of the incentive, in addition to 100 part-time workers. Guideline #5 is met by the attraction of a long-standing business to the community, re-occupancy of a vacant property, and residual spending at local businesses by the employees.

X. Finance Department Review

The Finance Department has reviewed the application and has no objections.

XI. Adherence to Zero Interest Loan Program Requirements

In order to receive approval from the Village of Arlington Heights for the Class 6b tax abatement, the applicant must formally execute an agreement with the Village. This agreement is a commitment to rebate 10% of the applicant’s savings from the property tax abatement, to the Village, over the first five years of the incentive. The savings will be placed in the Zero Interest Loan fund, to be distributed to new or expanding businesses within Arlington Heights that have applied and been approved for such a loan, or used for other approved economic development activities. The applicant has signed the formal agreement and is willing to rebate the Village 10% of their property tax abatement savings in order to help the Village enhance its business community.

XII. Department of Planning and Community Development Recommendation

The intent of the Class 6b tax abatement program is to allow participating communities in Cook County to provide an incentive to office research, manufacturing, and warehousing firms to locate and/or expand within the County. This program allows for either a renewal of the adjusted property tax, or an allowance of new tax abatements by reducing the tax rate for a twelve-year period provided that a fiscal benefit continues to return to the host community.

This request for a tax abatement is recommended for approval. The program is designed to facilitate the ongoing, long-term use of the property located at 2616 S. Clearbrook Drive. It is imperative that the community continues to demonstrate that it is ready to aggressively assist business development provided that is does not negatively impact the Village's quality of life. The abatement would further benefit the community by bringing new employers to the community, along with several full-time and part-time jobs. The tenants, Elegante Cuisine and Breezeway International, are expected to create as many as ten more new full-time jobs, and 25 more part-time jobs, over the next decade as well.

The abatement would benefit the community through re-occupancy of a vacant building, including over $175,000 of rehab work to the property. As demonstrated in the application, the Village will see a much greater return on property taxes with the Class 6b than if the building was to remain vacant over the same period of time.

As is always the case with Class 6b property tax abatement requests, the applicant finds Cook County commercial property taxes to be burdensome. An illustrative comparison of Cook County and DuPage County taxes follows:

For use as an EXAMPLE:

	COOK	COOK (W/CLASS 6B)	DUPAGE
Market Value	$1,160,000	$ 1,160,000	$1,160,000
Assessment Level	x .25	x .10	x .33
Assessed Valuation	$ 290,000	$ 116,000	$ 382,800
Equalization Factor	x 3.2234	x 3.2234	x 1.0000
Equalized Value	$ 934,786	$ 373,914	$ 382,800
Tax Rate (per $100)	x 8.517%	x 8.517%	x 8.4137%
Taxes	$ 79,616	$ 31,846	$ 32,208

DuPage County taxes for a similar building are $47,770 lower than Cook County taxes. In other terms, DuPage County property taxes are nearly 60% lower than Cook County non-residential property taxes in this example. With the Cook County 6b abatement, property taxes become exponentially more competitive (1.1% lower than DuPage property taxes) in this instance.

As with the granting of Class 6b tax abatements in general, the net result of encouraging Class 6b tax abatement approvals will provide for a more aggressive atmosphere for economic development in Arlington Heights than other communities in the six-county region. Elegante Cuisine and Breezeway International are looking to establish footprints within the community. Support of this incentive request will help these companies thrive in the long-term and also re-occupy, and reinvest in, an aging building constructed over 50 years ago. This investment will allow the building to continue serving Arlington Heights enterprises, both now and in the future.

Village Board
2/7/2022

Item: Ordinance - Code Amendment - Chapter 13 - Alcoholic Liquor Dealers

Department: Manager/Legal

The attached ordinance amending Section 13-502 of the Municipal Code, revises the number of liquor licenses authorized for certain liquor license classifications, bringing the number of active licenses into alignment with the current number of licenses permitted within the Code.

RECOMMENDATION

It is recommended that an Ordinance Amending Section 13-502, Fees and Number of Licenses, be approved.

ATTACHMENTS:

Description	Type
Code Amendment - Chapter 13	Ordinance

AN ORDINANCE AMENDING SECTION 13-502
OF THE MUNICIPAL CODE OF THE VILLAGE OF ARLINGTON HEIGHTS
REGARDING VILLAGE LIQUOR LICENSES

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

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

WHEREAS, pursuant to Chapter 13 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (*"Village Code"*), the Village sets forth rules and regulations for the licensing of, and sale of alcoholic liquor by, alcoholic liquor retailers in the Village; and

WHEREAS, pursuant to Section 13-502 of the Village Code, the Village limits the number of local liquor licenses available at any one time for each liquor license classification established by the Village Code; and

WHEREAS, the Village President and Board of Trustees desire to amend Section 13-502 of the Village Code to reflect the current number of licenses permitted within each liquor license classification; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interests of the Village and its residents to amend Section 13-502 of the Village Code pursuant to this Ordinance;

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

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

SECTION 2. FEES AND NUMBER OF LICENSES. Section 13-502, titled "Fees and Number of Licenses," of Article V, titled "Fees, Classification, Hours of Operation," of Chapter 13, titled "Alcoholic Liquor Dealers," of the Village Code is hereby amended further to read as follows:

"**Section 13-502 Fees and Number of Licenses.**

Class of License	Annual License Fee	Number of Licenses Authorized
A	$3,800	~~33~~ **31**
*	*	*
AA	$4,600	~~24~~ **20**
AA Adjunct	$2,600	~~2~~ **1**
*	*	*

B	$3,700	~~31~~ **29**
BB	$2,700	~~2~~ **1**
*	*	*
E	$2,700	~~16~~ **14**
*	*	*
H	$650	~~1~~ **2**
*	*	*
T	N/A	~~27~~ **24**”

SECTION 3. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 4. PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION 5. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES:

NAYS:

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

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
2/7/2022

Item: Resolution Approving Intergovernmental Agreement/Ordinance Amending Budget - ARPA Grant

Department: Finance/Legal

BACKGROUND

As part of the federal government's response to the pandemic, Congress passed a $1.9 trillion economic stimulus program called the American Rescue Plan Act of 2021. Under this program, the Village of Arlington Heights will receive $6.78 million over two years. In July 2021, the Village Board approved a plan to spend these federal grant funds on eligible expenditures such as water and sewer infrastructure, Police and Fire vehicle purchases, other capital projects, and an allocation of $500,000 to the Arlington Heights Park District to help offset that government's revenue losses due to the pandemic. The Park District has only been eligible for very limited direct federal and state pandemic grants.

As a subrecipient of federal grant funds through the Village, the Park District will be required to obligate the use of the $500,000 allocation on qualifying projects under the ARPA grant guidelines by the end of 2024. To that end, the Park District plans on using these funds toward removing and replacing 90% of the existing multi-purpose path at the Nichol Knoll Golf Course (Village owned property). The estimated cost of this work is $538,120. The work will include removal of existing pathways, compacting the stone base, and installing a new binder and surface material. Should this project come in under budget, the Park District would spend any remaining ARPA grant funds to assist with the $388,000 pond bank stabilization and restoration project at Arlington Lakes Golf Course. (Theses bodies of water are part of the Village's stormwater management program). The Village's auditors, Sikich LLC have reviewed these projects and concur that they qualify as ARPA eligible expenses.

RECOMMENDATION

It is recommended that the Village Board of Trustees approve the attached Resolution Approving a Park District ARPA Grant IGA allocating $500,000 of the Village's American Rescue Plan Act (ARPA) federal grant fund receipts to the

Arlington Heights Park District. It is also recommended that the Village Board approve the attached Ordinance amending the 2022 Capital Projects Fund budget, account number 401-9901-591.90-06 in the amount of $500,000 for the ARPA grant allocation to the Arlington Heights Park District.

ATTACHMENTS:

Description	Type
Intergovernmental Agreement - Park District - ARPA Grant	Resolution
Budget Amendment - ARPA Grant	Ordinance

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE ARLINGTON HEIGHTS PARK DISTRICT

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

SECTION ONE: A certain Intergovernmental Agreement by and between the Village of Arlington Heights and the Arlington Heights Park District, related to an American Rescue Plan Act (ARPA) Grant, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 7th day of February, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

AGRRES:Resolution Intergovernmental Agreement – Park District – ARPA Grant

INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS AND THE ARLINGTON HEIGHTS PARK DISTRICT

THIS AGREEMENT entered into by and between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village") and the Arlington Heights Park District, a municipal corporation of the Counties of Cook and Lake, State of Illinois ("Park District");

WHEREAS, the boundaries of the Village and the Park District are nearly coterminous and the two entities attempt to keep them coterminous; and

WHEREAS, the parties have, in the past, undertaken numerous cooperative programs in reserving and obtaining open space land for recreation purposes at minimal or no cost and through the interchange of services and equipment to the benefit of the residents and taxpayers of the two parties; and

WHEREAS, this Agreement is authorized by the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act of the State of Illinois (5 ILCS 220/ 1 et seq.), which provides for the execution of agreements and implementation of cooperative ventures between public agencies of the State of Illinois,

NOW, THEREFORE, in consideration of the foregoing, as well as the mutual covenants and agreements hereinafter set forth, the Village and the Park District hereby agree as follows:

SECTION ONE: All matters set forth in the preamble of this Agreement are expressly made a part of this Agreement.

SECTION TWO: Concerning American rescue Plan Funds, the parties agree as follows:

A. The Village agrees to provide the Park District a one-time payment of $500,000 of the Village's allocation from the American Rescue Plan.

B. The Park District agrees to spend the funds allocated from the American Rescue Plan in compliance with all applicable Federal regulations.

C. The Park District agrees that its use of the funds will be subject to review by the Village's auditors.

D. The Park District will indemnify, save, and hold harmless the Village, and its officers, agents and employees from any and all liability, losses or damages, including attorneys' fees and costs of defense, the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature, including workers' compensation claims in any way resulting from or arising out of any wrongful or negligent act or omission from the operations of the Park District under this Agreement, including operations of subcontractors; and the Park District will, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefrom, or incurred in connection therewith; The Park District, however, shall not be required to indemnify, save, and hold harmless the Village for the negligent or willful acts or omissions of the

Village.

E. The Village will indemnify, save, and hold harmless the Park District, and its officers, agents and employees from any and all liability, losses or damages, including attorneys' fees and costs of defense, the Park District may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature, including workers' compensation claims in any way resulting from or arising out of any wrongful or negligent act or omission from the operations of the Village under this Agreement, including operations of subcontractors; and the Village will, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefrom, or incurred in connection therewith; The Village, however, shall not be required to indemnify, save, and hold harmless the Park District for the negligent or willful acts or omissions of the Park District.

SECTION THREE: Concerning terms of the Agreement, the parties agree as follows:

A. The waiver by either Party of any breach of any term, covenant, or condition shall not be deemed to be a waiver of such term, covenant, or condition or any subsequent breach of the same or any other term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition contained in this Agreement. None of the terms, covenants or conditions in this Agreement can be waived by either Party except by written agreement executed by authorized officials of both Parties.

B. This agreement shall be governed and construed in accordance with the laws of the State of Illinois.

SECTION FOUR: All notices hereunder shall be in writing and must be served either personally or certified mail or similar service with proof of service to:

Village Manager	Executive Director
Village of Arlington Heights	Arlington Heights Park District
33 South Arlington Heights Road	410 North Arlington Heights Road
Arlington Heights, IL 60005	Arlington Heights, IL 60004

and any other person or place which either party, by its prior written notice to the other party, shall designate for notice.

SECTION FIVE: It is mutually understood and agreed that all agreements and covenants in this Agreement are severable and that in the event any of them shall be held to be invalid by any court of competent jurisdiction, this Agreement shall be interpreted as if such invalid provision were not contained in this Agreement.

SECTION SIX: Neither party may assign, transfer or otherwise convey its rights or obligations under this Agreement without the prior written consent of the other party. This Agreement shall be binding upon and inure to the benefit of any successor entity which may assume and perform the duties of either party.

SECTION SEVEN: This Agreement is entered into solely for the benefit of the contracting Parties, and nothing in the Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person or entity who is not a Party to this Agreement, or to acknowledge, establish or impose any legal

duty to any third party. This Agreement sets forth the entire understanding of the parties and may only be amended or modified by a written instrument signed by the Parties except as otherwise provided herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this 7th day of February, 2022.

Arlington Heights Park District	Village of Arlington Heights
_____	_____
President	Village President
Attest:	Attest:
_____	_____
Secretary	Village Clerk

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

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

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

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

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

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

Account Being Amended	Original	Amendment Incr./(Decr.)	Revised
401-9901-591.90-06	0	500,000	500,000

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

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

AYES:

NAYS:

PASSED AND APPROVED THIS 7th day of February, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
2/7/2022

Item: Resolution - Intergovernmental Agreement - Park District - Construction, Operation and Maintenance of Raven Park Detention Basin

Department: PW/Legal

As part of the Village's ongoing efforts to improve stormwater management in the community, the Village undertook a comprehensive stormwater study in 2014 which identified a number of high impact stormwater improvement projects throughout the community. One of those projects is the Berkely-Hintz project which is scheduled to begin in 2022. This project will involve the construction of both stormwater storage and conveyance pipes to help move water out of the surrounding neighborhood during storm events.

In order for the project to go forward, the Village requires land for the construction of stormwater storage. After the data was reviewed, Raven Park was identified as the best location for the new storage required for the project. The Park District has agreed to allow the Village to use a portion of Raven Park to provide additional stormwater storage in the Berkely Hintz neighborhood. The attached resolution authorizes execution of an intergovernmental agreement between the Village of Arlington Heights and the Arlington Heights Park District that outlines the terms of this arrangement.

Recommendation

It is recommended that a Resolution approving an Intergovernmental Agreement between the Village of Arlington Heights and Arlington Heights Park District regarding the use of Raven Park for the construction, operation, and maintenance of a stormwater detention basin in Raven Park be approved.

ATTACHMENTS:

Description	Type
Resolution IGA Raven Park	Resolution
IGA Raven Park	Agreement

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE ARLINGTON HEIGHTS PARK DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A STORMWATER DETENTION BASIN IN RAVEN PARK

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

SECTION ONE: A certain Intergovernmental Agreement by and between the Village of Arlington Heights and the Arlington Heights Park District, related to the construction, operation and maintenance of a stormwater detention basin in Raven Park, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 7th day of February, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN VILLAGE OF ARLINGTON HEIGHTS AND ARLINGTON HEIGHTS PARK DISTRICT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A STORMWATER DETENTION BASIN IN RAVEN PARK, ARLINGTON HEIGHTS, ILLINOIS

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is entered into this 7th day of February, 2022, by and between the Village of Arlington Heights, an Illinois municipal corporation ("Village"), and the Arlington Heights Park District, an Illinois park district and unit of local government ("Park District"). Village and Park District are hereinafter sometimes referred to individually as a "Party," and collectively as the "Parties."

RECITALS

WHEREAS, the Village owns, operates, and maintains a storm sewer collection system, including certain ancillary facilities and improvements, throughout its corporate boundaries; and

WHEREAS, the Village and its residents have experienced, and continue to experience, severe flooding during heavy rain events; and

WHEREAS, the boundaries of the Village and the Park District are nearly coterminous and the two entities attempt to keep them coterminous; and

WHEREAS, the Parties have, in the past, undertaken numerous cooperative programs in reserving and obtaining open space land for recreation purposes at minimal or no cost and through the interchange of services and equipment to the benefit of the Parties' residents and taxpayers; and

WHEREAS, the Village has undertaken the Berkley Hintz storm water improvement project that that includes the construction of stormwater storage and installation of large storm sewer pipes; and

WHEREAS, the Village requires land for stormwater detention as part of the storm water improvements contemplated by the Berkley Hintz stormwater improvement project; and

WHEREAS, the Park District is the owner of certain property commonly referred to as Raven Park, located at 2913 N. Mitchell Avenue, Arlington Heights, Illinois ("Park Property"); and

WHEREAS, the Park District is willing to allow the Village to use a portion of Raven Park for stormwater detention; and

WHEREAS, the Parties reasonably believe that the construction, operation and maintenance of certain stormwater improvements in portions of Raven Park is expected to reduce the frequency and severity of flooding within the Parties' respective corporate boundaries; and

WHEREAS, based on the foregoing, the Park District has determined that it is in the public's interest to grant certain easement rights to the Village in order to facilitate the construction, operation, and maintenance of certain stormwater improvements in portions of Raven Park ("Raven Park Stormwater Detention Site"); and

WHEREAS, the Village, by virtue of its power as a home rule unit of government as provided in Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and Park District, by virtue of its powers set forth in Sections 8-1 and 8-11 of the Park District Code (70 ILCS 1205/8-1 and 8-11), are authorized to enter into this Agreement; and

WHEREAS, a cooperative intergovernmental agreement is appropriate and such an agreement is authorized and encouraged by Article 7, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*); and

WHEREAS, the Parties wish to define and establish their respective rights, responsibilities and obligations with respect to the construction, operation, and maintenance of the stormwater improvements installed in the Raven Park Stormwater Detention Site.

NOW, THEREFORE, in consideration of the premises and the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the Parties, the Parties agree as follows:

1. Recitals Incorporated. The foregoing recitals are incorporated herein by reference and made a part hereof as though fully set forth herein, the same constituting the factual basis for this Agreement.

2. Stormwater Improvements. The Village shall, at its sole cost and expense, design and construct certain mutually agreed upon stormwater improvements in the Raven Park Stormwater Detention Site ("Stormwater Improvements"). The Stormwater Improvements shall be based upon, and shall in all respects fully comply with, the Approved Plans and Specifications (as that term is defined in Paragraph 5, a copy of which is attached hereto and incorporated herein by reference as Exhibit A. The Parties specifically acknowledge that the plans and specifications attached hereto as Exhibit A at the time of execution of this Agreement may be preliminary in nature and may not be the Approved Plans and Specifications defined in Paragraph 5.C. below. Accordingly, the Parties agree that the Approved Plans and Specifications, once completed and agreed upon by both Parties, shall be attached to this Agreement as Exhibit A and shall replace any preliminary plans and specifications attached hereto at the time of execution. The Parties, through their respective Executive Director and Village Manager, shall execute an appropriate document confirming the attachment of the Approved Plans and Specifications to this Agreement.

3. Easements. To facilitate the construction, operation and maintenance of the Stormwater Improvements, the Park District shall grant to the Village certain temporary construction easement rights and certain perpetual access and maintenance easement rights in and to the Raven Park Stormwater Detention Site to be used for stormwater management purposes. The temporary construction easement and perpetual access and maintenance agreement shall be in

substantially the form attached hereto as Exhibit B and incorporated herein by reference, subject to such additional modifications as mutually agreed to by the Parties in writing.

4. Review of Village's Plans and Specifications.

A. The Village shall submit to the Park District for review and comment the proposed plans and specifications for the Stormwater Improvements to be constructed by the Village in the Raven Park Stormwater Detention Site pursuant to this Agreement. The Village has submitted plans and specifications to the Park District for review. All plans and specifications shall be prepared in accordance with all applicable Village ordinances, County of Cook Ordinances, and State and Federal statutes, rules, and regulations. The Village shall conduct at least one public informational meeting regarding the proposed plans and specifications, and shall attend and participate in such other public meetings reasonably requested by the Park District.

B. Park District shall have no liability for any errors, omissions, or other defects in any plans or specifications for the Stormwater Improvements, and its review and/or approval shall not constitute a limitation on or waiver by Park District of its rights under this Agreement or a defense by the Village to the exercise by Park District of its remedies for Village's breach of its obligations under this Agreement or as a basis for the Village to avoid its indemnification obligations under this Agreement.

5. Schedule of Construction. The Parties shall reasonably cooperate in coordination of the construction, operation and maintenance contemplated by this Agreement or any exhibits hereto, so as to minimize any adverse impact on Park District operations, including but not limited to Park District's use of Raven Park or the Raven Park Stormwater Detention Site. When issuing any bids for any work to be done pursuant to this Agreement, the Village shall submit a proposed construction schedule to the Park District for such work. The Village shall notify the Park District as far in advance as practicable, but in any event not less than ten (10) days, weather permitting, prior to commencement of construction, staging or site preparation for any construction, operation and maintenance contemplated by this Agreement or any exhibits attached hereto. The Village shall also provide the Park District with a copy of the construction schedule for any construction, operation and maintenance contemplated by this Agreement or any exhibits attached hereto, as the same may be revised from time to time and otherwise give the Park District reasonable advance notice of any planned activities on or in the Raven Park Stormwater Detention Site that may affect the Park District's conduct of its normal activities or operations, including but not limited to Park District's use of Raven Park or the Raven Park Stormwater Detention Site. Any construction schedule provided by the Village under this paragraph shall be based upon prior consultation with the Park District, and shall be designed, to the greatest extent practicable, to minimize any adverse impact on Park District operations, including but not limited to Park District's use of Raven Park or the Raven Park Stormwater Detention Site.

6. Demolition of Facilities or Improvements. If it is necessary for the Village to demolish any Park District facilities or improvements in order to fully implement the Approved Plans and Specifications, including but not limited to any existing sidewalks, paths, or trails, the Village shall be responsible for the full cost of such demolition and the relocation of the

demolished facilities or improvements in other areas of Raven Park, the location of which shall be identified by the Park District in its sole discretion. The Village shall give the Park District as much advance notice of such demolition or site preparation as practicable, but in no event less than seven (7) business days advance notice, to allow the Park District sufficient time to salvage or remove any facilities or improvements.

7. Restoration of the Park Stormwater Detention Sites.

A. Following the Village's completion of any Stormwater Improvements constructed in the Raven Park Stormwater Detention Site pursuant to this Agreement, the Village shall, at its sole cost and expense shall, restore all affected portions of the Raven Park Stormwater Detention Site and any other affected portions of Park District owned property to the same or better condition as existed immediately prior to the commencement of any activity thereon by the Village.

B. Additionally, the Village, at its sole cost and expense, shall repair all damage caused by the Village's construction at the Raven Park Stormwater Detention Site, any improvements located thereon, and any other affected portions of Park District owned property, and replace all lost or destroyed items upon notice to the Village and a reasonable time thereafter to perform such replacement.

C. All restoration, repair and replacement shall be completed to the reasonable satisfaction of Park District within thirty (30) days after the completion of the Stormwater Improvements or, if due to weather conditions or other circumstances which in the Park District's opinion would make any such restoration, repair and replacement inadvisable, then within such later time period as the Park District reasonably shall request.

8. Maintenance and Repair of the Stormwater Improvements. The Village shall maintain the Stormwater Improvements in such a manner so as to ensure that the Stormwater Improvements remain in good working order and repair at all times, and will further ensure that the Stormwater Improvements comply at all times with applicable federal, state and local law, including the ordinances and regulations of the County of Cook and the Village of Arlington Heights. The Village's maintenance obligations under this paragraph 10 shall include, but are not limited to, the obligations set forth in the Detention Basin Maintenance Tasks and Schedule, attached hereto as Exhibit C and incorporated herein by reference. In the event that the Park District determines that the Village is not in compliance with the terms of this paragraph 10, the Park District shall provide the Village written notice of said noncompliance. Upon receipt of said notice, the Village shall have thirty (30) days to commence the necessary measures to cure said noncompliance. Notwithstanding the above thirty (30) day cure period, the Village shall take immediate action to cure said noncompliance in the case of an emergency likely to cause immediate harm, damage or danger to surrounding property or to the public or private health, safety or welfare. In the event that the Village fails to commence the necessary measures to cure said noncompliance at the expiration of the periods set forth herein, or otherwise exhibits an unwillingness to cure said non-compliance, the Park District shall have the right, but not the obligation, to take all steps necessary to bring the stormwater improvements into good working order and repair and to ensure compliance with all applicable federal, state and local laws,

including the ordinances and regulations of the County of Cook and the Village of Arlington Heights, and the Village shall be responsible for all reasonable costs and expenses incurred by the Park District in connection with same, including reasonable attorneys' fees. Except for emergency situations or unless otherwise agreed upon by the Parties, the Village shall provide not less than thirty (30) days advance written notice before beginning any work or maintenance on the Stormwater Improvements. In the event of an emergency, and if prior notice is not possible, the Village shall provide notice to the Park District at the earliest reasonable opportunity.

9. Indemnification and Hold Harmless.

A. To the fullest extent permitted by law, the Village agrees to indemnify, defend, save and hold harmless the Park District and its elected and appointed officials, officers, employees, agents, and volunteers (individually and collectively, the "Park District's Indemnitees") from and against any and all liabilities, claims, losses, and/or demands for personal injury and/or property damage, including reasonable attorneys' fees, arising out of or caused by any act or omission of the Village, any of its contractors or subcontractors, anyone directly or indirectly employed or engaged by any of them, or anyone for whose acts any of them may be liable, arising out of or in connection with any work or activity performed pursuant to this Agreement, the grants of easement contemplated by this Agreement, any work or activity performed on or in the Raven Park Stormwater Detention Site which relates to or involves the Stormwater Improvements constructed and installed by the Village, and/or any work or activity performed in connection with the Village's construction, operation, or maintenance of the Stormwater Improvements. (The items in the preceding sentence for which indemnification is required are hereinafter referred to as "Claims"). Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph. The Village shall similarly protect, indemnify and hold and save harmless Park District's Indemnitees from and against any and all claims, costs, causes, actions and expenses including but not limited to court and administrative costs, reasonable attorneys and paralegal fees (collectively, "Legal Fees") incurred by reason of the Village's failure to fully perform any of its obligations under, and/or Village's breach or default of or under, any provision of this Agreement. The Village, however, shall not be required to indemnify, defend, save, and hold harmless the Park District for the negligent or willful acts or omissions of the Park District.

B. The Park District will indemnify, defend, save, and hold harmless the Village, and its officers, agents and employees from any and all liability, losses or damages, including reasonable attorneys' fees and costs of defense, the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any wrongful or negligent act or omission of the Park District, or its contractors or subcontractors, under this Agreement. The Park District, however, shall not be required to indemnify, defend, save, and hold harmless the Village for the negligent or willful acts or omissions of the Village.

10. Subsequent Modifications. The Park District reserves the right of access to and use of the Raven Park District Stormwater Detention Site in any manner not inconsistent with the rights granted to the Village under this Agreement or any exhibits attached hereto, including but not limited to the right to install recreational, athletic and other park structures, landscaping, gardens, shrubs, driveways, sidewalks, parking lots, and ingress and egress roadways on or in the Raven Park District Stormwater Detention Site that do not then or later conflict with the stormwater improvements or the easement rights granted hereunder. The Village shall not modify any Stormwater Improvements constructed pursuant to the terms of this Agreement or any exhibits attached hereto, or add any additional stormwater improvements not specifically included in this Agreement or any exhibits or addenda attached hereto, without the prior, express written approval of the Park District.

11. Insurance. At all times while this Agreement remains in effect, each Party shall procure adequate insurance and/or self-insurance to protect itself, its officers, employees and agents from any liability for bodily injury, death and/or property damage in connections with the stormwater improvements constructed pursuant to this Agreement or any exhibits attached hereto.

12. Termination.

A. The Village may, in its sole discretion and prior to the construction of any Stormwater Improvements, declare this Agreement, including any exhibits attached hereto, null and void by sending the Park District the appropriate notice pursuant to paragraph 18 below.

B. The Park District may, in its sole discretion, declare this Agreement, including any exhibits attached hereto, null and void by sending the Village the appropriate notice pursuant to paragraph 18 below in the event the Village does not enter into an agreement for the construction of the Stormwater Improvements contemplated by this Agreement or by any exhibits attached hereto within two (2) years from the execution date of this Agreement,.

13. No Waiver. No waiver of any rights which Park District has in the event of any default or breach by Village under this Agreement shall be implied from the failure by Park District to take any action on account of such breach or default, and no express waiver shall affect any breach or default other than the breach or default specified in the express waiver and then only for the time and to the extent therein stated.

14. Entire Agreement**.** This instrument contains the entire agreement between the Parties relating to the rights granted herein and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect, and any modifications to this Agreement must be in writing and must be signed by all Parties to this Agreement.

15. Severability**.** Invalidation by judgment or court order of any one or more of the covenants or restrictions contained herein shall in no way affect any other provisions which shall remain in full force and effect.

16. Law Governing**.** The laws of the State of Illinois shall govern the terms of this Agreement both as to interpretation and performance.

17. Captions and Paragraph Headings. Captions and paragraph headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

18. Notices. All notices provided for herein shall be served upon the Parties by personal delivery, email, fax or Certified United States mail, return receipt requested, at the following locations, or at such other location or locations as the Parties may from time to time designate in writing:

Notice to Park District:	Notice to Village:
Executive Director	Village Manager
Arlington Heights Park District	Village of Arlington Heights
410 North Arlington Heights Road	33 South Arlington Heights Road
Arlington Heights, IL 60004	Arlington Heights, IL 60005

Notices shall be deemed given when received by the Party to whom it was sent.

19. No Waiver of Tort Immunity. Nothing contained in this Agreement is intended to constitute nor shall constitute a waiver of the rights, defenses, and immunities provided or available to either Party under the Illinois Local Governmental and Governmental Employees Tort Immunity Act with respect to claims by third parties.

20. No Third Party Beneficiaries. This Agreement is entered into solely for the benefit of the Parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person or entity who is not a party to this Agreement, or to acknowledge, establish, or impose any legal duty to any third party.

21. Compliance with Laws. The Parties shall comply with all applicable federal, state, county, and local statutes, ordinances, rules, regulations, and codes.

22. Counterparts. This Agreement may be executed in counterparts that, taken together, will be effective as if they were a single document. Signatures transmitted by a .pdf file or facsimile shall be treated as originals.

23. Prevailing Party. The prevailing party in any suit or action to enforce the provisions of this Agreement shall be entitled to recover his or her costs in enforcing this Agreement, including reasonable attorneys' fees.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

ARLINGTON HEIGHTS PARK DISTRICT VILLAGE OF ARLINGTON HEIGHTS

_____	_____
President, Board of Park Commissioners	President
ATTEST:	ATTEST:
_____	_____
Secretary, Board of Park Commissioners	Village Clerk

EXHIBIT A

Approved Plans and Specifications

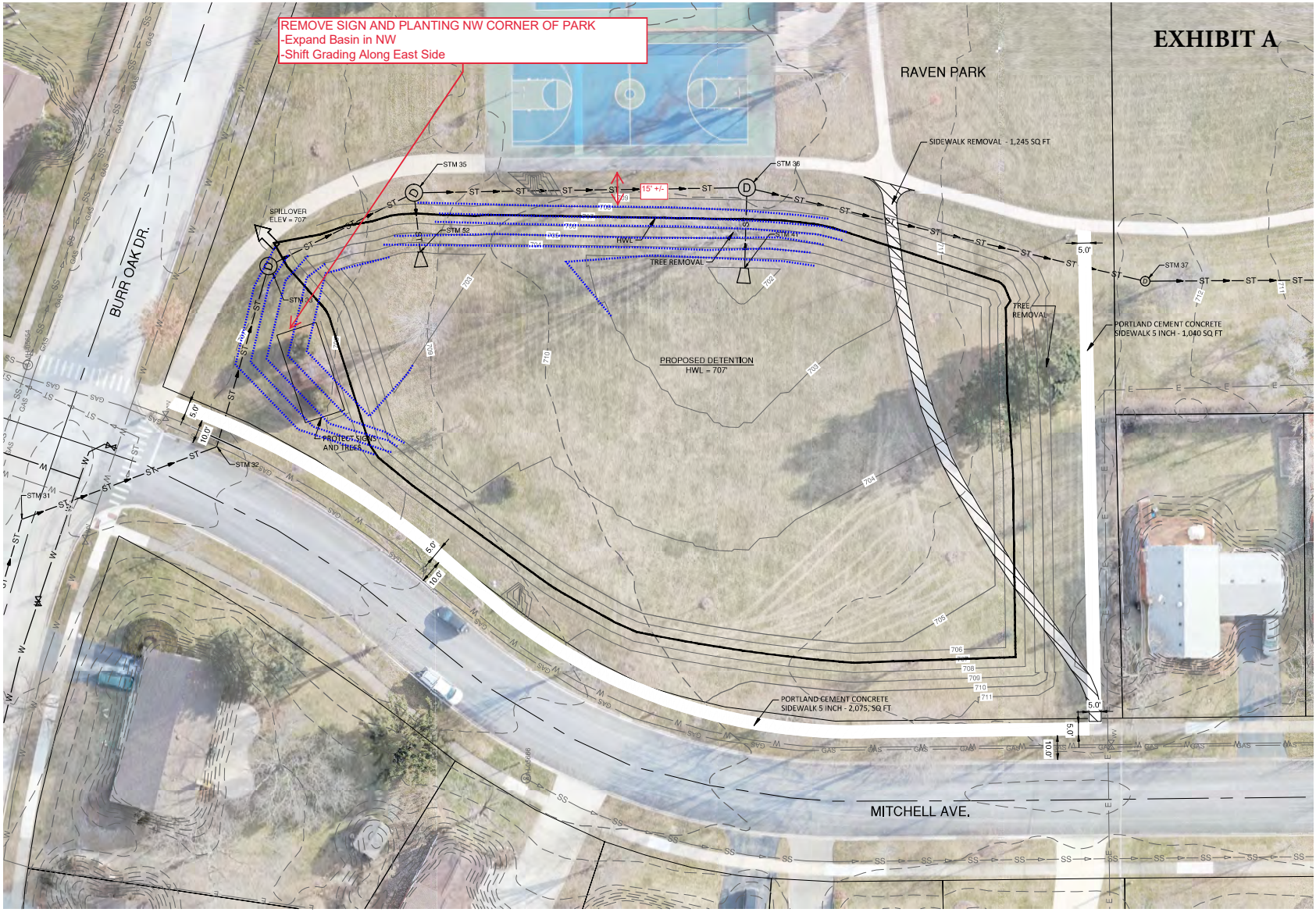

EXHIBIT A
REMOVE SIGN AND PLANTING NW CORNER OF PARK
-Expand Basin in NW
-Shift Grading Along East Side
RAVEN PARK
BURR OAK DR.
MITCHELL AVE.
SIDEWALK REMOVAL - 1,245 SQ FT
PROPOSED DETENTION
HWL = 707'
SPILLOVER
ELEV = 707'
HWL
TREE REMOVAL
TREE REMOVAL
PROTECT SIGNS AND TREES
PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH - 1,040 SQ FT
PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH - 2,075 SQ FT
STM 35
STM 36
STM 37
STM 52
STM 31
STM 32
15" +/-
5.0'
10.0'

EXHIBIT B

Form Temporary Construction Easement and Perpetual Access and Maintenance Easement Agreement

TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL ACCESS AND MAINTENANCE EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL ACCESS AND MAINTENANCE EASEMENT AGREEMENT ("Agreement") is made and entered into as of this 7th day of February, 2022 ("Effective Date") by and between the Village of Arlington Heights, an Illinois municipal corporation ("Village"), and the Arlington Heights Park District, an Illinois park district and unit of local government ("Park District"). Village and Park District are hereinafter sometimes referred to individually as a "Party," and collectively as the "Parties."

RECITALS

WHEREAS, the Village owns, operates, and maintains a storm sewer collection system, including certain ancillary facilities and improvements, throughout its corporate boundaries; and

WHEREAS, the Village has undertaken the Berkley Hintz storm water improvement project that that includes the construction of stormwater storage and installation of large storm sewer pipes; and

WHEREAS, the Village requires land for stormwater detention as part of the storm water improvements contemplated by the Berkley Hintz stormwater improvement project; and

WHEREAS, the Park District is the owner of certain property commonly referred to as Raven Park, located at 2913 N Mitchell Avenue, Arlington Heights, Illinois ("Park Property"); and

WHEREAS, the Park District is willing to allow the Village to use a portion of Raven Park for stormwater detention; and

WHEREAS, following a series of extensive negotiations, the Parties subsequently entered into an agreement entitled "Intergovernmental Agreement Between Village of Arlington Heights and Arlington Heights Park District for the Construction, Operation and Maintenance of a Stormwater Detention Basin in Raven Park, Arlington Heights, Illinois" ("IGA") for the purpose of installing and maintaining certain agreed upon stormwater improvements in portions of the Park Property ("Planned Improvements"), and setting forth the respective rights and obligations of the Parties with respect to same; and

WHEREAS, the IGA obligates the Park District to grant the Village a temporary construction and permanent access and maintenance easement in order to facilitate the construction, operation and maintenance of the Planned Improvements; and

WHEREAS, the Park District has determined that it is in the public interest and in the interest of intergovernmental cooperation to grant such an easement to the Village, subject to the terms and conditions of this Agreement; and

WHEREAS, the Park District has the authority to grant such an easement pursuant to Articles 8-1 and 8-11 of the Park District Code of the State of Illinois (70 ILCS 1205/8-1 and 8-11); and

WHEREAS, the Parties desire to formally establish their respective rights and obligations regarding the construction, use, maintenance, and repair of the Planned Improvements.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals Incorporated. The foregoing recitals are incorporated herein by reference and made a part hereof as though fully set forth in this paragraph 1, the same constituting the factual basis for this Agreement.

2. Grant of Temporary Construction Easement. Subject to the terms and conditions of this Agreement, Park District hereby grants to Village, and any of Village's agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, a temporary construction easement under, over, on and across those portions of the Park Property legally described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and incorporated herein by reference ("Temporary Construction Easement Premises"), for the purpose of constructing the Planned Improvements ("Temporary Construction Easement").

3. Term of Temporary Construction Easement. The Temporary Construction Easement granted pursuant to paragraph 2 of this Agreement shall begin on the Effective Date of this Agreement and shall expire thirty (30) days after final completion of the Planned Improvements.

4. Grant of Non-exclusive Perpetual Access and Maintenance Easement. Subject to the terms and conditions of this Agreement, Park District hereby grants to Village, and any of Village's agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, a non-exclusive perpetual access and maintenance easement over and across those portions of the Park Property legally described in Exhibit A and depicted in Exhibit B ("Access and Maintenance Easement Premises" and, together with the Temporary Construction Easement Premises collectively referred to as the "Easement Premises") for access, ingress, and egress for vehicles and pedestrians solely for the maintenance and repair of the Planned Improvements (the "Access and Maintenance Easement"); provided, however, that major maintenance, including any construction or reconstructions, shall require, prior to such work, the prior express written consent of Park District.

5. Term of the Perpetual Access and Maintenance Easement. The Access and Maintenance Easement granted pursuant to paragraph 4 of this Agreement shall begin following final completion of the Planned Improvements and shall be perpetual in nature. Notwithstanding the above, the Parties hereto, or their successors or assigns, may mutually agree in writing to terminate the Access and Maintenance Easement at any time.

6. Scope of Work. The construction of the Planned Improvements shall be performed in accordance with the plans, specifications, drawings, and other related documents prepared by Crawford, Murphy & Tilly ("CMT") and attached hereto as Exhibit C and incorporated herein by reference, subject to any changes or modifications agreed to in writing by both Parties ("Final Plans").

7. Additional Easement Conditions. In addition to the other terms and conditions set forth in this Agreement**,** the Temporary Construction Easement and Access and Maintenance Easement, together with any ancillary rights given to Village under this Agreement, shall be subject to the following conditions:

(a) Park District reserves the right of access to and use of the Easement Premises in any manner not inconsistent with the rights granted to Village under this Agreement, including but not limited to the right to install landscaping, gardens, shrubs, driveways, sidewalks, parking lots, and ingress and egress roadways on the Easement Premises that do not then or later conflict with the Planned Improvements or the easement rights granted hereunder.

(b) Village shall notify Park District at least ten (10) days prior to commencement of any excavation, construction, repair, maintenance, staging, site preparation, or other work or activity on the Easement Premises, weather permitting. The Parties shall reasonably cooperate with respect to the commencement, timing, and location of such work or activity so as to protect the public at large and to avoid any interference with Park District's use of the Park Property or the Easement Premises. Village shall also provide Park District with a copy of the construction schedule for the Planned Improvements as the same may be revised from time to time and otherwise give Park District reasonable advance notice of any planned activities on the Easement Premises that may affect Park District's conduct of its normal activities and use of the Park Property.

(c) All construction or other work or activity performed by any entity within the Easement Premises shall be performed in a safe and sound manner and in accordance with all applicable federal, state and local laws, including the ordinances and regulations of the Village of Arlington Heights and Arlington Heights Park District and conducted in a manner so as to avoid damage to the Park Property.

(d) The Temporary Construction Easement and Access and Maintenance Easement shall be used and enjoyed solely by Village and its duly authorized agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, and Village shall not assign its easement rights in whole or in part to any other person or entity.

(f) The Park Property, including the Easement Premises, shall at all times be kept free of accumulations of debris, waste and garbage resulting from the Planned Improvements.

(e) No equipment, machinery or materials shall be brought or permitted to come onto or remain on any portion of the Park Property other than the Temporary Construction Easement Premises, and then subject to such reasonable restrictions, if any, as shall be specified by Park District.

(g) Park District shall have the right at any time to:

(i) impose weight and load restrictions on the Easement Premises which Park District reasonably determines are necessary or advisable under the circumstances, but which will not unreasonably restrict construction traffic necessary for planned improvements; and

(ii) suspend the Temporary Construction Easement or the Access and Maintenance Easement immediately for safety or health reasons or upon fourteen (14) days' notice for breach by Village of any of its obligations under this Agreement, until the reasons for the suspension have been rectified to Park District's reasonable satisfaction and without waiving Park District's right to terminate the Temporary Construction Easement or the Access and Maintenance Easement as provided in paragraph 14, below.

(h) Park District shall have the right to enter upon the Easement Premises at any time(s) to inspect, maintain or repair the Park Property including the Easement Premises and improvements thereon, to determine Village's compliance with the terms and conditions of this Agreement, and for any other lawful purpose(s). Park District's reservation of such rights or its failure to exercise same shall not impose or create any responsibility or liability on Park District or affect, reduce or nullify in any way Village's obligations under this Agreement. Village shall cooperate with Park District's reasonable requests to inspect the Easement Premises. Notwithstanding anything to the contrary herein, both Parties understand and acknowledge that the Village shall be solely responsible for maintenance and repair of the Planned Improvements.

8. Hazardous Materials. No explosives or flammable or hazard materials of any kind shall be transported across, brought upon, or stored or deposited on, the Park Property (except as needed for vehicles or equipment for the Planned Improvements provided that Village and its contractors shall be liable for any damage to or contamination of Park Property resulting from such activity or use). As used in this Agreement, "Hazardous Materials" means any hazardous or toxic substances, materials or wastes, including, but not limited to solid, semi-solid, liquid or gaseous substances which are toxic, ignitable, corrosive, carcinogenic or otherwise dangerous to human, plant or animal health or well-being and those substances, materials, and wastes listed in the United States Department of Transportation Table (49 CFR 972.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto or such substances, materials, and wastes regulated under any applicable local, state or federal law including, without

limitation, any material, waste or substance which is (I) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as "hazardous substances" pursuant to Section 1251 et. seq. (33 U.S.C. Section 1321) or listed pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et. seq. (42 U.S.C. Section 6903), or (vi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601 et. seq. (42 U.S.C. Section 9601) or any other applicable environmental law.

9. Restoration Obligations. Upon termination of the Temporary Construction Easement by expiration or otherwise, or upon completion of any work contemplated by this Agreement and performed pursuant to the Access and Maintenance Easement granted pursuant to paragraph 4, Village at its sole cost and expense shall restore the Easement Premises, and any other affected portion(s) of Park Property, to the same or better condition as existed immediately prior to the commencement of any activity thereon by Village and replace all lost or destroyed items. All restoration, repair and replacement shall be completed to the reasonable satisfaction of Park District within thirty (30) days after the termination of the Temporary Construction Easement or upon completion of any work contemplated by this Agreement and performed pursuant to the Access and Maintenance Easement granted pursuant to paragraph 4, or if due to weather conditions or other circumstances which in Park District's opinion would make any such restoration, repair and replacement inadvisable, then within such later time period as Park District reasonably shall request.

10. Village shall conduct its operations on the Park Property entirely at its own risk. To the fullest extent permitted by the laws of the State of Illinois, Village hereby forever waives, relinquishes and discharges and holds harmless Park District, its elected and appointed officials, officers, employees, agents, and volunteers from any and all claims of every nature whatsoever, which Village may have at any time against Park District, its elected and appointed officials, officers, employees, agents, and/or volunteers, including without limitation claims for personal injury or property damage sustained or incurred by Village or any person claiming by, through or under Village, relating directly or indirectly to the Planned Improvements, the construction of the Planned Improvements or the exercise of the rights and privileges granted hereunder, except to the extent such claims are caused in whole or in part by the wrongful or intentional acts or omissions of the Park District, or its elected and appointed officials, officers, employees, agents, .

11. Village shall defend, indemnify and hold harmless Park District, its elected and appointed officials, officers, employees, agents, and volunteers against and from any and all liabilities, claims, losses, costs, damages and expenses of every nature whatsoever, including without limitation reasonable attorneys' and paralegal fees, suffered, incurred or sustained by any such indemnified persons, including without limitation liabilities for the death of or injury to any person or the loss, destruction or theft of or damage to any property, relating directly or indirectly to, or arising directly or indirectly from, the exercise by Village, its employees, agents, or contractors, or any other person acting on its or their behalf, or with its or their authority or permission, of the rights and privileges granted Village under this Agreement. Village shall defend, indemnify and hold harmless Park District against and from any and all claims, losses, costs, damages and expenses, including without limitation reasonable attorneys' and paralegal fees,

suffered, sustained or incurred by Park District as a result of Village's breach of any provision of this Agreement or otherwise incurred by Park District in enforcing the terms of this Agreement.

12. Insurance.

(a) Village shall keep in full force and effect at all times during this Agreement commercial general liability insurance, including contractual liability coverage, Workers' Compensation insurance, and such other types of insurance in such amounts and with such companies or self-insurance pools as are reasonably acceptable to Park District, but, in any event, not less than the coverages and amounts set forth in Exhibit D. The minimum insurance coverage specified in this Paragraph 12 may be provided by self-insurance, participation in a risk management pool, commercial policies of insurance, or a combination thereof. Village shall name the Park District, its elected and appointed officials, officers, employees, agents, and volunteers as an additional insured on any such insurance, and shall provide Park District with a copy of a Certificate of Insurance and Additional Insured Endorsement evidencing same prior to commencing any work or activity on the Park Property, and said insurance shall not be modified, terminated, canceled or not renewed without at least thirty (30) days advanced written notice to the Park District.

(b) In addition to, and in furtherance and not in limitation of, Village's insurance obligations set forth above, and at no cost to Park District, Village shall require any contractor(s) or subcontractor(s) performing any of the work contemplated by this Agreement to obtain and keep in full force and effect for so long as any claim relating to the Planned Improvements legally may be asserted, comprehensive general liability and property damage insurance written to include the coverages and for not less than the minimum limits, or greater if required by law, as provided in Exhibit D attached hereto and incorporated herein by reference, and to otherwise comply with all other requirements set forth therein. Village shall similarly require any contractor(s) or subcontractor(s) performing any of the work contemplated by this Agreement to defend, indemnify and hold harmless Park District in accordance with and as more fully set forth in Subsection D of Exhibit D attached hereto.

13. Village shall not cause or suffer or permit to be created any mechanics' or materialmen's liens or claims against the Park Property. Village shall defend, indemnify and hold harmless Park District from and against any such claims or liens.

14. The Temporary Construction Easement and the Access and Maintenance Easement granted to Village hereunder may be terminated as follows:

(a) immediately upon written notice to Village in the event Village or its contractors(s) shall fail to procure or maintain the insurance required, or shall fail to provide evidence of such insurance coverage as required, under paragraph 12, above.

(b) immediately upon Village's failure to remedy or obtain remedy by its contractor(s) of any breach of any term or condition of this Agreement (other than paragraph 12 regarding insurance) within five (5) days after written notice of such breach is delivered to Village, unless the breach cannot be cured within 5 days, and the Village has commenced the cure and diligently pursues its completion; or

(c) immediately upon abandonment of the Planned Improvements by Village or its contractor(s). For the purposes of this subparagraph, abandonment shall be deemed to have occurred in the event no activity is conducted on the Planned Improvements for a period of sixty (60) consecutive days once the work has commenced, save for force majeure or casualty; provided, however, that the Village will not be deemed to have abandoned the Planned Improvements after they are complete.

15. No waiver of any rights which Park District has in the event of any default or breach by Village under this Agreement shall be implied from failure by Park District to take any action on account of such breach or default, and no express waiver shall affect any breach or default other than the breach or default specified in the express waiver and then only for the time and to the extent therein stated.

16. Nothing contained in this Agreement shall be construed or deemed to diminish or constitute a waiver or relinquishment of the rights, privileges, defenses and immunities available or afforded to either Party under the Illinois Local Governmental and Governmental Employee's Tort Immunity Act or under other State statutes affording similar protections.

17. There are no third party beneficiaries to this Agreement, intended or otherwise, and no claim as a third party beneficiary under this Agreement may or shall be made, or be valid against, either Party.

18. All notices provided for herein shall be served upon the Parties by personal delivery, email, fax or Certified United States mail, return receipt requested, at the following locations, or at such other location or locations as the Parties may from time to time designate in writing:

Notice to Park District:	Notice to Village:
Executive Director	Village Manager
Arlington Heights Park District	Village of Arlington Heights
410 North Arlington Heights Road	33 South Arlington Heights Road
Arlington Heights, IL 60004	Arlington Heights, IL 60005

Notices shall be deemed given when received by the Party to whom it was sent.

19. This Agreement contains the entire agreement between the Parties with respect to the use of the Park Property by Village in connection with the Planned Improvements and cannot be modified except in a writing, dated subsequent to the date hereof and signed by both Parties.

20. This Agreement may be executed in counterparts, each of which shall be an original, but all of which taken together shall constitute one and the same instrument. In the event any signature is delivered by facsimile or by email delivery of a scanned PDF file, such signature shall create a valid and binding obligation of the Party with the same force and effect as if the facsimile or scanned PDF page were an original thereof.

21. Nothing in this Agreement shall be deemed to create any joint venture or partnership between the Parties. Neither Park District nor Village shall have the power to bind or obligate the other except as to the extent expressly set forth in this Agreement.

22. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, each Party has caused this Agreement to be executed by a duly authorized officer thereof, as of the year and date first above written.

ARLINGTON HEIGHTS PARK DISTRICT	**VILLAGE OF ARLINGTON HEIGHTS**
_____	_____
President, Board of Park Commissioners	President
ATTEST:	ATTEST:
_____	_____
Secretary, Board of Park Commissioners	Village Clerk

GRANTOR'S ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ and _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this __ day of _____ , 2022.

_____
Notary Public

My Commission expires:_____

GRANTEE'S ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ and _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this __ day of _____ , 2022.

_____
Notary Public

My Commission expires:_____

EXHIBIT A

LEGAL DESCRIPTION OF PARK PROPERTY, TEMPORARY CONSTRUCTION EASEMENT PREMISES AND ACCESS AND MAINTENANCE EASEMENT PREMISES

LEGAL DESCRIPTION

THE WEST 228.10 FEET OF "LOT A" IN PARCEL 1 OF BERKLEY SQUARE UNIT 7, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED AUGUST 8, 1968 AS DOCUMENT NUMBER 20578659

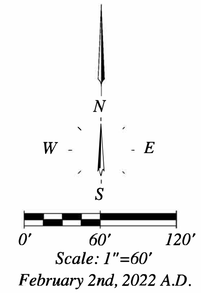
PIN 03-07-401-014-0000

EXHIBIT B
PLAT OF EASEMENT

Plat of Easement

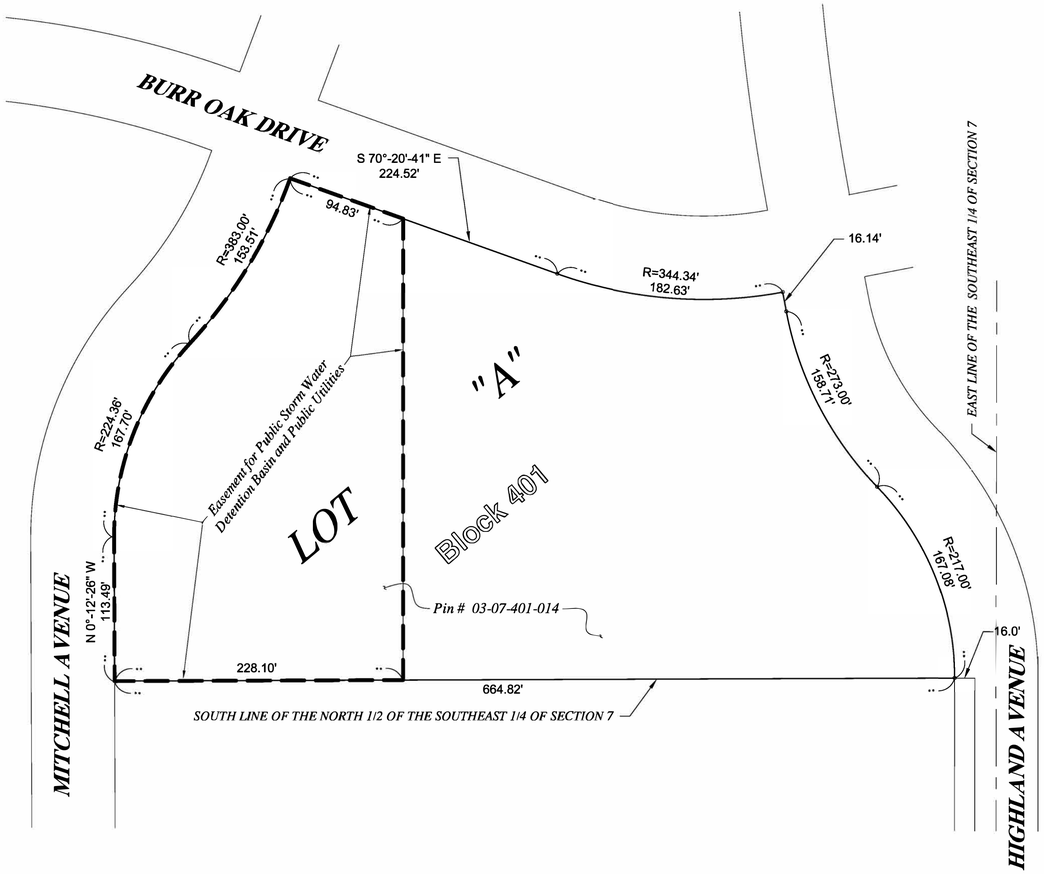
Public Storm Water Detention Basin and Public Utilities

Village of Arlington Heights



Scale: 1"=60'

February 2nd, 2022 A.D.



THE WEST 228.10 FEET OF "LOT A" IN PARCEL 1 OF BERKLEY SQUARE UNIT 7, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED AUGUST 8, 1968 AS DOCUMENT NUMBER 20578659

This Easement is hereby reserved for and granted to the Village of Arlington Heights and to its successors and assigns, over all of the areas marked "Public Storm Water Detention Basin and Public Utilities" on the plat for the perpetual right, privilege, and authority to survey, construct, reconstruct, repair, inspect, maintain and operate Public Storm Water Detention Basin and Public Utilities and the right of access across the property for necessary men and equipment to do any of the above work. The right is also granted to trim or 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. No change to the topography or storm water management structures within the easement area shall be made without express written consent of the Village Engineer, but same may be used for purposes that do not then or later interfere with the aforesaid uses or rights.

The Village of Arlington Heights, or its designees, shall, upon completion of any work authorized by this grant, restore the easement premises to the same or better condition than that existing prior to the beginning of work. The Village of Arlington Heights, will perform only emergency procedures as deemed necessary by the Village Engineer of The Village of Arlington Heights

Approved by the President and Board of Trustees of The Village of Arlington Heights, Cook County, Illinois, at a meeting held the _____ day of _____, 2022 A.D.

By: _____
President

Attest: _____
Village Clerk

I hereby certify that I find no deferred installments of outstanding unpaid special assessments due against the above described property.

_____
Thomas F. Kuehne, Village Collector

Pin # 03-07-401-014

Also Known as:
Raven Park
2913 N. Mitchell Avenue

This is to certify that the Arlington Heights Park District is the owner of this property described in the above legal description and that as such owner has caused the Easement hereon drawn to be granted to The Village of Arlington Heights, Illinois.

Dated this _____ day of _____, A.D., 2022.

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

State of Illinois)
County of Cook) SS

I, _____, a Notary Public in aforesaid County in the State aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appear before me this day in person and acknowledged that as the owner(s) of the property described hereon, signed, sealed, and delivered the said instrument as free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2022.

_____
Notary Public

Approved this _____ day of_____, A.D., 2022 by the Village Engineer of The Village of Arlington Heights, Illinois.

By: _____
Michael L. Pagones, P.E.
Reg. No. 062-047673

Sheet 1 of 1

T:\ CADD dwg\Plats\BerkeySquare\Berkley Plat Unit 7 Basin Easement.dwg

EXHIBIT C
FINAL PLANS

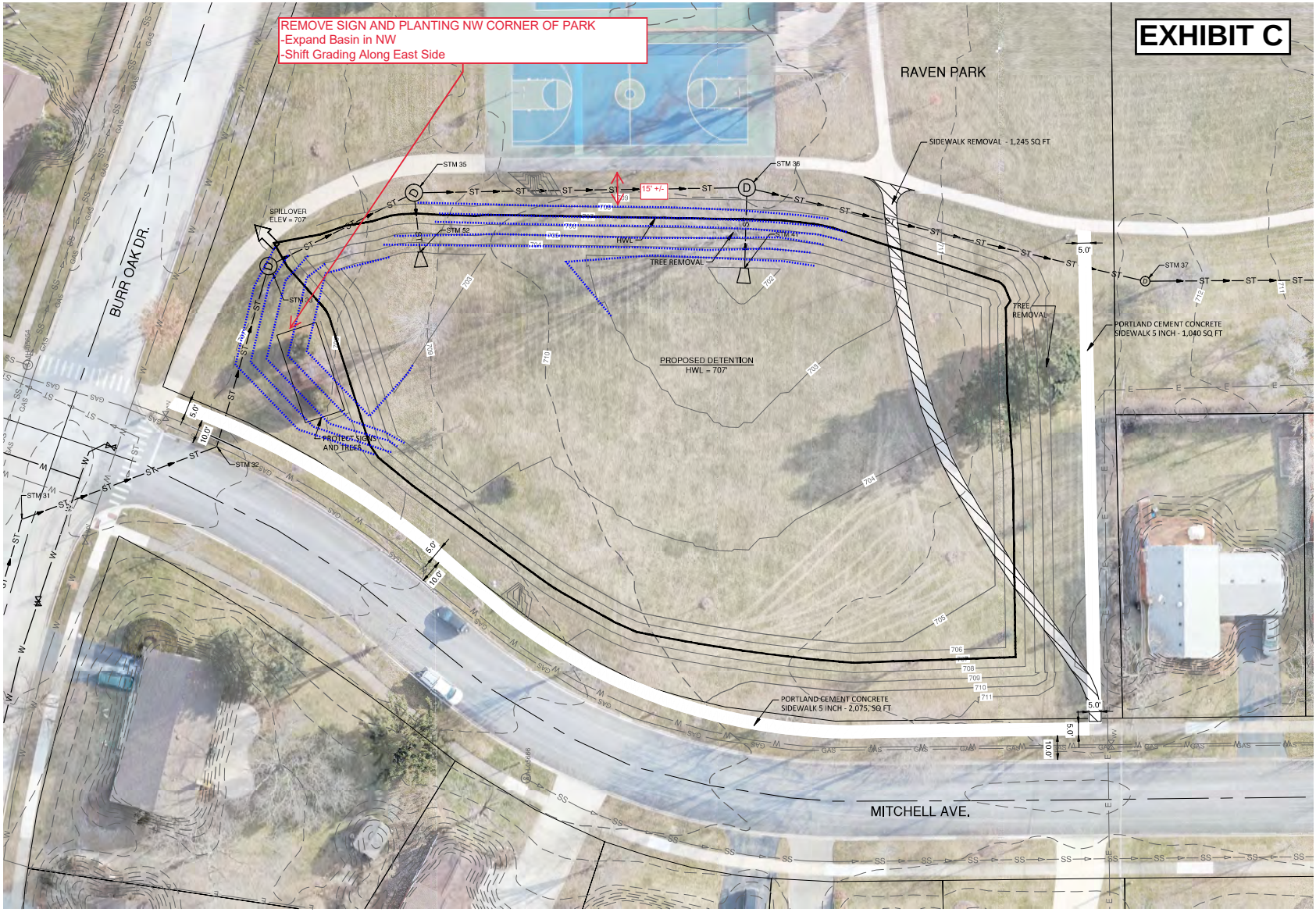

EXHIBIT C
REMOVE SIGN AND PLANTING NW CORNER OF PARK
-Expand Basin in NW
-Shift Grading Along East Side
RAVEN PARK
BURR OAK DR.
MITCHELL AVE.
SIDEWALK REMOVAL - 1,245 SQ FT
PROPOSED DETENTION
HWL = 707'
SPILLOVER
ELEV = 707'
HWL
TREE REMOVAL
TREE REMOVAL
PROTECT SIGNS AND TREES
PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH - 1,040 SQ FT
PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH - 2,075 SQ FT
STM 35
STM 36
STM 37
STM 52
STM 33
STM 32
STM 31
15" +/-
5.0'
10.0'

EXHIBIT D
INSURANCE REQUIREMENTS

A. Commercial General and Umbrella Liability Insurance

Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than $3,000,000 each occurrence. The coverage amounts set forth may be met by a combination of underlying and umbrella policies so long as in combination the limits equal or exceed those stated.

CGL insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 10 93, or a substitute form providing equivalent coverage, and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

Park District, and its elected and appointed officials, officers, employees, agents, and volunteers shall be included as an insured under the CGL, using ISO additional insured endorsement CG 20 10 or a substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance afforded to Park District. Any insurance or self-insurance maintained by Park District shall be excess of the Contractor's insurance and shall not contribute with it.

There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from explosion, collapse, or underground property damage.

B. Workers Compensation Insurance

Contractor shall maintain workers compensation as required by statute and employers liability insurance. The commercial umbrella and/or employers liability limits shall not be less than $1,000,000 each accident for bodily injury by accident or $1,000,000 each employee for bodily injury by disease.

C. General Insurance Provisions

1. Evidence of Insurance

Prior to beginning work, Contractor shall furnish Park District with a certificate(s) of insurance and applicable policy endorsement(s), executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above.

Failure of Park District to demand such certificate, endorsement or other evidence of full compliance with these insurance requirements or failure of Park District to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

Park District shall have the right, but not the obligation, of prohibiting Contractor or any of Contractor's employees, agents, contractors, or subcontractors from entering the Park Property or the Easement Premises until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by Park District.

2. Acceptability of Insurers

For insurance companies which obtain a rating from A.M. Best, that rating should be no less than A- VII using the most recent edition of the A.M. Best' s Key Rating Guide. If the Best' s rating is less than A- VII or a Best' s rating is not obtained, the Park District has the right to reject insurance written by an insurer it deems unacceptable.

3. Cross-Liability Coverage

If Contractor's liability policies do not contain the standard ISO separation of insured's provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

Contractor hereby represents to and covenants with the Park District that Contractor has and shall maintain (and encumber as necessary) adequate financial resources to cover and protect the Park District and its elected or appointed officials, officers, employees, agents, and volunteers with respect to any claim arising out of the activities to be conducted by or on behalf of Contractor on the Park Property that falls within a deductible or self-insured risk and is thereby not covered by insurance required to be provided under this Agreement.

4. Subcontractors

Contractor shall cause each contractor or subcontractor employed by Contractor to purchase and maintain insurance of the type specified above. When requested by the Park District, Contractor shall furnish copies of certificates of insurance and applicable policy endorsement evidencing coverage for each subcontractor.

D. Indemnification

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Park District and its officers, officials, employees, volunteers and agents from and against all claims, damages, losses and expenses including but not limited to legal fees (attorney's and paralegals' fees and court costs), arising out of or resulting from the performance of the Contractor's work, provided that any such claim, damage, loss or expense (i) is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, other than the work itself, including the loss of use resulting therefrom and (ii) is caused in whole or in part by any wrongful or negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph. Contractor shall similarly protect, indemnify and hold and save harmless the Park District and its officers, officials, employees, volunteers and agents against and from any and all claims, costs,

causes, actions and expenses including but not limited to legal fees, incurred by reason of Contractor's breach of any of its obligations under, or Contractor's default of, any provision of this Agreement or its contract with the Village.

EXHIBIT C

Detention Basin Maintenance Tasks and Schedule

Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

DETENTION BASIN MAINTENANCE, TASKS AND SCHEDULE

GENERAL MAINTENANCE OBJECTIVES

The Village of Arlington Heights conducts annual inspections and preventative maintenance of the separate storm sewer system to ensure proper operation during dry and wet weather flows. The Village recognizes that proper and regular maintenance of the separate storm sewer system effectively maximizes its conveyance and storage capacity. This plan will work in conjunction with The Village of Arlington Heights Operation and Maintenance Plan as submitted to the Environmental Protection Agency

FIRST YEAR OF OPERATION

The Village of Arlington Heights Public Works shall inspect and maintain all Village installed infrastructure including but not limited to, all pipes, drainage structures, and detention basin. Any deficiencies identified during inspection shall be repaired following standard construction practices. Inspections will be performed monthly in periods of dry and wet weather flow. Re-establishment of any vegetation that was not successfully established shall be repaired by Public Works in the spring following original construction if necessary.

ANNUAL MAINTENANCE

The Village of Arlington Heights Public Works Department will conduct annual inspections after the first year of operation to ensure the storm water facility is functioning as intended and after any storm event great than a 10-year intensity. Repairs will be performed based on the Director of Public Works discretion and in accordance with standard construction practices this shall include but not limited to, removal of silt and sedimentation from the detention basin, storm sewer pipe and structure repair, rehabilitation or replacements as necessary, Re-establishment of vegetation that may be the result from scour or long-term water storage. Any deficiencies identified during inspection shall be repaired following standard construction practices.

Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

RECORD KEEPING

The Village of Arlington Heights Public Works Department shall keep records from all inspections and repairs performed at their facility for a period no shorter than 10 years after creation.

Village Board
2/7/2022

Item: Resolution - Easements - Raven Park - 2913 N. Mitchell Avenue

Department: PW/Legal

As part of the Village's ongoing efforts to improve stormwater management in the community, the Village undertook a comprehensive stormwater study in 2014, which identified a number of high impact stormwater improvement projects throughout the community. One of those projects is the Berkely-Hintz project which is scheduled to begin in 2022.

This project will involve the construction of both stormwater storage and conveyance pipes to help move water out of the surrounding neighborhood during storm events. There is another Intergovernmental Agreement for the operation and maintenance of Raven Park on tonight's agenda. This second agreement outlines agreements between the Village and the Park District regarding temporary and permanent access and maintenance easements related to the project.

Recommendation

It is recommended that the an Ordinance Approving a Temporary Construction Easement and Perpetual Access and Maintenance Easement be approved.

ATTACHMENTS:

Description	**Type**
Resolution Raven Park	Resolution
Temporary Construction Easement	Agreement

A RESOLUTION APPROVING A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL ACCESS AND MAINTENANCE EASEMENT AGREEMENT WITH THE ARLINGTON HEIGHTS PARK DISTRICT

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

SECTION ONE: A certain Temporary Construction Easement and Perpetual Access and Maintenance Easement Agreement by and between the Village of Arlington Heights and the Arlington Heights Park District, for the property commonly referred to as Raven Park, 2913 N. Mitchell Avenue, a true and correct copy of which is attached hereto, be and the same is hereby approved and accepted.

SECTION TWO: The Village President is hereby authorized and directed to execute said Temporary Construction Easement and Perpetual Access and Maintenance Easement Agreement on behalf of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 7th day of February, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL ACCESS AND MAINTENANCE EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL ACCESS AND MAINTENANCE EASEMENT AGREEMENT ("Agreement") is made and entered into as of this 7th day of February, 2022 ("Effective Date") by and between the Village of Arlington Heights, an Illinois municipal corporation ("Village"), and the Arlington Heights Park District, an Illinois park district and unit of local government ("Park District"). Village and Park District are hereinafter sometimes referred to individually as a "Party," and collectively as the "Parties."

RECITALS

WHEREAS, the Village owns, operates, and maintains a storm sewer collection system, including certain ancillary facilities and improvements, throughout its corporate boundaries; and

WHEREAS, the Village has undertaken the Berkley Hintz storm water improvement project that that includes the construction of stormwater storage and installation of large storm sewer pipes; and

WHEREAS, the Village requires land for stormwater detention as part of the storm water improvements contemplated by the Berkley Hintz stormwater improvement project; and

WHEREAS, the Park District is the owner of certain property commonly referred to as Raven Park, located at 2913 N Mitchell Avenue, Arlington Heights, Illinois ("Park Property"); and

WHEREAS, the Park District is willing to allow the Village to use a portion of Raven Park for stormwater detention; and

WHEREAS, following a series of extensive negotiations, the Parties subsequently entered into an agreement entitled "Intergovernmental Agreement Between Village of Arlington Heights and Arlington Heights Park District for the Construction, Operation and Maintenance of a Stormwater Detention Basin in Raven Park, Arlington Heights, Illinois" ("IGA") for the purpose of installing and maintaining certain agreed upon stormwater improvements in portions of the Park Property ("Planned Improvements"), and setting forth the respective rights and obligations of the Parties with respect to same; and

WHEREAS, the IGA obligates the Park District to grant the Village a temporary construction and permanent access and maintenance easement in order to facilitate the construction, operation and maintenance of the Planned Improvements; and

WHEREAS, the Park District has determined that it is in the public interest and in the interest of intergovernmental cooperation to grant such an easement to the Village, subject to the terms and conditions of this Agreement; and

WHEREAS, the Park District has the authority to grant such an easement pursuant to Articles 8-1 and 8-11 of the Park District Code of the State of Illinois (70 ILCS 1205/8-1 and 8-11); and

WHEREAS, the Parties desire to formally establish their respective rights and obligations regarding the construction, use, maintenance, and repair of the Planned Improvements.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals Incorporated. The foregoing recitals are incorporated herein by reference and made a part hereof as though fully set forth in this paragraph 1, the same constituting the factual basis for this Agreement.

2. Grant of Temporary Construction Easement. Subject to the terms and conditions of this Agreement, Park District hereby grants to Village, and any of Village's agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, a temporary construction easement under, over, on and across those portions of the Park Property legally described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and incorporated herein by reference ("Temporary Construction Easement Premises"), for the purpose of constructing the Planned Improvements ("Temporary Construction Easement").

3. Term of Temporary Construction Easement. The Temporary Construction Easement granted pursuant to paragraph 2 of this Agreement shall begin on the Effective Date of this Agreement and shall expire thirty (30) days after final completion of the Planned Improvements.

4. Grant of Non-exclusive Perpetual Access and Maintenance Easement. Subject to the terms and conditions of this Agreement, Park District hereby grants to Village, and any of Village's agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, a non-exclusive perpetual access and maintenance easement over and across those portions of the Park Property legally described in Exhibit A and depicted in Exhibit B ("Access and Maintenance Easement Premises" and, together with the Temporary Construction Easement Premises collectively referred to as the "Easement Premises") for access, ingress, and egress for vehicles and pedestrians solely for the maintenance and repair of the Planned Improvements (the "Access and Maintenance Easement"); provided, however, that major maintenance, including any construction or reconstructions, shall require, prior to such work, the prior express written consent of Park District.

5. Term of the Perpetual Access and Maintenance Easement. The Access and Maintenance Easement granted pursuant to paragraph 4 of this Agreement shall begin following final completion of the Planned Improvements and shall be perpetual in nature. Notwithstanding the above, the Parties hereto, or their successors or assigns, may mutually agree in writing to terminate the Access and Maintenance Easement at any time.

6. Scope of Work. The construction of the Planned Improvements shall be performed in accordance with the plans, specifications, drawings, and other related documents prepared by Crawford, Murphy & Tilly ("CMT") and attached hereto as Exhibit C and incorporated herein by reference, subject to any changes or modifications agreed to in writing by both Parties ("Final Plans").

7. Additional Easement Conditions. In addition to the other terms and conditions set forth in this Agreement**,** the Temporary Construction Easement and Access and Maintenance Easement, together with any ancillary rights given to Village under this Agreement, shall be subject to the following conditions:

(a) Park District reserves the right of access to and use of the Easement Premises in any manner not inconsistent with the rights granted to Village under this Agreement, including but not limited to the right to install landscaping, gardens, shrubs, driveways, sidewalks, parking lots, and ingress and egress roadways on the Easement Premises that do not then or later conflict with the Planned Improvements or the easement rights granted hereunder.

(b) Village shall notify Park District at least ten (10) days prior to commencement of any excavation, construction, repair, maintenance, staging, site preparation, or other work or activity on the Easement Premises, weather permitting. The Parties shall reasonably cooperate with respect to the commencement, timing, and location of such work or activity so as to protect the public at large and to avoid any interference with Park District's use of the Park Property or the Easement Premises. Village shall also provide Park District with a copy of the construction schedule for the Planned Improvements as the same may be revised from time to time and otherwise give Park District reasonable advance notice of any planned activities on the Easement Premises that may affect Park District's conduct of its normal activities and use of the Park Property.

(c) All construction or other work or activity performed by any entity within the Easement Premises shall be performed in a safe and sound manner and in accordance with all applicable federal, state and local laws, including the ordinances and regulations of the Village of Arlington Heights and Arlington Heights Park District and conducted in a manner so as to avoid damage to the Park Property.

(d) The Temporary Construction Easement and Access and Maintenance Easement shall be used and enjoyed solely by Village and its duly authorized agents, representatives, employees, contractors, subcontractors, material suppliers, successors or assigns, and Village shall not assign its easement rights in whole or in part to any other person or entity.

(f) The Park Property, including the Easement Premises, shall at all times be kept free of accumulations of debris, waste and garbage resulting from the Planned Improvements.

(e) No equipment, machinery or materials shall be brought or permitted to come onto or remain on any portion of the Park Property other than the Temporary Construction Easement Premises, and then subject to such reasonable restrictions, if any, as shall be specified by Park District.

(g) Park District shall have the right at any time to:

(i) impose weight and load restrictions on the Easement Premises which Park District reasonably determines are necessary or advisable under the circumstances, but which will not unreasonably restrict construction traffic necessary for planned improvements; and

(ii) suspend the Temporary Construction Easement or the Access and Maintenance Easement immediately for safety or health reasons or upon fourteen (14) days' notice for breach by Village of any of its obligations under this Agreement, until the reasons for the suspension have been rectified to Park District's reasonable satisfaction and without waiving Park District's right to terminate the Temporary Construction Easement or the Access and Maintenance Easement as provided in paragraph 14, below.

(h) Park District shall have the right to enter upon the Easement Premises at any time(s) to inspect, maintain or repair the Park Property including the Easement Premises and improvements thereon, to determine Village's compliance with the terms and conditions of this Agreement, and for any other lawful purpose(s). Park District's reservation of such rights or its failure to exercise same shall not impose or create any responsibility or liability on Park District or affect, reduce or nullify in any way Village's obligations under this Agreement. Village shall cooperate with Park District's reasonable requests to inspect the Easement Premises. Notwithstanding anything to the contrary herein, both Parties understand and acknowledge that the Village shall be solely responsible for maintenance and repair of the Planned Improvements.

8. Hazardous Materials. No explosives or flammable or hazard materials of any kind shall be transported across, brought upon, or stored or deposited on, the Park Property (except as needed for vehicles or equipment for the Planned Improvements provided that Village and its contractors shall be liable for any damage to or contamination of Park Property resulting from such activity or use). As used in this Agreement, "Hazardous Materials" means any hazardous or toxic substances, materials or wastes, including, but not limited to solid, semi-solid, liquid or gaseous substances which are toxic, ignitable, corrosive, carcinogenic or otherwise dangerous to human, plant or animal health or well-being and those substances, materials, and wastes listed in the United States Department of Transportation Table (49 CFR 972.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto or such substances, materials, and wastes regulated under any applicable local, state or federal law including, without

limitation, any material, waste or substance which is (I) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as "hazardous substances" pursuant to Section 1251 et. seq. (33 U.S.C. Section 1321) or listed pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et. seq. (42 U.S.C. Section 6903), or (vi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601 et. seq. (42 U.S.C. Section 9601) or any other applicable environmental law.

9. Restoration Obligations. Upon termination of the Temporary Construction Easement by expiration or otherwise, or upon completion of any work contemplated by this Agreement and performed pursuant to the Access and Maintenance Easement granted pursuant to paragraph 4, Village at its sole cost and expense shall restore the Easement Premises, and any other affected portion(s) of Park Property, to the same or better condition as existed immediately prior to the commencement of any activity thereon by Village and replace all lost or destroyed items. All restoration, repair and replacement shall be completed to the reasonable satisfaction of Park District within thirty (30) days after the termination of the Temporary Construction Easement or upon completion of any work contemplated by this Agreement and performed pursuant to the Access and Maintenance Easement granted pursuant to paragraph 4, or if due to weather conditions or other circumstances which in Park District's opinion would make any such restoration, repair and replacement inadvisable, then within such later time period as Park District reasonably shall request.

10. Village shall conduct its operations on the Park Property entirely at its own risk. To the fullest extent permitted by the laws of the State of Illinois, Village hereby forever waives, relinquishes and discharges and holds harmless Park District, its elected and appointed officials, officers, employees, agents, and volunteers from any and all claims of every nature whatsoever, which Village may have at any time against Park District, its elected and appointed officials, officers, employees, agents, and/or volunteers, including without limitation claims for personal injury or property damage sustained or incurred by Village or any person claiming by, through or under Village, relating directly or indirectly to the Planned Improvements, the construction of the Planned Improvements or the exercise of the rights and privileges granted hereunder, except to the extent such claims are caused in whole or in part by the wrongful or intentional acts or omissions of the Park District, or its elected and appointed officials, officers, employees, agents, .

11. Village shall defend, indemnify and hold harmless Park District, its elected and appointed officials, officers, employees, agents, and volunteers against and from any and all liabilities, claims, losses, costs, damages and expenses of every nature whatsoever, including without limitation reasonable attorneys' and paralegal fees, suffered, incurred or sustained by any such indemnified persons, including without limitation liabilities for the death of or injury to any person or the loss, destruction or theft of or damage to any property, relating directly or indirectly to, or arising directly or indirectly from, the exercise by Village, its employees, agents, or contractors, or any other person acting on its or their behalf, or with its or their authority or permission, of the rights and privileges granted Village under this Agreement. Village shall defend, indemnify and hold harmless Park District against and from any and all claims, losses, costs, damages and expenses, including without limitation reasonable attorneys' and paralegal fees,

suffered, sustained or incurred by Park District as a result of Village's breach of any provision of this Agreement or otherwise incurred by Park District in enforcing the terms of this Agreement.

12. Insurance.

(a) Village shall keep in full force and effect at all times during this Agreement commercial general liability insurance, including contractual liability coverage, Workers' Compensation insurance, and such other types of insurance in such amounts and with such companies or self-insurance pools as are reasonably acceptable to Park District, but, in any event, not less than the coverages and amounts set forth in Exhibit D. The minimum insurance coverage specified in this Paragraph 12 may be provided by self-insurance, participation in a risk management pool, commercial policies of insurance, or a combination thereof. Village shall name the Park District, its elected and appointed officials, officers, employees, agents, and volunteers as an additional insured on any such insurance, and shall provide Park District with a copy of a Certificate of Insurance and Additional Insured Endorsement evidencing same prior to commencing any work or activity on the Park Property, and said insurance shall not be modified, terminated, canceled or not renewed without at least thirty (30) days advanced written notice to the Park District.

(b) In addition to, and in furtherance and not in limitation of, Village's insurance obligations set forth above, and at no cost to Park District, Village shall require any contractor(s) or subcontractor(s) performing any of the work contemplated by this Agreement to obtain and keep in full force and effect for so long as any claim relating to the Planned Improvements legally may be asserted, comprehensive general liability and property damage insurance written to include the coverages and for not less than the minimum limits, or greater if required by law, as provided in Exhibit D attached hereto and incorporated herein by reference, and to otherwise comply with all other requirements set forth therein. Village shall similarly require any contractor(s) or subcontractor(s) performing any of the work contemplated by this Agreement to defend, indemnify and hold harmless Park District in accordance with and as more fully set forth in Subsection D of Exhibit D attached hereto.

13. Village shall not cause or suffer or permit to be created any mechanics' or materialmen's liens or claims against the Park Property. Village shall defend, indemnify and hold harmless Park District from and against any such claims or liens.

14. The Temporary Construction Easement and the Access and Maintenance Easement granted to Village hereunder may be terminated as follows:

(a) immediately upon written notice to Village in the event Village or its contractors(s) shall fail to procure or maintain the insurance required, or shall fail to provide evidence of such insurance coverage as required, under paragraph 12, above.

(b) immediately upon Village's failure to remedy or obtain remedy by its contractor(s) of any breach of any term or condition of this Agreement (other than paragraph 12 regarding insurance) within five (5) days after written notice of such breach is delivered to Village, unless the breach cannot be cured within 5 days, and the Village has commenced the cure and diligently pursues its completion; or

(c) immediately upon abandonment of the Planned Improvements by Village or its contractor(s). For the purposes of this subparagraph, abandonment shall be deemed to have occurred in the event no activity is conducted on the Planned Improvements for a period of sixty (60) consecutive days once the work has commenced, save for force majeure or casualty; provided, however, that the Village will not be deemed to have abandoned the Planned Improvements after they are complete.

15. No waiver of any rights which Park District has in the event of any default or breach by Village under this Agreement shall be implied from failure by Park District to take any action on account of such breach or default, and no express waiver shall affect any breach or default other than the breach or default specified in the express waiver and then only for the time and to the extent therein stated.

16. Nothing contained in this Agreement shall be construed or deemed to diminish or constitute a waiver or relinquishment of the rights, privileges, defenses and immunities available or afforded to either Party under the Illinois Local Governmental and Governmental Employee's Tort Immunity Act or under other State statutes affording similar protections.

17. There are no third party beneficiaries to this Agreement, intended or otherwise, and no claim as a third party beneficiary under this Agreement may or shall be made, or be valid against, either Party.

18. All notices provided for herein shall be served upon the Parties by personal delivery, email, fax or Certified United States mail, return receipt requested, at the following locations, or at such other location or locations as the Parties may from time to time designate in writing:

Notice to Park District:	Notice to Village:
Executive Director	Village Manager
Arlington Heights Park District	Village of Arlington Heights
410 North Arlington Heights Road	33 South Arlington Heights Road
Arlington Heights, IL 60004	Arlington Heights, IL 60005

Notices shall be deemed given when received by the Party to whom it was sent.

19. This Agreement contains the entire agreement between the Parties with respect to the use of the Park Property by Village in connection with the Planned Improvements and cannot be modified except in a writing, dated subsequent to the date hereof and signed by both Parties.

20. This Agreement may be executed in counterparts, each of which shall be an original, but all of which taken together shall constitute one and the same instrument. In the event any signature is delivered by facsimile or by email delivery of a scanned PDF file, such signature shall create a valid and binding obligation of the Party with the same force and effect as if the facsimile or scanned PDF page were an original thereof.

21. Nothing in this Agreement shall be deemed to create any joint venture or partnership between the Parties. Neither Park District nor Village shall have the power to bind or obligate the other except as to the extent expressly set forth in this Agreement.

22. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, each Party has caused this Agreement to be executed by a duly authorized officer thereof, as of the year and date first above written.

ARLINGTON HEIGHTS PARK DISTRICT	**VILLAGE OF ARLINGTON HEIGHTS**
_____	_____
President, Board of Park Commissioners	President
ATTEST:	ATTEST:
_____	_____
Secretary, Board of Park Commissioners	Village Clerk

GRANTOR'S ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ and _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this __ day of _____ , 2022.

_____
Notary Public

My Commission expires:_____

GRANTEE'S ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ and _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this __ day of _____ , 2022.

_____
Notary Public

My Commission expires:_____

EXHIBIT A

LEGAL DESCRIPTION OF PARK PROPERTY, TEMPORARY CONSTRUCTION EASEMENT PREMISES AND ACCESS AND MAINTENANCE EASEMENT PREMISES

LEGAL DESCRIPTION

THE WEST 228.10 FEET OF "LOT A" IN PARCEL 1 OF BERKLEY SQUARE UNIT 7, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED AUGUST 8, 1968 AS DOCUMENT NUMBER 20578659

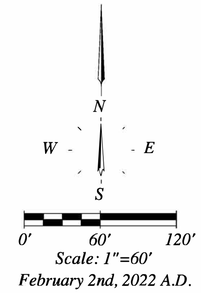
PIN 03-07-401-014-0000

EXHIBIT B
PLAT OF EASEMENT

Plat of Easement

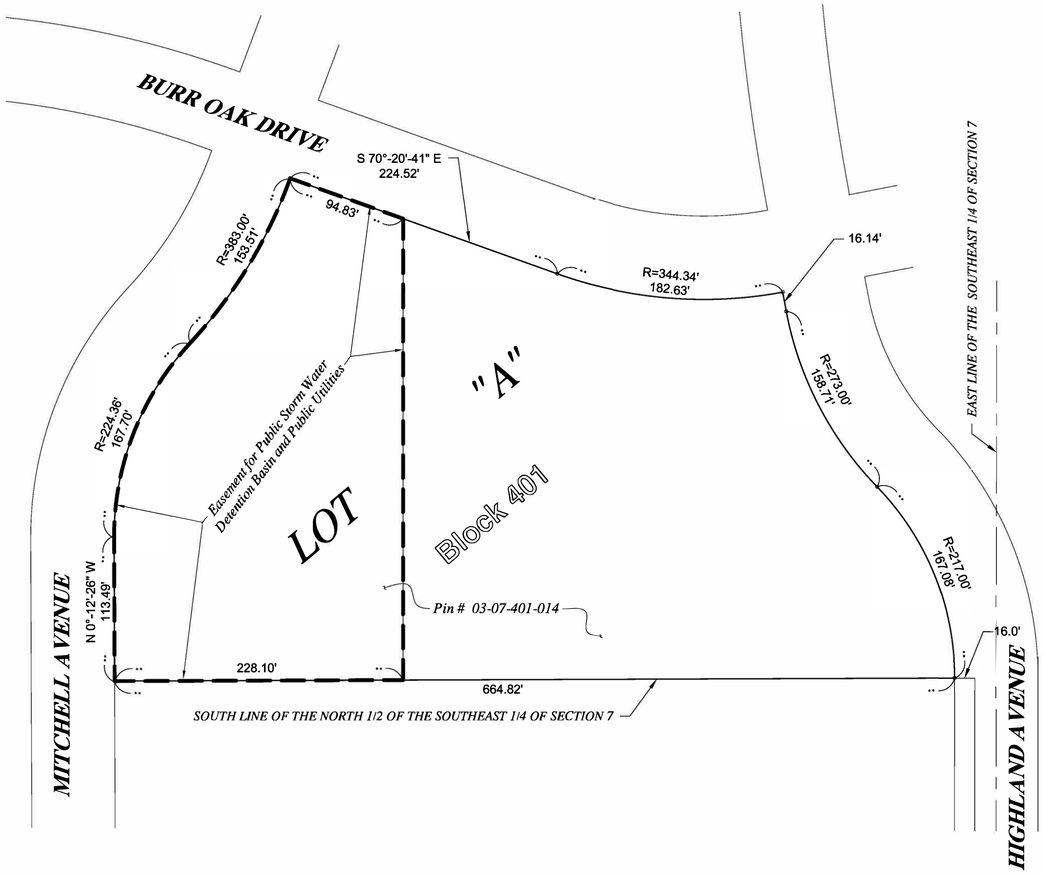
Public Storm Water Detention Basin and Public Utilities

Village of Arlington Heights



Scale: 1"=60'

February 2nd, 2022 A.D.



THE WEST 228.10 FEET OF "LOT A" IN PARCEL 1 OF BERKLEY SQUARE UNIT 7, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RECORDED AUGUST 8, 1968 AS DOCUMENT NUMBER 20578659

This Easement is hereby reserved for and granted to the Village of Arlington Heights and to its successors and assigns, over all of the areas marked "Public Storm Water Detention Basin and Public Utilities" on the plat for the perpetual right, privilege, and authority to survey, construct, reconstruct, repair, inspect, maintain and operate Public Storm Water Detention Basin and Public Utilities and the right of access across the property for necessary men and equipment to do any of the above work. The right is also granted to trim or 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. No change to the topography or storm water management structures within the easement area shall be made without express written consent of the Village Engineer, but same may be used for purposes that do not then or later interfere with the aforesaid uses or rights.

The Village of Arlington Heights, or its designees, shall, upon completion of any work authorized by this grant, restore the easement premises to the same or better condition than that existing prior to the beginning of work. The Village of Arlington Heights, will perform only emergency procedures as deemed necessary by the Village Engineer of The Village of Arlington Heights

Approved by the President and Board of Trustees of The Village of Arlington Heights, Cook County, Illinois, at a meeting held the _____ day of _____, 2022 A.D.

By: _____
President

Attest: _____
Village Clerk

I hereby certify that I find no deferred installments of outstanding unpaid special assessments due against the above described property.

_____
Thomas F. Kuehne, Village Collector

Pin # 03-07-401-014

Also Known as:
Raven Park
2913 N. Mitchell Avenue

This is to certify that the Arlington Heights Park District is the owner of this property described in the above legal description and that as such owner has caused the Easement hereon drawn to be granted to The Village of Arlington Heights, Illinois.

Dated this _____ day of _____, A.D., 2022.

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

State of Illinois)
County of Cook) SS

I, _____, a Notary Public in aforesaid County in the State aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appear before me this day in person and acknowledged that as the owner(s) of the property described hereon, signed, sealed, and delivered the said instrument as free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2022.

_____
Notary Public

Approved this _____ day of_____, A.D., 2022 by the Village Engineer of The Village of Arlington Heights, Illinois.

By: _____
Michael L. Pagones, P.E.
Reg. No. 062-047673

Sheet 1 of 1

T:\ CADD dwg\Plats\BerkeySquare\Berkley Plat Unit 7 Basin Easement.dwg

EXHIBIT C
FINAL PLANS

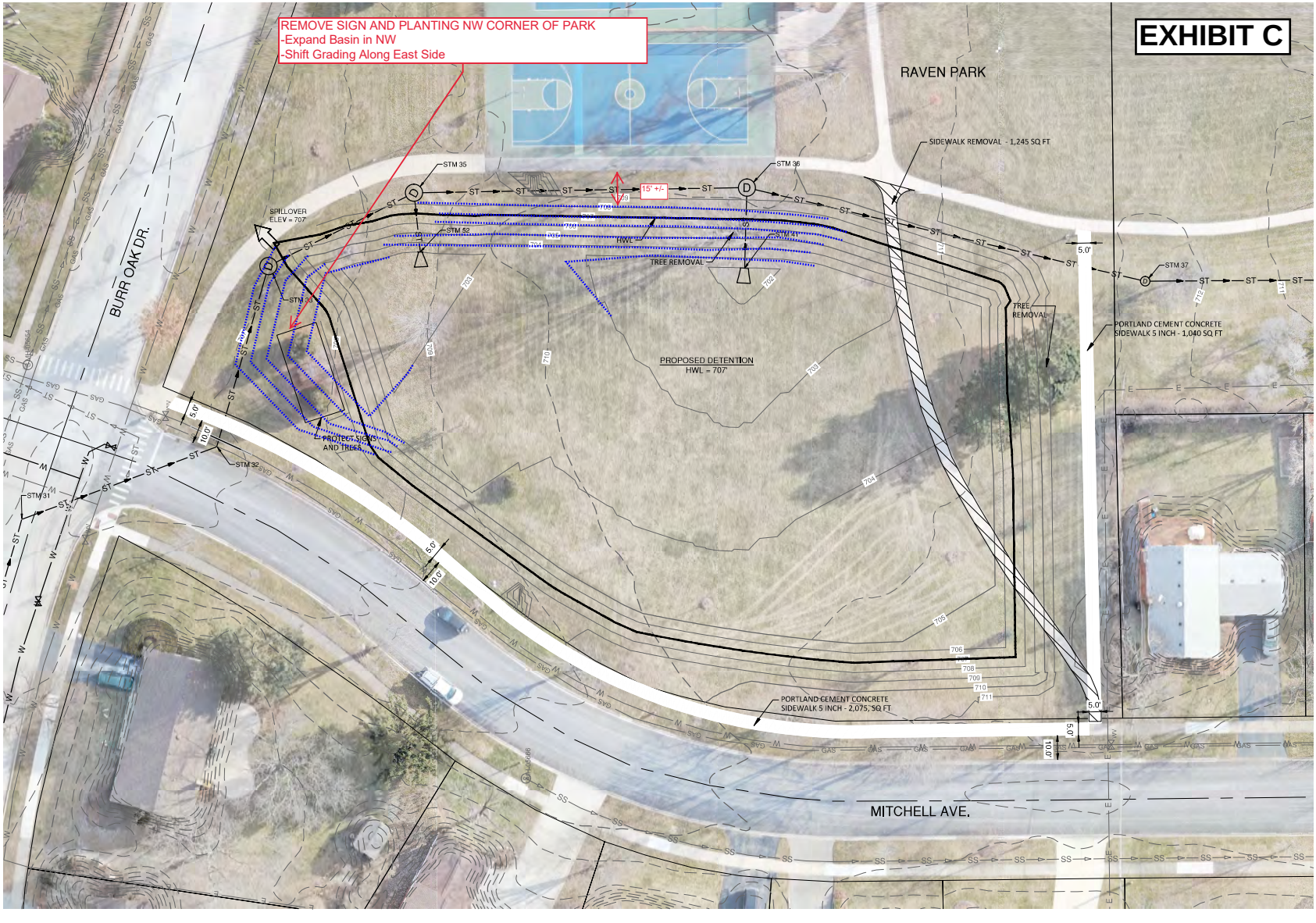

EXHIBIT C
REMOVE SIGN AND PLANTING NW CORNER OF PARK
-Expand Basin in NW
-Shift Grading Along East Side
RAVEN PARK
BURR OAK DR.
MITCHELL AVE.
SIDEWALK REMOVAL - 1,245 SQ FT
PROPOSED DETENTION
HWL = 707'
SPILLOVER
ELEV = 707'
HWL
TREE REMOVAL
TREE REMOVAL
PROTECT SIGNS AND TREES
PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH - 1,040 SQ FT
PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH - 2,075 SQ FT
STM 35
STM 36
STM 37
STM 52
STM 33
STM 32
STM 31
15" +/-
5.0'
10.0'

EXHIBIT D
INSURANCE REQUIREMENTS

A. Commercial General and Umbrella Liability Insurance

Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than $3,000,000 each occurrence. The coverage amounts set forth may be met by a combination of underlying and umbrella policies so long as in combination the limits equal or exceed those stated.

CGL insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 10 93, or a substitute form providing equivalent coverage, and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

Park District, and its elected and appointed officials, officers, employees, agents, and volunteers shall be included as an insured under the CGL, using ISO additional insured endorsement CG 20 10 or a substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance afforded to Park District. Any insurance or self-insurance maintained by Park District shall be excess of the Contractor's insurance and shall not contribute with it.

There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from explosion, collapse, or underground property damage.

B. Workers Compensation Insurance

Contractor shall maintain workers compensation as required by statute and employers liability insurance. The commercial umbrella and/or employers liability limits shall not be less than $1,000,000 each accident for bodily injury by accident or $1,000,000 each employee for bodily injury by disease.

C. General Insurance Provisions

1. Evidence of Insurance

Prior to beginning work, Contractor shall furnish Park District with a certificate(s) of insurance and applicable policy endorsement(s), executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above.

Failure of Park District to demand such certificate, endorsement or other evidence of full compliance with these insurance requirements or failure of Park District to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

Park District shall have the right, but not the obligation, of prohibiting Contractor or any of Contractor's employees, agents, contractors, or subcontractors from entering the Park Property or the Easement Premises until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by Park District.

2. Acceptability of Insurers

For insurance companies which obtain a rating from A.M. Best, that rating should be no less than A- VII using the most recent edition of the A.M. Best' s Key Rating Guide. If the Best' s rating is less than A- VII or a Best' s rating is not obtained, the Park District has the right to reject insurance written by an insurer it deems unacceptable.

3. Cross-Liability Coverage

If Contractor's liability policies do not contain the standard ISO separation of insured's provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

Contractor hereby represents to and covenants with the Park District that Contractor has and shall maintain (and encumber as necessary) adequate financial resources to cover and protect the Park District and its elected or appointed officials, officers, employees, agents, and volunteers with respect to any claim arising out of the activities to be conducted by or on behalf of Contractor on the Park Property that falls within a deductible or self-insured risk and is thereby not covered by insurance required to be provided under this Agreement.

4. Subcontractors

Contractor shall cause each contractor or subcontractor employed by Contractor to purchase and maintain insurance of the type specified above. When requested by the Park District, Contractor shall furnish copies of certificates of insurance and applicable policy endorsement evidencing coverage for each subcontractor.

D. Indemnification

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Park District and its officers, officials, employees, volunteers and agents from and against all claims, damages, losses and expenses including but not limited to legal fees (attorney's and paralegals' fees and court costs), arising out of or resulting from the performance of the Contractor's work, provided that any such claim, damage, loss or expense (i) is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property, other than the work itself, including the loss of use resulting therefrom and (ii) is caused in whole or in part by any wrongful or negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph. Contractor shall similarly protect, indemnify and hold and save harmless the Park District and its officers, officials, employees, volunteers and agents against and from any and all claims, costs,

causes, actions and expenses including but not limited to legal fees, incurred by reason of Contractor's breach of any of its obligations under, or Contractor's default of, any provision of this Agreement or its contract with the Village.

Village Board
2/7/2022

Item: Bond Waiver - Raffle, Hersey Instrumental Association

Department: Building & Life Safety

Background
The Hersey Instrumental Association is requesting a waiver of the bond requirement for their upcoming raffle on February 12, 2022. Raffle tickets will be sold from January 1 thru February 12, when the winner will be announced between 8:00pm - 9:00pm.

Recommendation
It is recommended that the Village Board waive the bond requirement as requested by the Hersey Instrumental Association.

ATTACHMENTS:

Description	Type
Letter	Correspondence

January 21, 2022

Village of Arlington Heights
Department of Building & Health Services
33 S. Arlington Heights Rd
Arlington Heights, IL 60005

Re: Request for waiver of bond

Dear Village of Arlington Heights,

The Hersey Instrumental Association is a nonprofit 501c3 organization that raises funds to support the John Hersey High School Band. The Hersey Instrumental Association has submitted an application for a raffle license with the Village of Arlington Heights. Please consider this letter a formal request for a waiver of the bond requirement for the raffle license.

The total prize value for the raffle applied for will not exceed $4,450. The raffle drawing will take place on February 12, 2022.

Sincerely

Mark Kaiser
President
Hersey Instrumental Association

Village Board
2/7/2022

Item: Annual Computer Replacement Program

Department: Integrated Service Department/I.T. Division

The current 2022 budget for the I.T. Equipment Replacement Program provides for the annual replacement of Village computer equipment. The I.T. Division has selected Dell Computers for standardizing desktop PC's, which provides a uniform installation process and cuts repair costs and replacement parts. This year the Village will be purchasing 68 desktop computers.

Dell was awarded the bid for the Midwestern Higher Education Compact (MHEC) - the specifications allow for local municipalities to use the joint purchase on the contract #181093/agreement #07012015. Last year, the Village purchased 50 computers for $618.52 each; the MHEC price for our Village computers this year is $741.25, that is a $122.73 (approx. 20%) increase over last year's price. Factors affecting the price deference are chip shortages, and supply chain issues caused by the COVID-19 Pandemic.

Funds are available and have been budgeted in I.T. account #625-0601-572-50-10 EQ9708 for 68 PC's totaling $50,405.00.

RECOMMENDATION
It is recommended that the Village Board waive competitive bidding requirements and authorize the purchase of Dell computers using the MHEC joint purchasing contract for a total cost of $50,405.00 from Dell Marketing, Round Rock, TX. They meet specifications and have been a responsible vendor to the Village in the past.

Village Board
2/7/2022

Item: Southpoint Outlot - 711-715 E. Rand Rd - PC#21-018

Department: Planning & Community Development

Requested Action

1. Amendment to PUD Ordinance #90-014 to modify the approved Southpoint development plan and allow construction of two buildings on an outlot approved in 2019.

2. Special Use Permit approval for a 2,385 square foot restaurant with a drive-through.

3. Conceptual approval for a 4,419 square foot future restaurant with a drive-through.

Variations Required:

1. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2.b, to waive the requirement for a landscape island including a shade at the end of one row of parking where code requires landscape islands including a shade tree at the ends of all parking rows.

Recommendation

A public meeting was held by the Plan Commission on January 12, 2022 where Commissioner Drost moved and Commissioner Ennes seconded:

A motion to recommend to the Village Board of Trustees approval of PC #21-018, an amendment to PUD Ordinance #90-014 to modify the approved Southpoint Development Plan and allow construction of two buildings on an outlot approved in 2019; a special use permit for a 2,385 square-foot restaurant with a drive-through; conceptual approval of a 4,419 square-foot future restaurant with a drive-through; and the following variation:

1. A variation to Chapter 28 of the Municipal Code, Section 6.15-1.2B, to waive the requirement for a landscape island including a shade tree at the end of one

row of parking where code requires landscape islands including a shade tree at the ends of all parking rows.

This recommendation is subject to the following conditions:

1. Should a new restaurant/tenant occupy the Chipotle building, which tenant does not wish to provide outdoor dining, the property owner shall be required to install the missing shade tree within 90 days of a request by the Village.

2. Compliance with the October 12, 2021 Design Commission motion shall be required.

3. Any future restaurant in "Building 2" shall be required to obtain special use permit approval (or a special use permit waiver if applicable) prior to obtaining zoning approval on a building permit for construction of said building.

4. Any future special use permit assumption of the Chipotle special use permit must demonstrate to the satisfaction of the Village that drive-through operations will not create stacking issues if non-mobile ordering is offered.

5. As part of building permit review, additional changes may be required to the striping proposed along the ring road as depicted within the KLOA "Preliminary Proposed Striping" plan dated 12/1/21.

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

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

ATTACHMENTS:

Description	**Type**
Staff Memo 2/7/22	Memorandum
PC Staff Report	Board or Commission Report
PC Minutes 1/12/22 - DRAFT	Minutes
DC Staff Report 10/12/21	Board or Commission Report
DC Minutes 10/12/21	Minutes
DC Staff Report 9/28/21	Board or Commission Report
DC Minutes 9/28/21	Minutes
Aerial	Exhibits
Justification for SUP	Correspondence
Justification for Variation	Correspondence
Project Narrative	Correspondence
Architectural Plans	Exhibits
Engineering Plans	Exhibits
Floor Plan	Exhibits
Landscape Plan	Exhibits

Patio Floor Plan	Exhibits
Preliminary Drainage Report	Exhibits
Striping Exhibit	Exhibits
Traffic & Parking Study	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments - Round 2 - Petitioner Response	Correspondence
Department Comments - Round 3	Correspondence
Department Comments - Round 3 - Petitioner Response	Correspondence
Public Comment	Correspondence
PC Timeline Tracker	Exhibits

Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development

From: Sam Hubbard, Development Planner

Date: 1/28/2022

Re: Village Board Meeting on February 7, 2022 - PC #21-018: Southpoint PUD Amendment - Chipotle Outlot

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Background:

During review of application PC #21-018 (Southpoint PUD Amendment for the Chipotle Outlot), a resident reached out to the Village two days prior to the public hearing with concerns about the intersection of Palatine Road and the "Ring Road" access drive into Southpoint. This intersection provides non signalized full access via a "pass-through" (shown below in red):



Specifically, the resident was concerned with traffic safety at this intersection and inquired about possible improvements, such as a traffic signal, closure of the pass-through, and/or restrictions for no left turns. The specific concerns are outlined within the "Public Comments" document transmitted to the Village Board as part of this project.

Additionally, during the public hearing, similar concerns were echoed by two residents that reside in the neighborhood north of the subject property. As Palatine Road is under the jurisdiction of IDOT, the Village reached out to IDOT to understand their perspective on possible improvements to this intersection. Additionally, the petitioner was made aware of these concerns and their traffic consultant prepared a supplemental evaluation of this intersection (attached to this document).

In coordination with IDOT, an analysis of this intersection shows that it does not meet IDOT warrants for a traffic signal. Furthermore, review of historical crash data over the last five years shows that the frequency and severity of crashes in this location is not high compared to similar locations statewide. The expected traffic from the proposed development is not anticipated to have a significant impact on the existing functionality of the intersection. However, IDOT has agreed to install new yield and one-way signs in the median for both approaches to Palatine Road, which should help to improve traffic safety at the pass-through.

Recommendation: Based upon the above, it is recommended that the Village Board adopt the recommendation of the Plan Commission and approve the application subject to the conditions of approval as recommended by both the Plan Commission and the Staff Development Committee. No modifications to the plans or conditions of approval are recommended.

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Richard Silverman
MJK Real Estate Holding Company

FROM: Javier Millan
Principal

Luay Aboona PE, PTOE
Principal

DATE: January 30, 2022

SUBJECT: Traffic Signal Warrant Evaluation
Palatine Road and Eastwood Drive/Southpoint Access Drive
Arlington Heights, Illinois

This memorandum summarizes the methodologies, results, and findings of a traffic signal warrant evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the intersection of Palatine Road with Eastwood Drive/Southpoint Access Drive in Arlington Heights, Illinois.

The purpose of this evaluation was to determine if the future peak hour volumes of traffic utilizing the Southpoint access drive opposite Eastwood Drive warrant and/or trigger the need for a traffic signal to safely accommodate traffic turning in and out of the intersection.

Traffic Signal Warrant Evaluation

The installation of a traffic signal requires the satisfaction of one or more of the nine warrants from the Federal Highway Administration's *Manual on Uniform Traffic Control Devices for Streets and Highways* (MUTCD), 2009. Installation of a traffic signal requires that one or more of the nine signal warrants outlined in the MUTCD is met. Of the volume warrants that can be applied in establishing the justification for a traffic signal and given Palatine Road's designation as a Strategic Regional Arterial (SRA) route, only Warrant 1, Eight-Hour Vehicular Volume was considered.

Warrant 1, Eight-Hour Vehicular Volume states that the minimum vehicular volume, Condition A, is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal. The Interruption of Continuous Traffic, Condition B, is intended for application at locations where Condition A is not satisfied and where the traffic volumes on a major street are so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street. Given that Palatine Road provides two or more lanes, the required vehicles per hour on the major street is 600 (total of both approaches) and the required vehicles per hour on the minor street (one direction only) is 150 for Condition A. For Condition B, the required number of vehicles per hour on the major street is 900 (total of both approaches) and the required number of vehicles per hour on the minor street (one direction only) is 75. However, for Strategic Regional Arterial (SRA) routes like Palatine Road, the requirements on the minor street for Condition B shall be increased from 75 vehicles per hour to 100 for a single-lane minor approach and from 100 vehicles per hour to 150 for a two or more lane minor approach. Furthermore, based on the Illinois Department of Transportation (IDOT) guidelines, and the fact that an exclusive right-turn lane is provided on the Southpoint access drive, the right-turn volume from the minor approach will be reduced by 75 percent.

It is important to note that even if the volumes would warrant the need for a traffic signal, IDOT guidelines require the installation of new traffic signals to be located ¼ mile (1,320 feet) from other traffic signals. Given that this intersection is located approximately 680 feet east of the signalized intersection of Palatine Road with Rand Road, a traffic signal will not meet this spacing requirement and, as such, will not be allowed by IDOT.

Table 1 shows the projected two-way traffic volumes along Palatine Road and the future outbound traffic volumes at the Southpoint access drive. As can be seen from Table 1, the peak hour volumes of the Southpoint shopping center taking into account the existing traffic volumes, the new development traffic, and full occupancy of the current vacancies, is short of meeting the requirements by approximately 100 vehicles or more. Given that none of the peak hours will meet the traffic volume requirements, the rest of the hours during the weekday or a Saturday will not meet the requirements. As such, based on the results of the warrant evaluation, a traffic signal is not warranted under future conditions.

Crash Analysis

KLOA, Inc. also obtained crash data for the most recent available past five years (2016 to 2020) for the intersection of Palatine Road with Eastwood Drive/Southpoint shopping center access drive.

A review of the crash data revealed a total of 12 crashes over the past five years for an average crash rate of 2.4 per year. Further, no fatalities were reported during the review period. A summary of the crash data is shown in **Table 2.** [1]

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Table 1
FUTURE CONDITIONS SIGNAL WARRANT EVALUATION

Time	Palatine Road Two-Way Traffic	Shopping Center Outbound Traffic								Meets Warrant 1A	Meets Warrant 1B
		Existing Traffic		Site Traffic/Vacancies		Future Traffic			Total		
		Left/ Through	Right	Left/ Through	Right	Left/ Through	Right	Reduced Right[1]			
12:00 PM (Weekday)	2,112	13	17	24	51	37	68	17	54	No	No
4:45 P.M. (Weekday)	2,928	12	26	11	32	23	58	15	38	No	No
12:00 PM (Saturday)	2,542	15	16	21	50	36	66	17	53	No	No

1 – Following IDOT's requirements, the outbound right-turn movement at any minor street approach with an exclusive right-turn lane has to be reduced by 75 percent.

Table 2
PALATINE ROAD WITH EASTWOOD DRIVE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2016	3	0	0	0	0	1	0	4
2017	0	0	0	0	0	2	0	2
2018	0	0	0	0	0	0	0	0
2019	0	0	1	0	1	1	0	3
2020	0	0	0	0	0	3	0	3
Total	**3**	**0**	**1**	**0**	**1**	**7**	**0**	**12**
Average	**<1.0**	**0**	**<1.0**	**0**	**<1.0**	**1.4**	**0**	**2.4**

Conclusion

Based on the results of the signal warrant evaluation, a traffic signal at the intersection of Palatine Road with Eastview Drive/Southpoint Access Drive is not warranted under existing conditions and will not be warranted under future conditions following the MUTCD guidelines for signal warrants and taking into account Palatine Road's designation as an SRA route. Furthermore, based on the crash data provided by IDOT and given the traffic volumes, the intersection is not a high crash location.

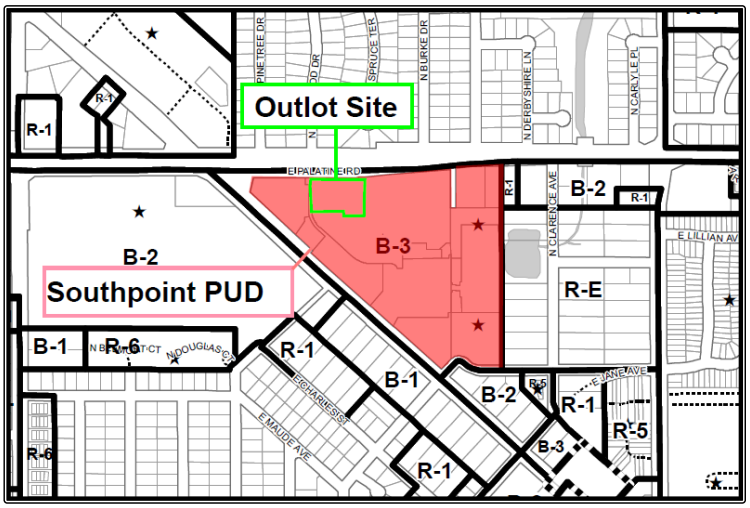
VILLAGE OF ARLINGTON HEIGHTS

STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 21-018*
***Project Title**: Southpoint PUD Amendment – Chipotle Outlot*
***Address**: 711-715 E. Rand Rd.*
***PIN**: 03-20-200-019*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: January 12, 2022*
***Date Prepared**: January 7, 2022*

***Petitioner**: Richard Silverman*
600 Rand Rd, LLC
***Address**: 390 Townline Road*
Mundelein, IL 60060



***Existing Zoning**: B-3: General Service, Wholesale, and Motor Vehicles District*
***Comprehensive Plan**: Commercial*

SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3	Single-Family Homes	R&D Mfg and Warehouse
South	B-1, B-2	Furniture Store, Multi-tenant commercial building, Dunkin Donuts, Liquor Store	Offices Only, R&D Mfg and Warehouse
East	R-E	Single-Family Homes	Moderate Density Multi-Family
West	B-1, B-2	Town and Country Shopping Center, Fast Food restaurant (Burger King), Auto Repair shop	R&D Mfg and Warehouse

Requested Action:

1. Amendment to PUD Ordinance #90-014 to modify the approved Southpoint development plan and allow construction of two buildings on an outlot approved in 2019.
2. Special Use Permit approval for a 2,385 square foot restaurant with a drive-through.
3. Conceptual approval for a 4,419 square foot future restaurant with a drive-through.

Variations Required:

1. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2.b, to waive the requirement for a landscape island including a shade at the end of one row of parking where code requires landscape islands including a shade tree at the ends of all parking rows.

Project Background:

The Southpoint Shopping Center PUD was subdivided in 2019 to create a new outlot site for future development located along Palatine Road. This newly created outlot (the subject property) is located in front of the Floor & Décor building at 600 E. Rand Road and it makes up the westernmost portion of the large parking lot directly in front of the Floor and Décor building. The outlot is 1.23 acres in size and presently developed with approximately 125 parking spaces that are mostly used as overflow parking by the Chili's and Olive Garden restaurants located to the west.

The present request is to amend the Southpoint PUD to allow development of this newly created outlot with two buildings totaling approximately 6,804 square feet of commercial floor area. The building at the west would be 2,385 square feet and would include a Chipotle restaurant with a drive-through. The second building, at the east of the outlot, would include a building of 4,419 square feet for a future tenant (or tenants depending on market demand) and would include space for a second drive-through. This second building would not be constructed at this time and would only be constructed once a tenant(s) has been identified. As such, the "building 2" site would exist as a grass pad until developed. Development of the Chipotle building would include construction of 41 parking stalls and development of the future building would add an additional six stalls for a total of 47 stalls upon completion of the development.

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject property as well as the multi-tenant retail building attached to the Floor & Décor building, the former Bif Furniture building and the multi-tenant retail spaces attached to the Bif furniture building, and three outlots along the Rand Road frontage. The entire Southpoint Shopping Center is subject to a recently amended Construction, Operation, and Reciprocal Easement Agreement (OEA) that provides for shared access and shared parking between all users within the PUD. Access to the shopping center comes from two full access, signalized intersections with Rand Road, a full access non-signalized intersection with Palatine Road, and a right-in/right-out intersection with Palatine Road. Access within the shopping center is done primarily through an internal ring road that is owned and maintained by the shopping center.

Zoning and Comprehensive Plan

The subject property is currently zoned B-3, General Service, Wholesale, and Motor Vehicle District. In order to develop the outlot, an amendment to PUD Ordinance #90-014 must be approved. Additionally, although retail uses are allowed within the B-3 District, all restaurants including drive-through's must receive a Special Use Permit (although it should be noted that if the restaurant is under 4,000 square feet in size and does not include a drive-through it qualifies for a Special Use Permit Waiver). Accordingly, the proposed Chipotle building requires a Special Use Permit, and the future building will receive conceptual approval at this time. When a tenant is identified for that building and the property owner opts to move forward with construction, a separate Special Use Permit shall be required for the restaurant /drive-through.

As part of the zoning approval process, the petitioner has provided a written response explaining how the Chipotle restaurant and drive through will conform to the three Special Use Permit approval criteria, which have been summarized below:

- ***That said special use is deemed necessary for the public convenience at this location.***
- ***That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

Staff agrees that the necessary criteria for Special Use approval has been met and relative to the public convenience, notes that there is an existing Chipotle restaurant located approximately 1,750 feet to the northwest, which illustrates market demand for this use at this location (the existing Chipotle would be closed once the new store is constructed and operational). Furthermore, a drive-through use at this location, with the speakers on the opposite side of the building relative to the single-family homes across Palatine Road, will not threaten the health, safety, morals or general welfare of persons residing or working in the vicinity. It should be noted that these homes are located over 200 feet away across a major arterial (Palatine Road). The proposed Chipotle location will abide by any stipulations made a part of any zoning approvals.

The Comprehensive Plan classifies this property as "Commercial" and the proposed development is consistent with this designation.

Conceptual Plan Review Committee:

The petitioner appeared before the Conceptual Plan Review Committee on May 8, 2019. The development concept at that time was for a 10,000 square foot building, which would have included a drive-through and up to 7,000 square feet of restaurant floor area. Most of the discussion centered around the orientation of the building, which placed the rear of the building and drive through lane facing Palatine Road. The Conceptual Plan Review Committee encouraged the petitioner to re-orient the building to face Palatine Road, which the developer subsequently did.

Design Commission:

On September 21, 2021, the petitioner appeared before the Design Commission, which recommended a continuance to allow the petitioner to make certain modifications to the design that would add more depth and character to the building. Accordingly, on October 12, 2021, the petitioner re-appeared before the Design Commission and received a unanimous recommendation of approval, subject to one change required: revise the upper wall material extending down to grade to be in the middle of each side wall, leaving the rear corners and rear wall as dark EIFS. This change can be accommodated as part of building permit review.

TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center. The development of the outlot will help in the revitalization of the Southpoint Shopping Center and is consistent with the goals of TIF V.

Building and Site:

The petitioner has worked with staff to create a well-designed layout that will successfully integrate into Southpoint and provide a food & beverage tax generating land use on a site that is currently underutilized. Relative to the property, as mentioned above the petitioner has reoriented the buildings, which were originally positioned with their rear towards Palatine Road, to have them facing Palatine Road, forming a strong orientation towards this primary viewing corridor. The petitioner eliminated a proposed drive aisle connection to the Ring Road at the west of the site, consolidated separate dumpster enclosures for each building into one enclosure for the site, and added decorative crosswalks to the Ring Road. To make up for the lost overflow parking area used by Chili's (640 E. Rand Road) and Olive Garden (630 E. Rand Road), they will add a new parking area to the south of this outlot, increasing the number of stalls in that location by 19.

As previously mentioned, the existing site is currently used as a parking area patronized primarily by spillover traffic from the Chili's and Olive Garden restaurants located to the west/southwest. Landscaping on the subject property is sparse, consisting of approximately seven shade trees and an intermittent hedgerow

along Palatine Road. The redeveloped site will include over 20 shade trees and numerous groundcover plantings and shrubs. However, one row of parking is missing a required landscape island and shade tree, creating the need for the following variation:

- **Variation to Section 6.15-1.2.b, to waive the requirement for a landscape island including a shade at the end of one row of parking where code requires landscape islands including a shade tree at the ends of all parking rows.**

In order for any Variation to be approved, the Plan Commission must find that the requested variation conforms to the following hardship criteria:

- **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 four criteria necessary for variation approval and believe that the approval criterial has been met. The Staff Development Committee concurs and notes that provision of the code required shade tree would render the outdoor dining area too small for legitimate use. Outdoor dining is an amenity that should be encouraged (where feasible), and to require the shade tree at the expense of outdoor dining opportunities would be impractical. However, as a condition of approval, staff recommends that the property owner be required to install the shade tree within 90 days, upon request by the Village, should the restaurant close and new tenant does not have a need for outdoor dining.

Detention:

When the property was subdivided and outlot created in 2019, the approval ordinance contained specific conditions relative to stormwater requirements. The petitioner has worked with the Engineering Division to put forth a viable preliminary plan for updating the site to current Village and MWRD stormwater regulations, which will involve dredging of the above ground stormwater pond at the east end of the shopping center and digging out additional depth for increased capacity. Pervious pavers will be utilized along the north and western parking rows on the subject property to provide volume control, and final details will be reviewed upon submission of a building permit.

Parking and Loading:

As required by code, the petitioner has submitted a traffic study by a qualified traffic engineer (KLOA), which assesses traffic, circulation, and parking. The traffic portion of the study is based on two sets of traffic counts within the Southpoint shopping center; one from three days in mid October of 2021, and one from two days in February of 2020 (prior to measures implemented that limited access to commercial venues due to the pandemic). In general, the 2021 counts were higher than the 2020 numbers, and subsequently they were used in the study. Traffic generation from the proposed outlot ***plus*** all of the vacant spaces within Southpoint (as based on ITE standards) was estimated and added to the observed traffic volumes from October of 2021. The impact to the Level of Service (LOS) at adjacent intersections was analyzed based on this total, which showed that all surrounding intersections are expected to continue operating at acceptable LOS without requiring any traffic control upgrades.

The key intersection for analysis is the Ring Road/Eastwood Drive full access intersection with Palatine Road, which is unsignalized. The traffic study found that left turning movements here would operate in the LOS C

to LOS F range, however, with no delay greater than 54 seconds. Given the traffic signals at Rand Road to the west and Windsor Drive to the east, gaps in the traffic allow movements through this intersection to clear without queuing outside of turning lanes or stacking to interfere with adjacent intersections.

Longer delays at the other full access signalized entrance/exits to Southpoint will occur under future conditions, but this is due mostly to delay created by the wait times at the signalized intersections. Despite having a long delay in certain instances, traffic is expected to clear these signalized intersections in one cycle. However, enhanced striping has been proposed along the Ring Road, which will need further analysis at time of permit to determine if warranted.

The site has been well designed to be located along the perimeter of the shopping center for visibility, but requiring automobile access to wrap through the interior circulation drive aisles within the Southpoint Shopping Center. This means that the site is well contained and drive-through stacking, if it were to occur, would not encroach into primary drive aisles of the shopping center or onto public streets. Additionally, the Chipotle restaurant drive-through will be for mobile orders only, meaning all food will be pre-ordered prior to entering the drive-through pick-up line. If food is not pre-ordered, customers are instructed to park and order on their phone and proceed to the drive-through pick-up window when their food is ready. In this regard, stacking for the Chipotle drive-through should not be an issue. However, the drive-through to the second (future) building discharges into an area where the only way to exit the site is to make a 180° turn to head southbound to the internal roadway within Southpoint. Given that this maneuver would cause vehicles to encroach into oncoming traffic, it shall be prohibited and cars exiting the future drive-through will need to exit left from the drive-through and proceed counterclockwise through the site for egress.

Relative to parking, as previously mentioned, the entire Southpoint Shopping Center is governed by an OEA, which allows shared parking throughout the PUD. The subject property is currently used as overflow parking for employees and patrons of the Olive Garden and Chili's restaurants within Southpoint, and to mitigate for the loss of this parking, the petitioner has proposed additional parking stalls in what is currently a landscape island at the south of the subject property, which will create additional overflow parking spaces that are in close proximity to Chili's and Olive Garden.

To verify that both existing restaurants will still have sufficient parking within close proximity, KLOA surveyed overflow parking during a Friday and Saturday in late February 2020 (prior to measures to limit access to commercial venues due to the pandemic). The survey concluded that the parking lots for both Chili's and Olive Garden get 90%-95% usage during peak evening times, and on weekends the overflow parking lot on the subject property is approximately 90% full (63 total spaces surveyed with 57 spaces peak observed occupancy). However, the surrounding areas to the east are underutilized and can accommodate additional employee parking. In conjunction with the net gain of 19 additional parking stalls that will be created in the landscape island, there should be adequate parking for all guests and employees at the existing and proposed restaurants. However, employee parking should be monitored. If parking for the existing restaurants becomes an issue, all restaurants in this area will need to work diligently with their employees to park in the fringe parking areas (as generally indicated on the architectural site plan) to preserve the closest spots for guests/customers.

The subject property has a deficit relative to parking, where approximately 68 parking spaces are required by code and 47 are provided. However, given that the adjacent parking areas to the east are underused, and because Southpoint requires/allows shared parking, any overflow that cannot be accommodated on the subject property will be easily accommodated in the parking fields to the east. As a whole, the entire Southpoint PUD includes a surplus of parking relative to code requirements, even factoring in a future

Consumers Bank outlot adjacent to Jane Avenue and a possible additional curb cut along Rand Road. The detailed parking calculations for Southpoint are included in **Appendix I** at the end of this report.

A total of four bicycle parking spaces are required. Two have been proposed adjacent to the Chipotle building, and when the second building is constructed, an additional two bike parking spaces will be added to the east side of the site.

RECOMMENDATION

The Staff Development Committee reviewed the proposed amendment to PUD Ordinance #90-014 to allow modifications to the approved Southpoint PUD development plan, as well as a Special Use Permit to allow a 2,385 square foot restaurant with a drive-through on the subject property, and conceptual approval for a 4,419 square foot restaurant with a drive-through, and the following variation to Chapter 28 of the Municipal Code:

- **Variation to Section 6.15-1.2.b, to waive the requirement for a landscape island including a shade at the end of one row of parking where code requires landscape islands including a shade tree at the ends of all parking rows.**

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

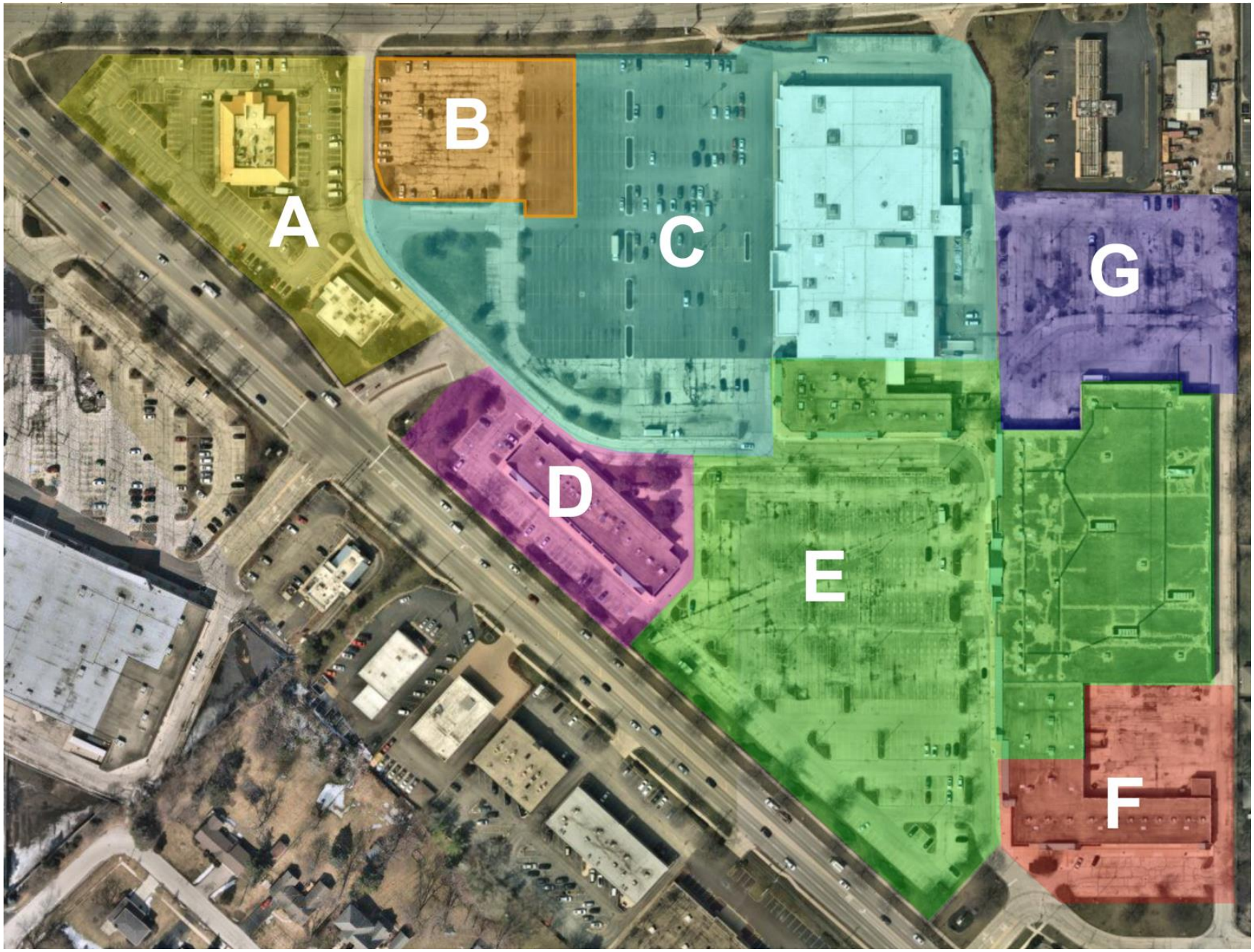
1. Should a new restaurant/tenant occupy the Chipotle building, which tenant does not wish to provide outdoor dining, the property owner shall be required to install the missing shade tree within 90 days of a request by the Village.
2. Compliance with the October 12, 2021, Design Commission motion shall be required.
3. Any future restaurant in "Building 2" shall be required to obtain Special Use Permit approval (or a SUP Waiver if applicable) prior to obtaining zoning approval on a building permit for construction of said building.
4. Any future Special Use Permit assumption of the Chipotle SUP must demonstrate to the satisfaction of the Village, that drive-through operations will not create stacking issues if non-mobile ordering is offered.
5. As part of building permit review, additional changes may be required to the striping proposed along the Ring Road as depicted within the KLOA "Preliminary Proposed Striping" plan dated 12-1-21.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ January 7, 2022
Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Appendix I: Code Required Parking

ZONE	SPACE	CODE USE	SQUARE FOOTAGE	SEATING AREA (SQ FT)	PARKING RATIO (1:X)	PARKING PROVIDED	PARKING REQUIRED
Zone A	Olive Garden	Restaurant - Sit Down	9,010	5715	1 Space per 45 sq. ft. of seating area	145	**127**
	Chili's	Restaurant - Sit Down	5,995	3285	1 Space per 45 sq. ft. of seating area		**73**
Zone B	Chipotle	Restaurant - Sit Down	2,385	858	1 Space per 45 sq. ft. of seating area	47	19
	Restaurant #2	Restaurant - Sit Down	4,419	2209.5	1 Space per 45 sq. ft. of seating area		49
Zone C	Floor & Décor	Retail	73,375	-	1 Space per 300 sq. ft.	422	**245**
	Vacant	Retail	1,800	-	1 Space per 300 sq. ft.		**6**
	Kitchen & Bath Masters	Retail	1,133	-	1 Space per 300 sq. ft.		**4**
Zone D	Pearle Vision	Medical Office	2,632		1 Space per 200 sq. ft.	49	**13**
	Dental One	Medical Office	2,985		1 Space per 200 sq. ft.		**15**
	Subway	Restaurant - Sit Down	1,190	600	1 Space per 45 sq. ft. of seating area		**13**
	American Mattress	Retail	3,028	-	1 Space per 300 sq. ft.		**10**
	Next Door & Window	Retail	4,003	-	1 Space per 300 sq. ft.		**13**
	Sprint	Retail	2,981	-	1 Space per 300 sq. ft.		**10**
Zone E	Vacant	Retail	8,900	-	1 Space per 300 sq. ft.	497	**30**
	Dogtopia	Retail	5,200	-	1 Space per 300 sq. ft.		**17**
	BIF Furniture	Furniture Store	100,250	-	1 Space per 600 sq. ft.		**167**
	Vacant	Retail	3,800	-	1 Space per 300 sq. ft.		**13**
	Vacant	Retail	3,400	-	1 Space per 300 sq. ft.		**11**
	Vacant	Retail	2,400	-	1 Space per 300 sq. ft.		**8**
Zone F	Coldwell Banker	Office	11,479	-	1 Space per 300 sq. ft.	40	**38**
	Happy Cleaners	Retail	1,135	-	1 Space per 300 sq. ft.		**4**
	Vacant	Retail	2,270	-	1 Space per 300 sq. ft.		**8**
	Vacant	Retail	1,495	-	1 Space per 300 sq. ft.		**5**
	Vacant	Retail	2,265	-	1 Space per 300 sq. ft.		**8**
	Vacant	Retail	2,623	-	1 Space per 300 sq. ft.		**9**
Zone G	Parking	-	-	-	-	142	0
						1342	
						PARKING REQUIRED	914
						PARKING PROVIDED	1,342
						***SURPLUS** / (DEFICIT)*	**428**


A
B
C
D
E
F
G

PLAN
COMMISSION

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

RE: SOUTHPOINT OUTLOT 711-715 EAST RAND ROAD - PC #21-018
AMENDMENT TO PUD ORDINANCE #90-014 TO ALLOW CHANGES TO THE SOUTHPOINT PUD DEVELOPMENT PLAN; SPECIAL USE PERMIT FOR RESTAURANT WITH A DRIVE-THROUGH; CONCEPTUAL APPROVAL FOR A RESTAURANT WITH A DRIVE-THROUGH; VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 12th day of January, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner
JAKE SCHMIDT, Assistant Planner

DRAFT

CHAIRPERSON DAWSON: Call to order. I don't know what I'm doing, start with pledge? Let's start with the Pledge of Allegiance please.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, welcome, everybody. Let's go. Who's taking roll call?

MR. HUBBARD: I can take roll call.

Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, I need a minute. Okay, so let's see, approval of minutes. Thank you, George, I appreciate it.

We have the minutes for Shelter, the Shelter, Inc. meeting. Do I have a motion?

COMMISSIONER GREEN: I'd like to make a motion to approve.

CHAIRPERSON DAWSON: Thank you.

COMMISSIONER DROST: And I'll second.

CHAIRPERSON DAWSON: Any discussion?

(No response.)

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right. Okay, so with that, our first item on the agenda is the Southpoint Outlot. Is our Petitioner here? And have all public notices been given?

MR. HUBBARD: They have.

CHAIRPERSON DAWSON: Petitioner, can you come forward? Anybody who's going to be testifying tonight, please come up so I can swear you in. Please let the record show Commissioner Warskow is here now.

(Witnesses sworn.)

CHAIRPERSON DAWSON: All right, great. Please begin.

MR. SILVERMAN: Hello, my name is Richard Silverman. I'm here on behalf of MJK Real Estate Holding Company. We're a development company out of Northfield, Illinois. We are the property owner for the 1.23 acre parcel, outlot to Floor and Decor at

Southpoint Shopping Center. I am also a property owner at Southpoint Shopping Center of the Dogtopia building, the former Caldwell Banker building, as well as the parking lot in front of the former Bif building that we are proposing an outlot building you guys will hear, the Commission will hear in a couple of weeks.

Tonight, we're here to discuss our freestanding Chipotle, 2,385 square-foot freestanding building. It comes equipped with a new pick-up window for mobile ordering only, no drive-through ordering, no menu board, just app ordering on your phone. Chipotle has been in Arlington Heights for 25 plus years just north of this property. They have done extremely well in Arlington Heights, they want to stay committed to the community, but they would like to re-brand their store. They'd like to upgrade for the COVID factor of the new business with the pick-up window.

We're here today to request approval to build a 2,300 square-foot freestanding building. I can answer any questions or concerns you may have.

CHAIRPERSON DAWSON: Okay, great. So, let's see, do we have conditions for approval? Have you read the Staff report and do you agree with the conditions of approval?

MR. SILVERMAN: I do.

CHAIRPERSON DAWSON: Okay, terrific.

All right, Staff report please.

MR. HUBBARD: Sure, let me close out. You're concluded with your presentation?

MR. SILVERMAN: I can, I figured you would have questions.

CHAIRPERSON DAWSON: Oh, I'm sorry, I thought he was finished. That sounded like finished to me. Are you not finished?

MR. SILVERMAN: I have a presentation. I figured the Committee would have questions.

CHAIRPERSON DAWSON: Sorry, no, we will be asking questions later. When you said any questions, it sounded to me like that was it.

MR. SILVERMAN: I apologize. We just have a short presentation to kind of give you a configuration of where we are.

CHAIRPERSON DAWSON: Sure, yes, go for it. That's what we're here for.

MR. SILVERMAN: The 1.23 acre parcel that we are proposing improving is an outlot to Floor and Decor. It is just west of Floor and Decor. It has frontage on Palatine Road. You will find it just east of Olive Garden. There are seven outlot owners at Southpoint Shopping Center.

There is the outlot, thank you for the aerial. This is a view, street view of it if you are driving eastbound on Palatine Road. That is, it's currently a vacant parking lot that is being used as overflow employee parking for Olive Garden and Chili's.

Here is an aerial of our site plan. Our improvements extend beyond our boundaries of our property line. They extend just south of our parcel. Currently, there is a triangular grass parcel we are improving with additional parking for the shopping center with the focus of employee parking that I had just mentioned from overflow of Olive Garden and Chili's at this point.

Here is a zoom-in of the site plan. The buildings will be orientated with a northern-facing view, parking in front, employee parking in the rear, and parking to the east. Southpoint Shopping Center is cross parking, cross access, which means we all share in

the parking counts together.

The landscaping plan is up to city code, and here is the front view of the building. The northern view is on the top. We're proposing Nichiha panels, glass and EFIS as a building, as recommended at Design Committee that we were at a few weeks ago. This is the southern view of the building and the eastern view of the building.

That concludes my presentation, and I'm happy to answer any questions you have.

CHAIRPERSON DAWSON: All right, thank you.

So, we do Staff presentation, then we'll have questions.

MR. SILVERMAN: No problem, thank you.

CHAIRPERSON DAWSON: Okay, all right, thank you.

All right, Staff presentation please.

MR. HUBBARD: Yes. Good evening, Chairman Dawson and members of the Plan Commission. So, we're meeting tonight to discuss a public hearing on a proposed outlot development. It would include two buildings, one of those including a Chipotle. The property is located at 711-715 East Rand Road. It's within the Southpoint Shopping Center as you've heard. It's zoned B-3 which is a General Service Wholesale and Motor Vehicles District, and it's designated as commercial on our Comprehensive Plan.

When Southpoint was developed as a harmonious shopping center in the early 90's, late 80's, it was developed under a PUD, as a PUD. So, there's a PUD that governs the entire Southpoint Shopping Center. So, in order to make changes to that plan and add two new buildings, they need to modify the previously approved PUD. Additionally, one of the buildings is a 2,300 square-foot Chipotle Restaurant with a drive-through. All restaurants with drive-throughs in the Village of Arlington Heights requires special use permit approval. So, again, the Petitioner is before you this evening for a request for a special use permit.

Additionally, the plan shows a second future Phase II building, about 4,500 square feet in size, and that would be for a future restaurant to include a drive-through. It's just a placeholder at this time and it's I guess the desire of the owner to develop it as such, but they're still looking for tenants. So, the final Phase II has not yet been determined although the conceptual plan shown on the PUD documents would be approved if it is approved by the Village and it would receive PUD approval; however, if and when it does develop as a restaurant in the future, it would need formal special use permit approval or a special use permit waiver.

Additionally, there is one variation requested by the developer. It's for waiving a parking lot landscape island and tree, and I'll get into that in a little bit more detail later.

So, the Petitioner has undergone several actions to get them to the point they're at this evening. In mid 2018 and into early 2019, the Petitioner subdivided the Floor and Decor lot to create the actual platted lot that this development will go on. The Plan Commission may recall it going through the process back in 2018 for that subdivision, and the concept was always to develop it with a commercial development including a drive-through. The previous concept that was floated at that time was for a 10,000 multi-tenant commercial building. The present proposal is for two buildings totaling about 7,000 square feet of commercial floor area, so approximately a 3,000 square-foot reduction in floor area from what was originally contemplated when the subdivision occurred back in 2019.

On May 8th of 2019, they also went to the Conceptual Plan Review Committee for review of this outlot concept. At that time, it was still showing the 10,000 square-foot building, single building, multi-tenant. At that time, the building was oriented with its rear

and drive-through facing North and Palatine Road and its front facing south, and that was a topic of discussion at the Conceptual Plan Review Committee. There were some people that felt it would have a negative appearance with that drive-through and rear of the building facing Palatine Road. Others felt that it could be mitigated for through landscaping. But in any event, the Conceptual Plan Review Committee was supportive of the concept and encouraged the Petitioner to move forward.

The Design Commission met twice in September and in October, sorry, once in September, once in October, to discuss the project. It was continued in September to give the Petitioner an opportunity to make some enhancements to the architecture of the building that would a little more depth and character. When they came back on October 12th, they received approval subject to one condition to alter the location of some of the exterior building materials that the Design Commission felt would enhance the design.

So, here is the site, this is kind of the neighborhood aerial. You can see the Southpoint Shopping Center is outlined in red. The subject property is shaded in red as well. To the north is Palatine Road, and across Palatine Road are single-family residential homes. To the west are the Olive Garden and Chili's restaurants. To the east is the Floor and Decor site and the parking lot. To the south is, immediately to the south is a small, is a fairly large landscaped area and then an inline retail building as well.

So, here is kind of more of a zoomed-in aerial. You can see again the Olive Garden and Chili's, and then there is a landscaped island here. I keep referring to this because this site is currently a parking lot as you heard briefly. It's used mostly as overflow parking for both the Chili's and Olive Garden restaurants. So, when it's developed, most of that overflow parking is going to disappear, and that was something that the Village wanted to mitigate for as part of this process. So, this landscaped area here is proposed to turn into additional parking which would be in close proximity again to the Chili's and in fairly close proximity to the Olive Garden to provide them with some continual overflow parking opportunities because their lot does get to capacity during peak times.

Here is the site plan for the property. It shows the full scope of the changes with exception to some changes to the detention area that will need to occur as part of this development. Again, you can see this is the kind of triangle landscape area that I keep referring to that's being turned into new parking. That's to the south of the development. Again, it's the two-phase development, the second building has the drive-through lane which we can only conceptually approve at this time and would require a formal special use permit approval if and when a restaurant is proposed there.

Here's a zoom-in of the site. It's a fairly well-designed site layout. Again, it does have a strong orientation facing north towards Palatine Road which we feel is a positive thing. It's got good pedestrian connections to the sidewalk network. It's fairly insular, meaning that if there were to be stacking issues with any of these drive-throughs, that stacking wouldn't leach out of the site and onto, you know, other major drive aisles within the shopping center or onto public right-of-way. It's got generous landscape areas especially to the north and along the perimeter, and it does meet code for landscaping with exception to that one shade tree I mentioned.

So, overall, it's a really good site design and the Petitioner has worked extensively with the Village to get it here. I hope they would agree that this is the best state that we've seen this development. They have done several things at the request of the Village. The developer has combined this trash enclosure area to make it so it's one area rather than to have two separate enclosures, one for each business. Again, they reoriented the

building to face north.

They had originally proposed like a one-lane exit only egress point here which the Village had concerns about given adjacency to some of these intersections. So, that was eliminated as well. The Petitioner added decorative crosswalks to some of the areas to make, to again mitigate and make it a more pleasant pedestrian experience for those customers of Chili's and Olive Garden that park here to the east.

However, the Engineering Division did have some concerns with the site design as it relates to the drive-through. Initially, they were concerned about stacking capacity. So, you can see if cars began to stack and got to this point, then they would start to block the drive aisles and the exiting egress from the site. So, they did have that concern. However, as you've heard, this is not your typical drive-through, this is going to be mobile order only. So, you actually order on your app before you get there, you pay for it, and then really you just go through the drive-through to pick it up. You're not sitting in front of a menu board and speaker box and ordering your food and then waiting for them to prepare it in the drive-through lane. It's already preordered before you even get there, or you can pull into the parking lot park, order, and then go through the drive-through lane as well.

However, the Village is recommending a condition of approval that should a future restaurant occupy this site, that it gives the Village the ability to have a little oversight on the drive-through component to make sure that mobile ordering is offered if a new business came in, new restaurant came in and they wanted to utilize the special use permit. Without having mobile ordering, it could create some stacking issues in the drive-through lane, so Staff has recommended a condition of approval that just gives us oversight for Village review if a new restaurant comes in that does not incorporate a mobile ordering component.

One final item to note is that fairly late in the review process, the Petitioner has proposed some changes to the striping along this, what we call the ring road here. Historically, this left-turn lane has extended a little bit farther back. Before we agree to these changes, we'd like a little bit further study to make sure that, you know, this is an improvement and not going to cause any stacking or queuing issues at this intersection.

Relative to landscaping, as I mentioned the site is code compliant. There is one variation needed, and that's for a landscape island and shade tree that was required to be located here. A landscape island with a shade tree is required to be located on both sides of all parking rows. So, as you can see there is one here, there would need to be one here. This is the area they are proposing their outdoor dining in, and so a variation has been requested to waive that requirement because putting a landscape island in here would take away the ideal area for exterior dining.

So, the Petitioner provided a response to the necessary criteria for approval. We believe that the criteria have been met. We think that outdoor dining is something that should be encouraged. It's an amenity especially during these times, so where feasible we want to make sure that we're encouraging it. But we are recommending a condition of approval that should the restaurant leave or a new restaurant occupy the site that does not want outdoor dining, that the property owner will be required to install at the request of the Village a shade tree here within 90 days.

Relative to traffic, the Petitioner hired a traffic consultant to analyze the traffic and parking in the vicinity of this project. The consultant observed traffic movements at all key intersections over several days, two days back in February of 2020 prior to everything shutting down for the pandemic, and then three days in October of 2021. They did find the October 2021 counts to be higher, so that's what they went with for their study. They assigned

the trips that they're estimating to be generating by this development to the neighboring roadways and combined it with the observed traffic volumes that they saw to study the overall traffic impact of this development.

I think the key intersection is probably going to be this intersection here. You can see it's the ring road intersection with Palatine Road. It's a full access, unsignalized intersection. On the other side of the intersection is Eastwood Drive I believe, and that's a residential street, again full access, non-signalized for the entire intersection. The current, this is under current conditions, that intersection on the northbound and southbound approach is classified as a level of service C and F, delay of 23 seconds and about 50 seconds. Upon completion of the development, we're expecting those intersections to have about a 27-second delay and a 53-second delay. So, very minor increases in delay. One of the intersections is already an F, would continue to be so. The northbound approach would be a C going to a D with that four-second increase in delay time.

So, overall, these levels of service are not that bad. They show that the traffic can continue to move through the intersections. There is a signal at Rand Road and Palatine, and a signal at Windsor and Palatine. Those create gaps in the traffic stream that allow these movements to go through. So, in sum, we believe that the projected traffic will be accommodated by all of the surrounding intersections without requiring any significant improvements.

Relative to parking, the site is actually noncompliant relative to code. 68 spaces are required for this outlot, which is actually probably a pretty conservative number. It will probably be less when there is an actual tenant identified for that future restaurant. But with 68 stalls required, 47 are provided on the site, so there is a deficit on the actual outlot site. But again, the Southpoint Shopping Center is governed by an agreement that allows for shared parking across all users. So, the overflow can spill out onto some of the spaces by Floor and Decor or even down here if necessary.

So, from a code standpoint, while the individual site is deficit, overall Southpoint is not. It has a fairly large surplus relative to code requirements. So, from a code standpoint, there is no issue here. We really just want to make sure that there is enough parking and surplus overflow parking for the Chili's and Olive Garden Restaurant.

What the traffic and parking consultant did was they observed parking demand on three areas. The first was the Chili's and Olive Garden Restaurant. Then they observed parking demand here, and then they observed parking demand in the remaining areas of the shopping center to the east. Then based on that demand, they added in the expected demand of parking from the Chili's, I'm sorry, from the proposed Chipotle development, and they determined that while the capacity at Chili's and Olive Garden and times, the capacity here is close to completely full. The development will result in enough surplus parking in these adjacent areas to accommodate for that overflow demand. We don't anticipate a parking problem to occur. If one were to occur, I think it is going to be incumbent on the businesses here to make sure that their customers are parking in the, I'm sorry, their employees are parking in the areas that are farther away from the building and then free up some of the adjacent parking for their customers.

That being said, we are recommending approval of this application subject to six conditions here. I think all of them were referenced in the Staff report, and a few of them were referenced in my presentation this evening. If there are any specific questions, please feel free to ask, and that will conclude my presentation.

CHAIRPERSON DAWSON: Great, thank you, Sam.

Do I have a motion to approve the Staff report?

COMMISSIONER GREEN: So moved.

COMMISSIONER DROST: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, do I have any questions for Staff or Petitioner before we open for public commentary?

COMMISSIONER JENSEN: Yes, I just have a couple of clarifying questions. Can you drive across Palatine Road from the mall to the subdivision so you can go all the way through? A lot of places, obviously, we don't allow that to happen. We can cross a major road, but you can at this point, because I know we have a letter from a neighbor who --

MR. HUBBARD: Yes.

COMMISSIONER JENSEN: -- raised that issue. I guess my other question, I guess it's for the Petitioner. Is this mobile ordering going to be the order of the day no matter what the pandemic state is? Is that what you're envisioning happening going forward? You don't envision anybody being able to order off of the board ever in the future, is my understanding correct?

MR. SILVERMAN: Correct. Chipotle is mobile ordering going forward. They were doing it prior to the pandemic, this just absolutely accelerated it.

COMMISSIONER JENSEN: Okay, great. That's all I have. I just wanted to clarify a couple of points.

MR. SILVERMAN: Thank you.

CHAIRPERSON DAWSON: Any other Commissioner comments before we open public commentary? Yes?

COMMISSIONER ENNES: I have a couple of quick questions, one for Staff. Sam, do you know who is paying to convert that landscaped area of parking to a parking lot?

MR. HUBBARD: I would assume --

COMMISSIONER ENNES: You're going to cover the total cost of that?

MR. SILVERMAN: I am covering the total cost of that, that is correct.

COMMISSIONER ENNES: Okay, and I had another question along the line of Lynn's, and that's in regard to that egress to the north. So, there's two egress lanes on the ring road. One is right only on the Palatine or the, what do we call it, the bypass road there, and the other can go straight across or to the left?

MR. SILVERMAN: Yes.

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

CHAIRPERSON DAWSON: Any other questions before we open it up?

COMMISSIONER LORENZINI: I've got a couple. So, Sam, when that triangular lot is paved, how is that going to affect the drainage?

MR. HUBBARD: So, they will have to make some improvements to the stormwater system to accommodate for that. So, they will be making, I think they're going to be digging out, there is an existing detention basin that serves the entire development. Let's see.

COMMISSIONER LORENZINI: That should be Floor and Decor?

MR. HUBBARD: Yes, you can see it right here. This is an existing detention basin that serves the entire development. So, they will be making some improvements. They're going to be digging it out a little bit deeper. Over the years, it's accumulated a lot of sediment and no longer has the original capacity that it was supposed to

have. So, not only are they going to be restoring the original capacity, but they're going to be adding additional capacity to accommodate for the improvements that are going to happen to the site.

COMMISSIONER LORENZINI: There's no TIF fund being involved with this development?

MR. HUBBARD: No, not that I'm aware of.

COMMISSIONER LORENZINI: Petitioner, how is somebody going to know it's online only if they just happened to see Chipotle and they drive in?

MR. SILVERMAN: I'm sorry, I couldn't hear you.

COMMISSIONER LORENZINI: My mic is not working. How will somebody know it's online ordering only?

MR. SILVERMAN: There is not a menu board and they wouldn't be able to order. They would pull up to the window and the employee would tell them it's mobile ordering only here.

COMMISSIONER WARSKOW: They can walk into the restaurant and order inside the restaurant.

COMMISSIONER LORENZINI: Is there going to be anything stopping the Chili's and Olive Garden people from parking in your lot?

MR. SILVERMAN: We have advised the neighboring property owners of our change in their intention to have employee park there. We will be governing our property and making sure that the employees of the neighboring businesses are parking on the correct lot. My lease with Chipotle, it mandates Chipotle's employees park in the designated employee parking only area already.

COMMISSIONER LORENZINI: Thank you.

COMMISSIONER ENNES: Sam, can they do that under the PUD while the parking lots are shared?

MR. HUBBARD: Yes, right. I mean, right, Chili's and Olive Garden could technically park on this site as well once it's developed because of those shared, you know, parking agreements.

COMMISSIONER ENNES: Okay.

CHAIRPERSON DAWSON: Okay, so with that, we're going to open it up for public commentary if there is any public commentary. If anybody wishes to speak before we begin, make sure you, before you ask your question, you're going to state your first and last name, spell your last name for the court reporter, provide your address if you wish, ask your question, and then when you're done, we'll move on to the next person. Is there anybody in the audience that wishes to speak? Come on up. Okay, again, state your first and last name, and if you're willing to, provide your address please.

MR. OBARA: Sure. My name is Donald Obara, O-b-a-r-a. I'm at 1902 North Burke Drive. Where that puts me is I'm the last house on Burke that hits Palatine Express right across the street from Floor and Decor. I'm not the resident though, there's another resident I think on Eastwood that sent in that online petition, that wasn't me; however, I do have two concerns I wanted to share.

First off, I do want to say I'm in support of this development. I think it's good. I have actually written out the businesses that I would like to see on this development, so I think this is a good thing for the community. So, I'm very happy about that.

The two things that I wanted to bring up for consideration is that pass-through on Eastwood Drive and Palatine. I sincerely hope that this QSR and Chipotle are

very, very busy. You know, with that, it is going to cause some more congestion. Right now, there's cars that stack up in that pass-through right now. The frontage road that I'm off of in Burke, cars speed through there all the time. That's not the fault of this development, that's just what it is. The police use my Burke Road as the parking lot for all the tickets that they give out, which is totally fine, I support all that.

But the reason I bring that up is that it's just going to get more and more congested. I think what it is is a lot of people just don't know what to do in that pass-through. I get it, it's not very common. You know, but maybe if we're adding some more signs in the street so people know that they turn here, this is the way that they're supposed to go, I would love to see a stop sign at the end of that frontage road. I know the other resident brought up that there were some potential T-bone accidents that she's seen there. I see one out in front of my house and that's not even at that intersection, but folks do fly right through there.

So, again, you know, the current situation is not the fault of the developer that's moving in here, but I think that is some consideration that it is going to add more to that, more to that congestion and probably more to the confusion. Again, I hope they're really busy because that's a good thing for the community, but I think it is something to take into consideration.

The other part I want to bring in consideration is kind of the visual look, also kind of garbage. I kind of bring this up because I used to work very similar, not with MJK, I don't think so, I used to work for Panera Bread and Steak and Shake opening up QSR concepts in Mount Prospect, Glenview and Elk Grove. So, I wasn't, some of my peers would come to these meetings, I wouldn't but some of my peers would. So, I think some of the things they've put on there is actually pretty thoughtful, but I was kind of curious about some of the considerations towards the visual that will be facing kind of Ivy Hill. So, I have not seen what some of those signs are.

I can say this, the Floor and Decor sign, to use those as an example, there's a Floor and Decor sign that faces north-south that, you know, kind of lights up our house. If it's for the traffic going east and west, it hits more of the cars going back and forth. I don't know what the plan is for the current signage on the buildings as well as how bright they are. LEDs and neons that are facing towards Ivy Hill will light us up. So, those are things I think that should be in consideration as well as kind of the garbage scenario.

I am pleased to say that the dumpsters are in the back away from the community, which is really, really good. Realistically, I know there's going to be garbage that's going to come over to the community. I get it, but I would like to see a little bit more of a comprehensive plan that maybe some landscaping that could act as a barrier. As it is right now, the current landscaping by Floor and Decor, very low bushes. I had receipts from Floor and Decor like you would not believe. Me and my son go out there and clean up all the time.

Is it realistic that it's going to block everything? It's not. But I think take into consideration some of the visual appeal that the residents of Ivy Hill are going to see. You know, this is our backyard, so we spend time with our family. We don't want a blaring neon sign in front of us, you know. We don't want, you know, empty garbage cups or receipts, and I get it, it's going to happen. I mean, it happened at Steak and Shake, it happened at Panera. You know, they tried putting up certain barriers for some of the outside dining to try to block it a little bit, but I think those things should also be taken into consideration.

You know, we want, I think the residents in Ivy Hill want to see them successful, you know, and I'd assume that they want to be good business partners for the community. You know, we plan on definitely seeing them, so we just hope that there could be

more consideration towards that point.

CHAIRPERSON DAWSON: Great, thank you very much.

MR. OBARA: Thank you.

CHAIRPERSON DAWSON: Are there any other public commentary? Oh, come on up. So, again, state your name, spell your last name, and if you're willing to do so, please provide your address.

MR. ZELEK: Sounds good. Can you, is this good? My name is David Zelek, last name is spelled Z-e-l-e-k. I'm a neighboring business owner of the proposed property over here.

The only thing that I really wanted to add was also similar, to kind of that little Palatine, that exit over there, oftentimes when people are like U-turning, taking left turns and stuff, it does get a little bit congested already. So, I don't know if like a sign or something would help out there, or you know, something, because I know that it does get congested and then people kind of, you know, just stare and look at each other, don't know what to do. One goes to turn, one goes into the plaza, one is going out. So, that's really the only thing that I wanted to say.

CHAIRPERSON DAWSON: Okay, great. Thank you very much.

MR. ZELEK: Yes.

CHAIRPERSON DAWSON: Any other, anybody else from the public? Once we close it, we're closed.

(No response.)

CHAIRPERSON DAWSON: Okay, so I am going to go ahead and close public commentary.

Sam, can you talk to the roadway and the process for signs? It's not really specific to this but maybe the people in the audience can have an understanding of that, maybe for us even. Show us the problem, can you?

MR. HUBBARD: Yes. So, I think what people are referring to as the pass-through is this little area right here that allows full access from these two streets. So, you can go southbound on Eastwood and take a left to head eastbound on Palatine Road. Similarly, you can take a left and go across traffic and head westbound on Palatine Road. So, that's the intersection that I believe they're referring to.

The Palatine Road right-of-way is under IDOT jurisdiction, so all improvements to the traffic system there would have to be done and coordinated through by IDOT. We've taken, they are aware of this plan, we've forwarded the plan to them, so they are aware of what's going on here. They have specific standards for when traffic improvements are required and warranted. So, for example, if a signal was to be proposed here, it would have to meet their standards. One of those standards being there would have to be a certain level of traffic on these minor legs of the intersection, and the projected traffic thresholds do not get close to what would warrant a signal at this intersection from IDOT standards. Even if a signal was warranted, it's in such close proximity to the existing signal at Rand and Palatine that it wouldn't meet IDOT standards for spacing.

So, you know, a signalized intersection here would not be allowed. Further improvements would need to be coordinated through IDOT. I don't know what their stance would be on like a stop sign at the legs here, if that would meet their standards. You know, we took a look at the number of accidents that occur at this intersection. It's not on the high end of things, I mean, it's kind of at a moderate, to be expected level. It's not a problem area for crashes and accidents.

So, I mean, from our standpoint, the existing system and improvements are able to accommodate for the expected traffic from this development.

CHAIRPERSON DAWSON: But just to clarify, if somebody wanted a sign, more signage, that's an IDOT issue, that's not a Village of Arlington Heights, correct?

MR. HUBBARD: Right. It would be, right, IDOT, yes.

CHAIRPERSON DAWSON: So, it's not within the power of the Village to put up signage, just to make sure everyone in the audience understands. What would someone, what would a resident or a community member who wishes to encourage the Village or IDOT to look into this, do they contact the Village? Is that what they would do?

MR. HUBBARD: Yes, they can certainly send an e-mail to me and I can forward it along to the Engineering Division. I mean, the Engineering Division is already aware of the issue here. We've already reached out to IDOT, provided them with the traffic study. They are aware of it, but if there are specific continued concerns, please make us aware of it and we'll do the best we can to help, you know, facilitate what we can with IDOT.

CHAIRPERSON DAWSON: Great, all right. There was one other element to the public commentary.

Petitioner, could you come up and speak to the signage? Oh, and also the --

MR. SILVERMAN: Garbage?

CHAIRPERSON DAWSON: -- garbage, the potential garbage issue, yes.

MR. SILVERMAN: I'll start with the garbage, not a problem. I understand garbage is a concern out there. Chipotle is a heavy producer of garbage. Chipotle currently has pickups seven days a week. They have garbage and recycling pickups seven days a week. So, anything that leaves their property is picked up in the morning and removed.

Me as the landlord, as the property owner, I have what is called a sweeping service. An individual comes out with literally a broom and a pail in their hands in the night and picks up garbage left over by customers or, unfortunately, neighboring property owners that don't have sweeping services. So, that is our standard for garbage.

In terms of Chipotle's signage, that is a Chipotle submittal that will come into the Village. Their intention by right is to have a sign on the northern exposure. It will meet all Village code standards with lumination, with light direction to make sure it does not shine directly, I apologize, shine directly into the neighboring village. That is Chipotle's intention, to put a sign on the north end at this point.

CHAIRPERSON DAWSON: And if for some reason they were proposing a non-compliant sign, just for clarification, you would have to come back to the Village for approval which would allow for commentary.

MR. SILVERMAN: Chipotle wouldn't --

CHAIRPERSON DAWSON: That's not the intention, I understand it. I just want to make sure that the public understands the process.

MR. SILVERMAN: You are correct. If there was anything about their sign that was not compliant, a sign permit would not be issued by the Village. If Chipotle did not want to change their sign to conform, they would have to reappear in front of Design Committee, or --

MR. HUBBARD: Design Commission.

CHAIRPERSON DAWSON: Right, so there'd be another opportunity. One of the things that he raised was the idea of some sort of landscaping to create a barrier so that garbage doesn't fall across. Is that anything you've done at any of your other facilities, anything you've considered?

MR. SILVERMAN: I have never done anything of that nature. Our landscaping meets Village code right now. Something about our property, too, is we have the outdoor patio. It is fenced in. So, our garbage from that would catch by the fence. We have garbages outside of our property, Chipotle will have theirs. Me as an owner will have garbages on the property that the sweeping service that I mentioned will empty when they are out at the property.

CHAIRPERSON DAWSON: The problem is people that attend your restaurant don't always use the garbage, right?

MR. SILVERMAN: And people that don't even attend your restaurant don't use the garbage as well.

CHAIRPERSON DAWSON: Right, exactly. Right.

MR. SILVERMAN: So, we have cameras at all of our properties that we continue to own, and we monitor them to see the level of garbage there. Southpoint does produce a good amount of waste from neighboring property owners in receipts and garbage bags. I understand.

CHAIRPERSON DAWSON: Okay, I would assume, but you can clarify that, if the neighborhood across is suddenly getting a large influx of garbage, who would they contact? They would contact you?

MR. SILVERMAN: Talk to the property ownership. That would be me.

CHAIRPERSON DAWSON: You would work with them. They can also notify the Village that it's becoming a nuisance. The Village doesn't have a lot that they can do other than they can work with the Petitioner and encourage them to fix a solution. So, communicate with the Village and with the Petitioner is key, okay?

All right, I think I got all the public commentary questions. So, with that, I'm going to look down here. Anyone have any additional questions? John?

COMMISSIONER SIGALOS: Yes. I had a question regarding this drive-through lane for mobile orders only. If something was to change and you were going to go through a typical drive-through lane, you really can't with this layout. Is that correct?

MR. SILVERMAN: That is correct. Chipotle signed a 15-year lease, and in their lease they are prohibited from changing the nature of their mobile pickup window at that point in time.

COMMISSIONER SIGALOS: Well, the only reason I'm bringing this up is I know for a fact that many of these quick serve restaurants, let's say Portillo's, McDonalds, the Buona Beef and so forth, they generate anywhere from 65 to 75 percent of their business through conventional drive-through. It seems that Chipotle would be maybe losing quite a bit of business without that conventional drive-through ordering and pickup. So, again, I'm not telling you how Chipotles have run their business, but it just seems like they're really limiting themselves from a possibility of a future conventional ordering and drive-through lane.

MR. SILVERMAN: Understood. They see it as an improvement to their current position in Arlington Heights. They are in a neighboring shopping center with back inline position.

COMMISSIONER SIGALOS: I am familiar with that, right.

MR. SILVERMAN: So, this is their prototype going forward with pickup windows that they're building around the country with 400 locations. So, they have no intention of leaving their mobile pickup ordering. They find it to be more efficient as well as they do curbside pickup. They have pull-up spaces.

COMMISSIONER SIGALOS: Personally, I've been involved with a Chipotle

construction, of a new Chipotle building in Lakemoor, and a future one in Batavia. I believe those are conventional ordering drive-through lanes, not just mobile app. So, is this like one of the first ones?

MR. SILVERMAN: No, this is very traditional for them.

COMMISSIONER SIGALOS: Really? Okay.

MR. SILVERMAN: This is their new development. I built the first one in Illinois, in New Lenox, Illinois, in 2016? In 2016, and they have not changed in the past six years from their mobile pickup window. I'm familiar with the Lakemoor development in front of Woodman's as well.

COMMISSIONER SIGALOS: Okay, thank you. I didn't have anything else.

CHAIRPERSON DAWSON: Commissioner Ennes? Any more questions?

COMMISSIONER DROST: No, I'll go ahead with a motion if you want.

CHAIRPERSON DAWSON: Yes, any questions down here before --

COMMISSIONER WARSKOW: Yes.

CHAIRPERSON DAWSON: Oh, looks like we have some questions.

COMMISSIONER WARSKOW: Yes. So, I am just wondering about the space that is for the future building and what that will look like to prevent people from just driving willy-nilly through that area to avoid lines or what have you?

MR. SILVERMAN: Great question. It is shaded on this plan for a landscape plan. Our intention is still improve it with the curbs around it. So, it will be built up as if there is a building going to be there with a pad and curbs. So, if somebody was to jump on it, they're going over a six-inch curb. That would stop them.

It's my hope that we have somebody shortly for the building. We don't at this point in time, but usually when you start moving some dirt and pushing a certain construction, you get interest. So, we're hoping for a quick reappearance in front of the Commission.

COMMISSIONER WARSKOW: Thank you.

COMMISSIONER JENSEN: Just one other clarifying question. Do we have any information about accidents that happened on this pass-through between the mall and the subdivision?

MR. HUBBARD: Yes. Yes, I do have information on that. Let's see. So, this was provided by IDOT, and it only accounts for accidents that involve over $1,500 or greater in damage or personal injury, but here are the numbers.

COMMISSIONER JENSEN: Okay, well, thank you. I just wanted to make sure that it didn't have a disastrous situation that we're going to make worse.

COMMISSIONER ENNES: So, that's over a five-year timeframe?

MR. HUBBARD: Correct.

CHAIRPERSON DAWSON: All right, any other questions? I think we're ready for that motion.

COMMISSIONER DROST: I'll make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #21-018, an amendment to PUD Ordinance #90-014 to modify the approved Southpoint Development Plan and allow construction of two buildings on an outlot approved in 2019; a special use permit for a 2,385 square-foot restaurant with a drive-through; conceptual approval of a 4,419 square-foot future restaurant with a drive-through; and the following variation:

1. **A variation to Chapter 28 of the Municipal Code, Section 6.15-1.2B, to waive the**

requirement for a landscape island including a shade tree at the end of one row of parking where code requires landscape islands including a shade tree at the ends of all parking rows.

This recommendation is subject to the following conditions:

1. **Should a new restaurant/tenant occupy the Chipotle building, which tenant does not wish to provide outdoor dining, the property owner shall be required to install the missing shade tree within 90 days of a request by the Village.**
2. **Compliance with the October 12, 2021 Design Commission motion shall be required.**
3. **Any future restaurant in "Building 2" shall be required to obtain special use permit approval (or a special use permit waiver if applicable) prior to obtaining zoning approval on a building permit for construction of said building.**
4. **Any future special use permit assumption of the Chipotle special use permit must demonstrate to the satisfaction of the Village that drive-through operations will not create stacking issues if non-mobile ordering is offered.**
5. **As part of building permit review, additional changes may be required to the striping proposed along the ring road as depicted within the KLOA "Preliminary Proposed Striping" plan dated 12/1/21.**
6. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON DAWSON: Do I have a second?
COMMISSIONER ENNES: I'll second it.
MR. HUBBARD: Who was the second?
CHAIRPERSON DAWSON: Commissioner Ennes.
MR. HUBBARD: Ennes. All right, Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Yes.

All right, congratulations! Your next step would be to move on to the full Village Board as we're only a recommending body.

Do you have any information on a potential date for that, Sam?

MR. HUBBARD: We don't. It would either be at the first meeting in February or the second meeting in February. We're still working with scheduling on that.

CHAIRPERSON DAWSON: All right, so sometime in February.
MR. SILVERMAN: Thank you very much. We appreciate your time.
CHAIRPERSON DAWSON: All right, thank you.
COMMISSIONER DROST: Good luck!

(Whereupon, at 7:47 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

S T A F F D E S I G N C O M M I S S I O N R E P O R T
R E - R E V I E W

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Chipotle	**DC Number:**	21-056
Project Address:	600 E. Rand Road	**Petitioner Name:**	Richard Silverman
Prepared By:	Steve Hautzinger	**Petitioner Address:**	MJR Southpoint Real Estate Housing 1622 Willow Road, Suite 201 Northfield, IL 60093
Date Prepared:	September 21, 2021	**Meeting Date:**	September 28, 2021
Date Revised:	October 6, 2021	**Re-Review Meeting Date:**	October 12, 2021

Requested Action(s):
Approval of the proposed architectural design for a new restaurant 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 to amend the existing Planned Unit Development for the Southpoint shopping center, as well as Special Use approval for a restaurant with a drive-through. 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:
The petitioner is proposing to build a new free-standing Chipotle fast casual restaurant at the Southpoint shopping center. The proposed restaurant will be located in an existing parking area facing Palatine Road, adjacent to the existing Olive Garden restaurant. The restaurant will have indoor dining, outdoor dining, and a drive through. The scope of the project includes redevelopment of the site with new parking, landscaping, and an adjacent future outlot building.

September 28, 2021 Design Commission Meeting:
This project was reviewed by the Design Commission on September 28, 2021, at which time the Design Commission CONTINUED the project for re-review due to concerns regarding the proposed design. Staff reported that the proposed design is based on Chipotle's prototype drive-through building design. However, overall, the proposed design is quite plain and lacking detail. Staff recommended additional design development to create additional architectural interest. Examples of similar completed Chipotle restaurants were provided for reference. Staff suggested incorporating the continuous wrapping storefront feature as seen on the Chipotle in Plano, Texas. A continuous canopy shade feature was also suggested as a possible design feature.

The Design Commissioners agreed that the design was lacking, especially the front (north) elevation, and further design development was required as follows:

- The pilasters between the storefront windows look too heavy. The continuous wrapping storefront detail as seen in Plano, Texas and Countryside, Illinois was encouraged.
- It was suggested to bring the upper wall material down in some locations to add interest to the design.
- It is expected that four wall signs will not be approved, so additional detailing of the upper walls was encouraged especially on the walls that will not have signage.

Project Update:

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

- The upper wall material has been changed from EIFS to a modular fiber cement panel system by Nichiha, and the material has been brought down to grade at the southwest corner of the building.
- The EIFS piers between the windows have been omitted, and a continuous wrapping storefront system has been added.
- Two of the four proposed wall signs have been omitted.
- The doors on the rear of the building have been changed to aluminum with glass to match the storefronts.

Staff Comments:

The change to Nichiha wall panels is a nice upgrade from EIFS that adds detail and interest to the design. Additionally, the narrow piers at the storefront create the appearance of a continuous wrapping storefront which is also a nice design enhancement. Overall, the design looks much better than the previous submittal. The only comment on the revised design is that the upper wall material extending down at the southwest corner has an odd proportion. It is recommended to extend the upper wall material down to grade in the middle of each side wall, leaving the rear corners and rear wall as dark EIFS, similar to the Chipotle restaurant in Countryside, Illinois.



Image 1. Chipotle restaurant in Countryside, Illinois.

Signage:

The revised design includes two wall signs. Per code, only one wall sign is allowed per street frontage, so the second wall sign is not allowed. However, sign variations have previously been approved to allow a second wall sign at similar drive-through restaurants.

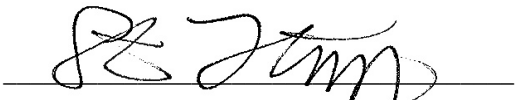
Mechanical Equipment Screening:

The proposed building has two rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous parapet wall which is an ideal way to screen the rooftop equipment. Utility meters on the west wall will be screened from view landscaping.

Trash Dumpster Screening:
One trash dumpster enclosure is proposed to be built behind the building with gray colored split-face CMU and gray PVC gates. The gray colored materials coordinate well with the proposed gray EIFS building.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for Chipotle located at 600 E. Rand Road. This recommendation is subject to compliance with the revised elevations and renderings received 10/4/21, 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 revise the upper wall material extending down to grade to be in the middle of each side wall, leaving the rear corners and rear wall as dark EIFS, similar to the Chipotle restaurant in Countryside, Illinois.
2. Either revise the proposed wall signs to comply with Chapter 30 sign code, or request sign variations.
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, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



October 6, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-056

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 12, 2021

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

Members Present:	Jonathan Kubow, Chair John Fitzgerald Ted Eckhardt Scott Seyer
Members Absent:	Kirsten Kingsley
Also Present:	Richard Silverman, MJK Real Estate *for Chipotle* Mark Battista, Rohrman Auto Group for *Lexus of Arlington* Lucian Lange, Reitan Architects for *Lexus of Arlington* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR SEPTEMBER 28, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 28, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger apologized for the technical issues with the Village's overhead projector, making it impossible to project the documents and drawings for the projects being reviewed tonight. He added that paper copies of the documents and drawings were available for viewing.

ITEM 1. COMMERCIAL RE-REVIEW

DC#21-056 – Chipotle – 600 E. Rand Rd.

Richard Silverman, representing *MJK Real Estate,* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new free-standing Chipotle fast casual restaurant at the Southpoint shopping center. This project was reviewed by the Design Commission on September 28, 2021, at which time the Design Commission CONTINUED the project for re-review due to concerns regarding the proposed design.

Mr. Hautzinger summarized comments and feedback from the September 28 meeting. The proposed design is based on Chipotle's prototype drive-through building design. However, overall, it is quite plain and lacking detail. Staff recommended additional design development to create additional architectural interest. Examples of similar completed Chipotle restaurants were provided for reference. Staff suggested incorporating the continuous wrapping storefront feature as seen on the Chipotle in Plano, Texas. A continuous canopy shade feature was also suggested as a possible design feature. The Design Commissioners agreed that the design was lacking, especially the front (north) elevation, and further design development was required, with the following comments:

- The pilasters between the storefront windows look too heavy. The continuous wrapping storefront detail as seen in Plano, Texas and Countryside, Illinois was encouraged.
- It was suggested to bring the upper wall material down in some locations to add interest to the design.
- It is expected that four wall signs will not be approved, so additional detailing of the upper walls was encouraged especially on the walls that will not have signage.

In response to the Design Commission's comments on September 28, the petitioner made the following changes to the design:

- The upper wall material has been changed from EIFS to a modular fiber cement panel system by Nichiha, and the material has been brought down to grade at the southwest corner of the building.
- The EIFS piers between the windows have been omitted, and a continuous wrapping storefront system has been added.
- Two of the four proposed wall signs have been omitted.
- The doors on the rear of the building have been changed to aluminum with glass to match the storefronts.

Staff felt that the change to Nichiha wall panels is a nice upgrade from EIFS that adds detail and interest to the design. Additionally, the narrow piers at the storefront create the appearance of a continuous wrapping storefront which is also a nice design enhancement. Overall, the design looks much better than the previous submittal. The only comment on the revised design is that the upper wall material extending down at the southwest corner has an odd proportion. It is recommended to extend the upper wall material down to grade in the middle of each side wall, leaving the rear corners and rear wall as dark EIFS, similar to the Chipotle restaurant in Countryside, Illinois.

The revised design is now showing only two wall signs. Per code, only one wall sign is allowed per street frontage, so the second wall sign is not allowed. However, sign variations have previously been approved to allow a second wall sign at similar drive-through restaurants.

With these comments, Staff recommends approval of the design.

Chair Kubow asked if the petitioner had any comments at this time. Mr. Silverman thanked the commissioners for looking at the design again for the new Chipotle building. They want the building upgraded from an architectural standpoint by changing materials, more storefront, more glass, more architectural features. He still believed that Chipotle will be requesting 4 signs for the building, which is why the building is still designed the way it is. He was open to any questions from the commissioners.

Mr. Hautzinger said the petitioner provided an additional revision today, which was printed and given to the commissioners tonight. This revision includes a change to the way the upper wall material is coming down; it now comes down the sides instead of in the back corner. Staff felt this was a better solution and recommends approval of that option. Mr. Silverman clarified that they are asking for approval of the latest revision that includes the change of where the panels come down.

The commissioners summarized their comments. Commissioner Eckhardt greatly appreciated the revisions that were made in response to the commissioners' previous comments, and the upgrade of material to the cement panels. He really liked that change. He also agreed with Staff on the most recent revision to the pattern of the fiber cement panels that now turn the corner nicely. He asked Staff if the commissioners should be commenting tonight on the signs shown on the building. Mr. Hautzinger said a formal sign variation request has not been received yet; however, the commissioners could provide preliminary feedback tonight on the signs being shown. He clarified that one wall sign is allowed per code, and any additional wall signs will require variations. Commissioner Eckhardt reiterated that he liked the revised building design presented tonight, and felt that having only one sign on a free-standing building like this would be a hardship. He had no issue with the building having 2 wall signs.

Commissioner Fitzgerald liked the changes that were made to the design and felt the building looked great. He was fine with the submitted design or the revision received tonight.

Commissioner Seyer appreciated the petitioner listening to the commissioners' comments and making the changes being presented. He liked the change in material and also the change in the storefront. He strongly preferred the building design shown in the drawings received and dated today, October 12, 2021.

Chair Kubow agreed with the comments made, and really appreciated the petitioner turning the design around so quickly and taking into account the comments previously made by the commissioners. He commended Staff again for their comments on the revised design and the additional revision made by the petitioner as a result, which he felt was a vast improvement. He loved the panels that come down the middle of the storefront, and said that the Nichiha panel system is a solid product and good decision long term. He had no further comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *CHIPOTLE* LOCATED AT 600 E. RAND ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ELEVATIONS AND RENDERINGS DATED AND RECEIVED 10/12/21, 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. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Chipotle	**DC Number:**	21-056
Project Address:	600 E. Rand Road	**Petitioner Name:**	Richard Silverman
Prepared By:	Steve Hautzinger	**Petitioner Address:**	MJR Southpoint Real Estate Housing 1622 Willow Road, Suite 201 Northfield, IL 60093
Date Prepared:	September 21, 2021	**Meeting Date:**	September 28, 2021

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

Summary:
The petitioner is proposing to build a new free-standing Chipotle fast casual restaurant at the Southpoint shopping center. The proposed restaurant will be located in an existing parking area facing Palatine Road, adjacent to the existing Olive Garden restaurant. The restaurant will have indoor dining, outdoor dining, and a drive through. The scope of the project includes redevelopment of the site with new parking, landscaping, and an adjacent future outlot building.

Architectural Design:
The proposed design is based on Chipotle's prototype drive-through building design. Overall, the proposed design is quite plain and lacking detail. Additional design development is recommended to add additional architectural interest. Examples of similar completed Chipotle restaurants have been provided for reference. Both of the examples have an overall simple appearance, but the design of the building in Plano, Texas includes a continuous wrapping storefront feature that adds architectural interest to the design. A continuous canopy shade feature could also be considered as an additional design feature.

Signage:
The proposed design includes four wall signs, one on each wall of the building. Per code, only one wall sign is allowed per street frontage, so the three additional wall signs are not allowed. Sign variations have previously been approved to allow a second wall sign at similar drive-through restaurants, but four wall signs is excessive.

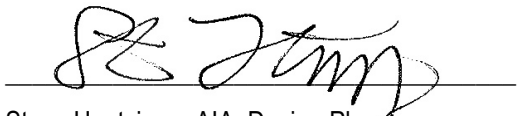
Mechanical Equipment Screening:
The proposed building has two rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous parapet wall which is an ideal way to screen the rooftop equipment. Utility meters on the west wall will be screened from view landscaping.

Trash Dumpster Screening:
One trash dumpster enclosure is proposed to be built behind the building with gray colored split-face CMU and gray PVC gates. The gray colored materials coordinate well with the proposed gray EIFS building.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for Chipotle located at 600 E. Rand Road. This recommendation is subject to compliance with the plans received 9/14/21, material list received 7/31/21, material samples received 8/30/21, 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. Additional design development is recommended to add more architectural interest to the design. Consider incorporating a continuous wrapping storefront feature as seen on the example project in Plano, Texas. A continuous canopy shade feature could also be considered as an additional design feature.
2. Either revise the proposed wall signs to comply with Chapter 30 sign code, or request sign variations.
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, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



September 21, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-056

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 28, 2021

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

Members Present:	Jonathan Kubow, Chair John Fitzgerald Ted Eckhardt Scott Seyer
Members Absent:	Kirsten Kingsley
Also Present:	Heidi Lapin, WT Group for *Trio Gas Station* Brian Wente, Graham Enterprises for *Trio Gas Station* Orlando Vivacqua, Soos & Associates *for Chipotle* Richard Silverman, MJK Real Estate *for Chipotle* Brian Roginski, Owner for *Cortland's Garage* Jim Platt for *Cortland's Garage* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR AUGUST 24, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF AUGUST 24, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. COMMERCIAL REVIEW

DC#21-056 – Chipotle – 600 E. Rand Rd.

Orlando Vivacqua, representing *Soos & Associates*, and Richard Silverman, representing *MJK Real Estate,* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new free-standing Chipotle casual restaurant at the Southpoint shopping center. The proposed restaurant will be located in an existing parking area facing Palatine Road, adjacent to the existing Olive Garden restaurant. The restaurant will have indoor dining, outdoor dining, and a drive through. The scope of the project includes redevelopment of the site with new parking, landscaping, and an adjacent future outlot building.

The proposed design is based on Chipotle's prototype drive-through building design. Overall, the proposed design is quite plain and lacking detail. Additional design development is recommended to add additional architectural interest. Examples of similar completed Chipotle restaurants have been provided for reference. Both of the examples have an overall simple appearance, but the design of the building in Plano, Texas includes a continuous wrapping storefront feature that adds architectural interest to the design. A continuous canopy shade feature could also be considered as an additional design feature.

The proposed design includes four wall signs, one on each wall of the building. Per code, only one wall sign is allowed per street frontage, so the three additional wall signs are not allowed. Sign variations have previously been approved to allow a second wall sign at similar drive-through restaurants, but four wall signs is excessive. The review tonight is for building design only, with signage to come under a separate review.

The proposed building has two rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous parapet wall which is an ideal way to screen the rooftop equipment. Utility meters on the west wall will be screened from view landscaping. One trash dumpster enclosure is proposed to be built behind the building with gray colored split-face CMU and gray PVC gates. The gray colored materials coordinate well with the proposed gray EIFS building.

Based on these comments, Staff recommends the Design Commission evaluate the proposed design.

Mr. Silverman said that his company is a small, family-owned, third generation real estate development company out of Northfield that has built 27 buildings, most of which they still own and operate, with more than 10 of those being Chipotles, with 3 more Chipotles proposed for next year in multiple states including Illinois. Chipotle has been in Arlington Heights for more than 15 years in the adjacent shopping center to the north, and they want to relocate to an outlot building that will include a pick-up window for mobile and phone orders; it will not have drive-through ordering. Chipotle has just under 3,000 locations in the United States and their new prototype is for a free-standing building; they no longer want to be in multi-tenant strip centers. A free-standing development is being proposed at this location, based on this new prototype, with the sign component to come directly from Chipotle under a separate submittal. Mr. Silverman added that Chipotle will most likely be requesting sign variations for this new building, which are depicted in the renderings to show the architectural impact they will have.

Mr. Silverman said that Staff has provided them with many rounds of comments, and they feel they have addressed most of them, including an additional 100 sf landlord room int the building to add a roof hatch and ladder for mechanical equipment, as well as additional screening for the garbage corral. The suggested awing component wrapping around the building has been done before, and Chipotle has found that they do not provide screening cover, but rather are an architectural feature that ends up just getting damaged and cost money to maintain. The proposed building will consist of EIFS, with the front of the building to be almost full glass that faces north and the west side of the intersection of Rand & Palatine. No windows are located on the south elevation because it is the back of the building where cooking stations and cold storage are located. He concluded his comments and welcomed any questions at this time.

The commissioners summarized their comments. Commissioner Seyer was happy to see a well established chain coming to this location that will add some activity to this shopping center, which he is in favor of. He was also supportive of there being design standards for large chains such as Chipotle, but he felt that other existing stand-alone Chipotles look better than the prototype being presented tonight; there is something missing. He pointed out that other stand alone Chipotles, setting aside any with their own piers at the corners where there is a duel entry, have a plane change between the front entry storefront and whatever is happening on top. This prototype design feels like a hat on top of a brick wall that has openings, and it is unappealing to him. From a design perspective, he wanted to see the front of the building treated differently with a plane change; either the stucco portion comes out or the storefront is set back, similar to other store examples seen online, such as 'Statesboro'. The current prototype is lacking any real design articulation that would help it stand out and be a positive attribute to the area. He also liked the idea of the material at the top of the building coming down to the ground somewhere, which he has seen on other stores. Commissioner Seyer concluded that his primary concern is how the front of the building looks, which he felt could be easily enhanced and mean a lot to the design of the building.

Commissioner Eckhardt agreed with Commissioner Seyer's comment and asked the Architect if there is currently a plane change on the front of the building. Mr. Vivacqua clarified that there is currently approximately 6-inches of difference between the upper portion and the lower portion, and Commissioner Eckhardt said he was okay with the 6-inches being proposed. Commissioner Eckhardt also said that from an aesthetic standpoint, he liked the simplicity of the building with the white on top and the grey down below; however, he wanted to see more transparency. He felt that the pilasters were very heavy in terms of scale and seem to be flush with the glass instead of protruding somewhat to show they are real pilasters. He liked the previously shown store with a curtain wall, which would be a cost savings way to go instead, and he wanted to see the corner of the building be more integral by letting it wrap like other stores. Commissioner Eckhardt also questioned if it would be better to change the control joints on the north elevation, because right now it is going down the center of the sign, which really bothers him; he wanted to see it become 3 panels so the sign sits on its own white solid background. He also said that the building does not look good without the signs, and the signs will make the building come together. He was okay with the rest of the building.

Commissioner Fitzgerald said it seems like the building has been designed to have signs on all four sides, and thinking that that might not happen, he wanted to see more design on whichever 2 sides the petitioner chose. He felt the front (north) elevation was very very plain and needed something done to beef it up, and he asked if there would be a ground sign and where it would be located. Mr. Silverman said that Staff asked them to omit the ground sign, which they did. Mr. Hautzinger clarified that Chipotle will be part of the Southpoint Shopping Center and therefore eligible for a tenant panel on the existing monument sign for the center, which is located directly adjacent at the driveway. Commissioner Fitzgerald said he preferred the building design shown in Plano Texas versus the Dallas store because it had more detail with the windows; however, his biggest issue is with the sides of the building that have no signage.

Chair Kubow said the design shown in the Plano example was really clean, super simple, and really welcoming. He felt the petitioner could do that very easily at this location, and still keep the cap. He added a suggestion to do a slight bookend with the white color dropped down about 3-feet to give more articulation on the back. He felt the design was pretty close and needed only a few adjustments to be similar to the example in Plano, Texas.

Chair Kubow asked if there was any public comment on this project and there was no response from the audience.

Mr. Silverman appreciated the commissioners' feedback on the design and said they will continue to work with Chipotle on a design that works for them. He said that a building in Texas has to be designed a lot different than a building in Illinois that has winter conditions year round, for both efficiency purposes and ownership purposes. Having windows around the corner of the building is concerning to them but they will look at that, and the concerns about the appropriate location of the EIFS reveal may not be an issue if Chipotle decides to ask for signage above the door. They have already omitted the ground sign at the request of Staff, knowing that building signage is much more important, and they are happy to figure out how to make the front elevation more welcoming; however, they are trying to balance what Chipotle is asking for and the feedback given by this commission and Staff, as well as the Plan Commission review

they are scheduled for at the end of October, which they are concerned about possibly missing because this review has not been finalized. He added that the Southpoint Shopping Center needs help with new activity and they are trying to get things moving along with this project.

In terms of compatibility with this very simple but nicely designed building, Commissioner Eckhardt asked the petitioner if they had any idea of what the design of the future adjacent building might be, and Mr. Silverman said that it could be anything from a food user with a drive-through, to a medical building, to a retailer; however, there is no tenant interest at this time for the second building.

Chair Fitzgerald asked about options for the project to be reviewed again. Mr. Hautzinger said that since there is no public meeting sign posting required for Design Commission review of this project, so there is flexibility in terms of rescheduling for another review. If the project is not receiving approval tonight and returns for another review, he recommends a motion to continue the project. Ideally, the goal is to complete the design review process before the project goes before the Plan Commission, and there are two Design Commission meetings scheduled before the Plan Commission review of this project at the end of October.

Commissioner Eckhardt stressed the importance of this commission approving the project at either of the next two Design Commission meetings, to ensure the Plan Commission review of the project is not impacted. He reiterated his comments as follows: he wants to see the bottom of the building get a little lighter in color; he was okay either way with bringing some of the white colors down to the ground, as opposed to the darker surface; and he had concerns about EIFS at the ground level. It is all a visual thing for him.

Commissioner Seyer said that he respects the timing issue with this project, but if this commission makes special efforts for this petitioner, then every petitioner would wait until the last minute and come in with a bad design and ask for approval to avoid rescheduling other reviews with the Village; this commission cannot do that and he encouraged the petitioner to get the design right. He felt that wrapping the storefront all the way around would make it more inviting and a significant improvement, similar to the Chipotle in Countryside, Illinois at 5801 S. LaGrange Rd, which looks so much more inviting and lighter. He also wanted to see a little more EIFS come down lower, even if the brick remains at the base. He would go along with the rest of the commission if certain things are just created more inviting with the storefront. Mr. Hautzinger clarified that the base of the building is EFIS not brick; there are two EIFS colors proposed. Mr. Silverman said that making the EIFS on the back of the building white is an easy change.

Commissioner Fitzgerald reiterated that he wants to see some kind of option on the top of the building if signage is not allowed on all four sides, and the white color brought down on either the south or west elevation, which Commissioner Seyer illustrated how it would look. The petitioner said they are happy to make those updates to the design; the storefront to match closer to the store in Plano and Countryside, and pulling down the white EIFS in the rear of the building.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO CONTINUE THE REVIEW OF THE CHIPOTLE PROJECT(DC#21-056) TO ONE THE NEXT TWO DESIGN COMMISSION MEETINGS.

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


PALATINE ROAD
SUBJECT PROPERTY
RAND ROAD
SOUTHPOINT PUD
NORTH
Google

ASOOSOCIATES

Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S Arlington Heights, IL 60004
July 28, 2021

RE: Southpoint Shopping Center – Chipotle Outlot Development
600 E. Rand Rd
Arlington Heights, IL 60004
Soos Project Number: 21-047 MJ

Dear Sam,

The proposed Quick Service Restaurant that also includes a Mobil Order Pickup Window will be located within currently under-utilized shopping center parking spaces.

The proposed QSR project is deemed necessary and suitable for the proposed location based on similar uses of the surrounding shopping center that includes a variety of restaurants and a wide range of retail establishments. In keeping with the existing adjoining businesses, the proposed project is not anticipated to cause any detriment beyond what is generated by the existing surrounding uses to the health, safety or general welfare of persons residing or working in the vicinity.

It is the developer's intent for the proposed project to comply with all applicable codes, regulations specified in the ordinance and to incorporate any stipulations and conditions granted by the Village Board of Trustees as they relate to the proposed project.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

ASOOSOCIATES

Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S Arlington Heights, IL 60004
December 21, 2021

RE: Southpoint Shopping Center – Chipotle Outlot Development
600 E. Rand Rd
Arlington Heights, IL 60004
Soos Project Number: 21-047 MJ
Variation Criteria for one Shade Tree

Dear Sam,

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 outdoor seating area in lieu of the shade tree will not alter the character of the locality and will be compatible with existing uses and zoning (B-3 General Services, Wholesale & Motor Vehicle District) of nearby property. The tenant will provide a decorative fence that will define the seating area. Outdoor furniture & umbrellas will further enhance the patio area.

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

The proposed outdoor seating location accommodates the vehicular circulation of the site and provides patrons with easy access from the main entry doors.

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

The proposed outdoor seating area's relationship to the main doors will allow patrons to efficiently access outdoor seating and the restaurant's facilities. The tenant's unique mobile order pickup operation accommodates an area dedicated to outdoor seating.

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

The proposed one tree variance is the minimum variance necessary that allows reasonable use of the property. Additionally, landscape upgrades are being provided throughout the outlot development as well as the parking field to the south, etc.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

July 28, 2021

To whom it may concern:

It is Chipotle's desire to relocate its existing store to South Point Shopping Center in Arlington Heights. This decision was made due to the following factors:

- Significant upgrade in Focal Point and visibility
- Established market with high brand awareness and over 2.0M sf of retail space
- Strong retail synergy with Olive Garden, Chili's and Floor and Décor
- Proximity to John Hersey High School (2,031 students) to the southeast
- Both Rand Rd and Palatine Rd have a full access interchange to Interstate 290/Highway 53
- The ability to add our Chipotlane Digital Pick-Up Window

The Chipotlane digital pick up window format delivers the most convenient way possible to pick up digital order with easy access, highly visibility, safe for pedestrians and minimal stacking of cars.

- No speaker/order boxes
- No canopies
- No Menu boards
- No long lines
- No fast food cues
- Everything is ordered ahead, digitally, and the customer is given a specific time to pick up the order at the window

Chipotle is extremely committed to sustainability in the product that we serve as well as the stores that we build. Our new store in Arlington Heights will feature the following highly efficient and sustainable products:

- All LED Lighting (Int/Ext)
- High Efficiency HVAC
- Tankless Water Heaters
- Low-Flow Plumbing Fixtures
- Energy Management Systems
- Low VOC Finishes
- Natural/Raw Materials
- Recycling/Sorting
- Energy Efficient BOH Equipment

Chipotle will employ approximately 30 people at this location with each shift utilizing 6-8 employees. (8 employees during the lunch and dinner rush hours)

Arlington Heights is a proven market for us where we have enjoyed two decades of success. We would like to continue to serve the community high quality food, using only responsibly raised meat and local and organic produce from our most updated model restaurant.

Thank you for your consideration. We look forward to at least another 20 years of business with Arlington Heights

Andrea Weisberg

Real Estate Manager

Chipotle Mexican Grill

847-337-1332 (cell)

aweisberg@chipotle.com

Outlot Development
within Southpoint Shopping Center
Proposed One-Story QSR Building

600 East Rand Road, Arlington Heights, IL 60004



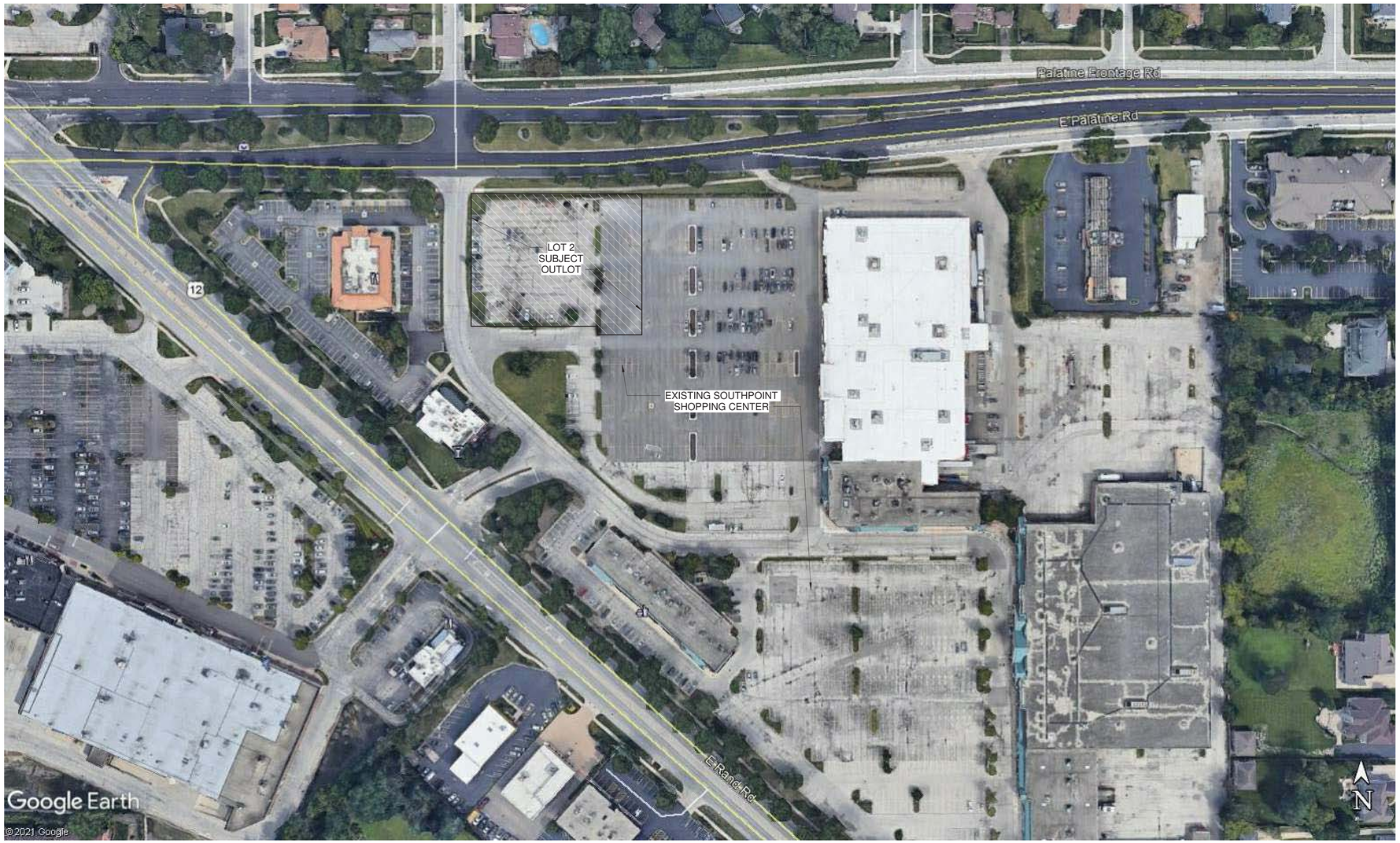
Address PC Comments ROUND 3 - DRAWINGS INDEX (Date: December 22, 2021)

SHEET	SHEET TITLE	,
A-00	COVER SHEET	
A-01	EXISTING CONDITIONS AERIAL	
A-02	ALTA/NSPS LAND TITLE SURVEY	
A-03 (SHEET 1)	EXISTING CONDITIONS - TOPOGRAPHIC SURVEY	
A-04 (SUR-1)	FLOOR & DECOR ALTA SURVEY	
A-05	SITE PLAN	
A-06	SITE PLAN DETAIL	
A-07	FIRE TRUCK PLAN	
A-08	REFUSE TRUCK PLAN	
A-09 (L-1)	LANDSCAPE PLAN	
A-10 (L-2)	LANDSCAPE PLAN	
A-11 (L-3)	LANDSCAPE PLAN	
A-12 (L-4)	LANDSCAPE SPECIFICATIONS	
A-13 (L-5)	LANDSCAPE SPECIFICATIONS	
A-14 (L-6)	LANDSCAPE SPECIFICATIONS	
A-15	SITE LIGHTING PLAN	
A-16	FLOOR PLAN	
A-17	EXTERIOR ELEVATIONS	
A-18	EXTERIOR ELEVATIONS	
A-19	BUILDING SECTION	
A-20	ROOF PLAN	
A-21	EXTERIOR PERSPECTIVES	
A-22	EXTERIOR PERSPECTIVES	
A-23	TRASH ENCLOSURE DETAILS	

MJK Real Estate Holding Company, LLC.
1622 Willow Road, Suite 201
Northfield, IL 60093 847-919-4801

Soos & Associates, Inc.
105 Schelter Road, Suite 101
Lincolnshire, IL 60069 847-821-7667

ADDRESS COMMENTS ROUND 3 12/22/2021



EXISTING CONDITIONS AERIAL

ADDRESS COMMENTS ROUND 3 12/22/2021

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

CLIENT

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT

600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

CONSULTANT

	ADDRESS PC COMMENTS - ROUND 3	2021-12-22
	ADDRESS PC COMMENTS - ROUND 2	2021-12-03
	ADDRESS PC COMMENTS - ROUND 1	2021-11-04
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

NO.	ISSUE	DATE

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXISTING CONDITIONS AERIAL

SHEET

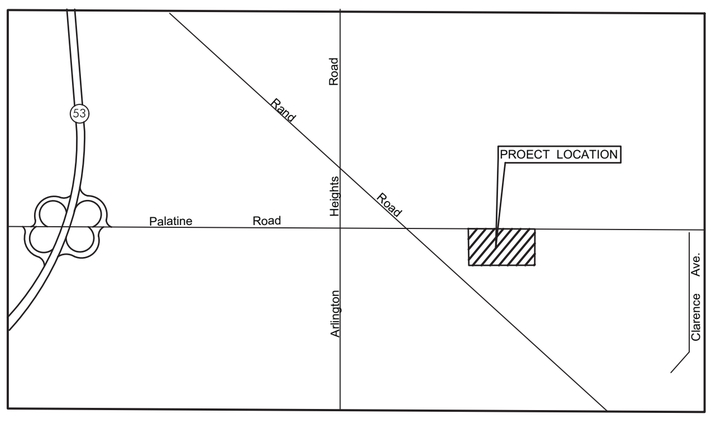
A-01

12/23/2021 2:49:07 PM C:\Users\ovivacqua\Documents\MJK_Southpoint--Chipotle_CENTRAL2021_ovivacqua@soosarchitects.com.rvt

ALTA/NSPS LAND TITLE SURVEY

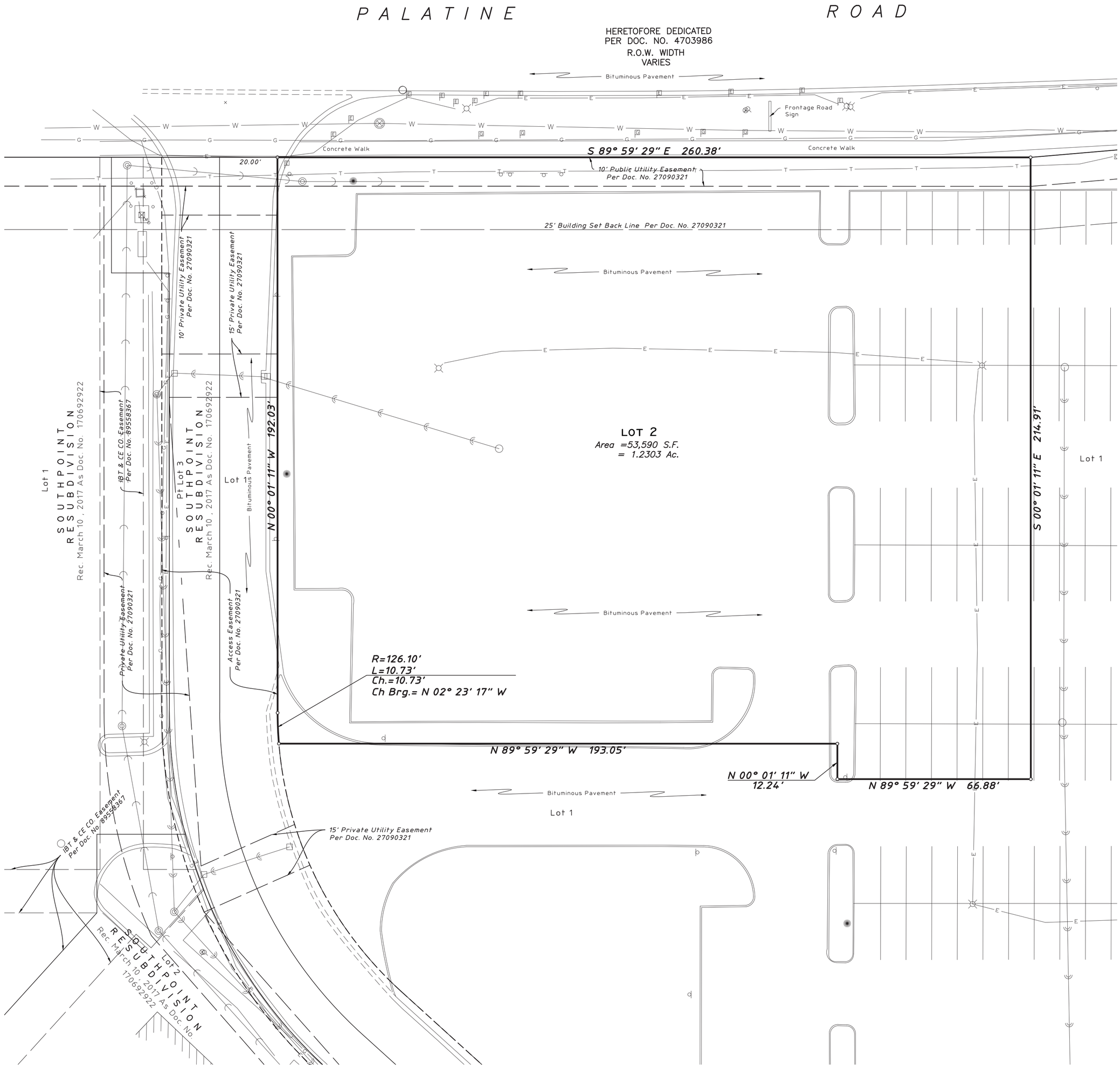
OF

LOT 2 IN THE FINAL PLAT OF GARDEN FRESH RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 2019 AS DOCUMENT NUMBER 1903918025, BEING A RESUBDIVISION OF PART OF LOTS 1 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

20 10 0 20
SCALE: 1" = 20'



Surveyor's Notes:

1. The basis of bearing shown hereon is based on The Final Plat of Garden Fresh Resubdivision, Recorded February 8, 2019, 1984 as Doc. No. 19039180251.
2. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings.
3. Based on information provided on the Flood Insurance Rate Map Community – Panel No. 17031C0202J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. With regards to Table A item 9 – there are many areas where parking lines are not discernable and there for a current accurate parking count cannot be provided however looking at historical photos and documents there is approximately 132 parking spaces located on the subject property.
5. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 19012253WF with an Effective Date of February 25, 2020.

With respect to **Schedule B** of said commitment:

Exception U – Building Setback Lines – Doc. No. 27090321 – Plotted and shown hereon.
Exception V – Building Setback Lines – Doc. No. 27090321 & 95498113 – Plotted and shown hereon.
Exception W – Access Easement – Doc. No. 95498113 – The property therein described is not located on the subject property.
Exception X – Terms Provisions and Conditions - Doc. No. 27089855 – The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception Y – Terms Provisions and Conditions - Doc. No. 27089856 – The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception Z – Provisions - Doc. No. 27089856 – The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception AA – Terms and Provisions of ordinances - Doc. No. 0508703007 & 0508703009 – The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception AB – Terms Provisions and Conditions - Doc. No. 88046282 & 88409221 – The subject property is located within the land described therein however there are no easements or servitudes to plot.

PARKING SUMMARY (See Surveyors Note #4)

REGULAR SPACES	132
ACCESSIBLE SPACES	0
TOTAL	**132**

LEGEND

- Manhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Vault
- Valve Box
- Light Pole
- Sign
- Marked Electric Point
- Marked Gas Point
- Curb & Gutter
- Depressed Curb

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-20

State of Illinois)
) SS:
County of Cook)

To: MJR/Waukegan Real Estate Holding Company, LLC, an Illinois limited liability company and Chicago Title Insurance Company, its successors and/or assigns,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, and 9 of Table A thereof. The field work was completed on March 26, 2020.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois May 6, 2020

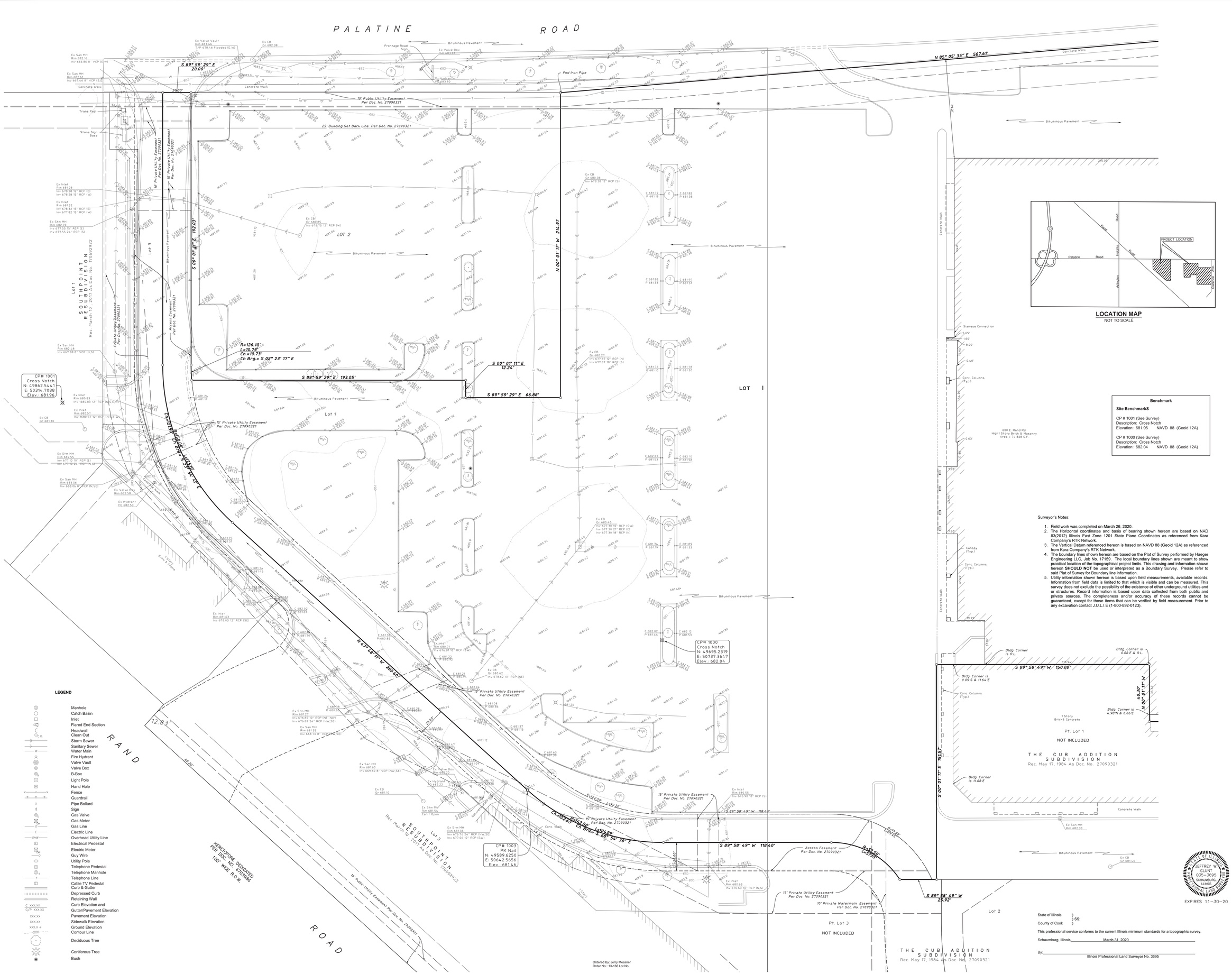
By: _____
Illinois Professional Land Surveyor No. 3695

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

Order By. : Central Realty
Order No. : 17-159

Plot Date: May 06, 2020 - 9:51am Plotted By: jeff- Layout: ALTA-NSPS LTS
File Name: P:\2017\17159\Drawings\Final Survey\17159-Plat of Survey(Lot 2(outlot)).dwg

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LOCATION MAP
NOT TO SCALE

LEGEND

- Manhole
- Catch Basin
- Inlet
- Flared End Section
- Headwall
- Clean Out
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Hand Hole
- Fence
- Guardrail
- Pipe Bollard
- Sign
- Gas Valve
- Gas Meter
- Gas Line
- Electric Line
- Overhead Utility Line
- Electrical Pedestal
- Electric Meter
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Telephone Line
- Cable TV Pedestal
- Curb & Gutter
- Depressed Curb
- Retaining Wall
- C XXX.XX — Curb Elevation and
- G/P XXX.XX — Gutter/Pavement Elevation
- XXX.XX — Pavement Elevation
- XXX.XX — Sidewalk Elevation
- XXX.X + — Ground Elevation
- XXX — Contour Line
- Deciduous Tree
- Coniferous Tree
- Bush

Benchmark

Site BenchmarkS

CP # 1001 (See Survey)
Description: Cross Notch
Elevation: 681.96 NAVD 88 (Geoid 12A)

CP # 1000 (See Survey)
Description: Cross Notch
Elevation: 682.04 NAVD 88 (Geoid 12A)

Surveyor's Notes:

1. Field work was completed on March 26, 2020.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. The boundary lines shown hereon are based on the Plat of Survey performed by Haeger Engineering LLC, Job No. 17159. The local boundary lines shown are meant to show practical location of the topographical project limits. This drawing and information shown hereon **SHOULD NOT** be used or interpreted as a Boundary Survey. Please refer to said Plat of Survey for Boundary line information.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

NORTH
15 0 30
Scale: 1" = 20'

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173 · 224.387.2994.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184.003152
www.haegerengineering.com

TOPOGRAPHIC SURVEY
SOUTHPOINT MALL
RAND & PALATINE ROAD
ARLINGTON HEIGHTS

Project Manager:	JWG
Drafter:	TSK
Date:	2020-03-31
Project No.	17159
Sheet	1 / 2

OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR
EXPIRES 11-30-20

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a topographic survey.

Schaumburg, Illinois March 31, 2020

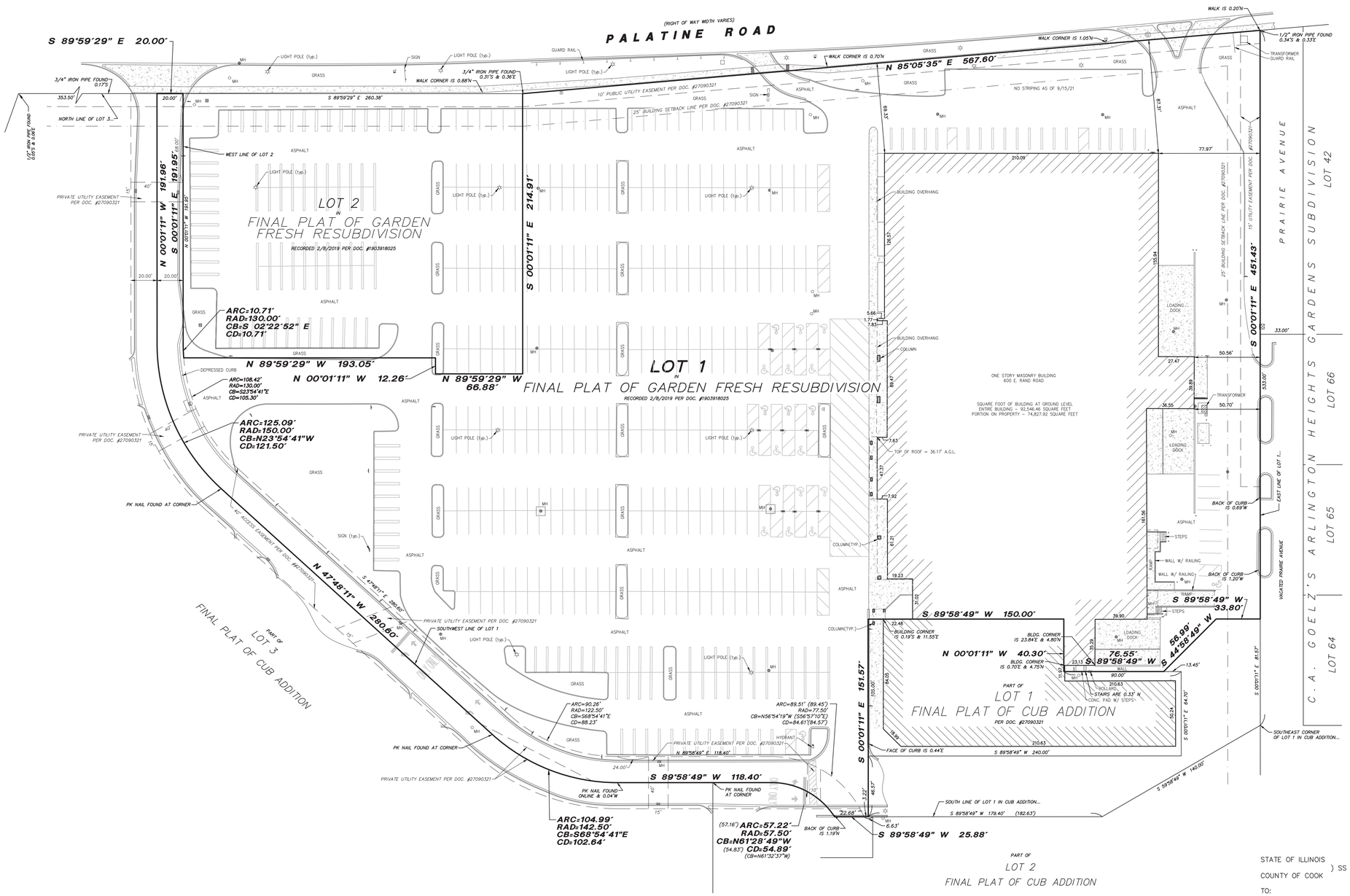
By: _____
Illinois Professional Land Surveyor No. 3695

© Haeger Engineering LLC

Plot Date: Mar 31, 2020 - 3:27pm Plotted By: tommy-k
File Name: P:\2017\17159\Drawings\Final Survey\17159-Topographic Survey.dwg

ALTA / NSPS
LAND TITLE SURVEY

LOT 1 IN THE FINAL PLAT OF GARDEN FRESH RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 1 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OD SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 2019 AS DOCUMENT 1903918025, IN COOK COUNTY ILLINOIS



NOTES:

1. PERMANENT INDEX NUMBER (P.I.N. #): 03-20-200-018

2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

3. PROPERTY AREA: 7.649 ACRES (333,208 SQUARE FEET)

4. FIELD WORK COMPLETED ON SEPTEMBER 15TH, 2021.

5. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN" PER F.E.M.A. PANEL NO. 17031C0201J DATED AUGUST 19TH, 2008.

6. SURVEY PREPARED FOR: MJK REAL ESTATES HOLDING COMPANY, LLC.

7. THERE ARE A TOTAL OF 408 PARKING SPACES, OF WHICH 19 ARE RESERVED FOR HANDICAPPED USE.

8. BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.

9. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME THE FIELD WORK WAS PERFORMED.

10. TO THE BEST OF THE SURVEYORS KNOWLEDGE THERE ARE NO PROPOSED CHANGES TO THE STREET RIGHT OF WAY LINES.

11. THERE WAS NO OBSERVED EVIDENCE OF WETLAND DELINEATION ON THE SURVEYED PROPERTY.

12. BASIS OF BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 IN THE FINAL PLAT OF GARDEN FRESH RESUBDIVISION PER DOCUMENT NUMBER 1903918025, RECORDED FEBRUARY 8TH, 2019.

13. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

TITLE NOTES:

SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HERON.



LOCATION MAP

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK
- (XXXX) RECORD DATA
- XXX.XX TOP OF (CURB,WALL, ETC.) / SPOT GRADE / XXX.XX BOTTOM OF (GROUND, GUTTER,ETC.)
- CONCRETE
- EVERGREEN/DECIDUOUS WITH SIZE IN INCHES
- SHRUB/SHRUB LINE
- MONITOR WELL
- GAS VALVE
- UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)
- MAILBOX
- UTILITY POLE
- TYPICAL SIGN
- FLARED END SECTION
- CLOSED MANHOLE
- OPEN GRATE MANHOLE
- BEEHIVE GRATE MANHOLE
- GUTTER FRAME MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- B-BOX / SERVICE VALVE
- POST LIGHT\GROUND LIGHT
- AREA LIGHT\LIGHT POLE
- STREET LIGHT
- TRAFFIC SIGNAL
- MAST ARM SIGNAL
- HANDHOLE (electric\traffic)
- GAS METER
- ELECTRIC METER
- PEDESTAL(telco,elec,cable)
- SOIL BORING
- TELEPHONE MANHOLE
- PARKING METER
- GUARDRAIL
- GUY WIRE ANCHOR
- 773 CONTOUR LINE
- TREE LINE / HEDGE LINE
- EDGE GRAVEL/STONE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- COMBO SEWER
- WS WATER SERVICE LINE
- WM WATER MAIN
- OHL OVERHEAD LINE
- FO FIBER OPTIC LINE
- G GAS LINE
- UGT U.G. TELCO LINE
- UGE U.G. ELECTRIC LINE

N

SCALE: 1" = 40'

00 20 40 80

BAR SCALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,7(A),7(B)(1),7(C),8,9,10(A),11,16,17,18,19 AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 9/15/21.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF NOVEMBER, A.D. 2021, AT HOFFMAN ESTATES, ILLINOIS.

FRANJO I. MATICIC – PLS #035-003556 EXPIRES 11/30/2022
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

PROFESSIONAL LAND SURVEYOR
FRANJO I. MATICIC
035-003556
HOFFMAN ESTATES
ILLINOIS
STATE OF ILLINOIS

WT GROUP
Engineering with Precision, Pace and Passion.
2975 Pratum Avenue | Hoffman Estates, IL 60192
T 224.293.5555 | F 224.293.5444
www.wtgroup.com
IL License No: 184.007570-0015 Expires: 04.30.2023

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AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

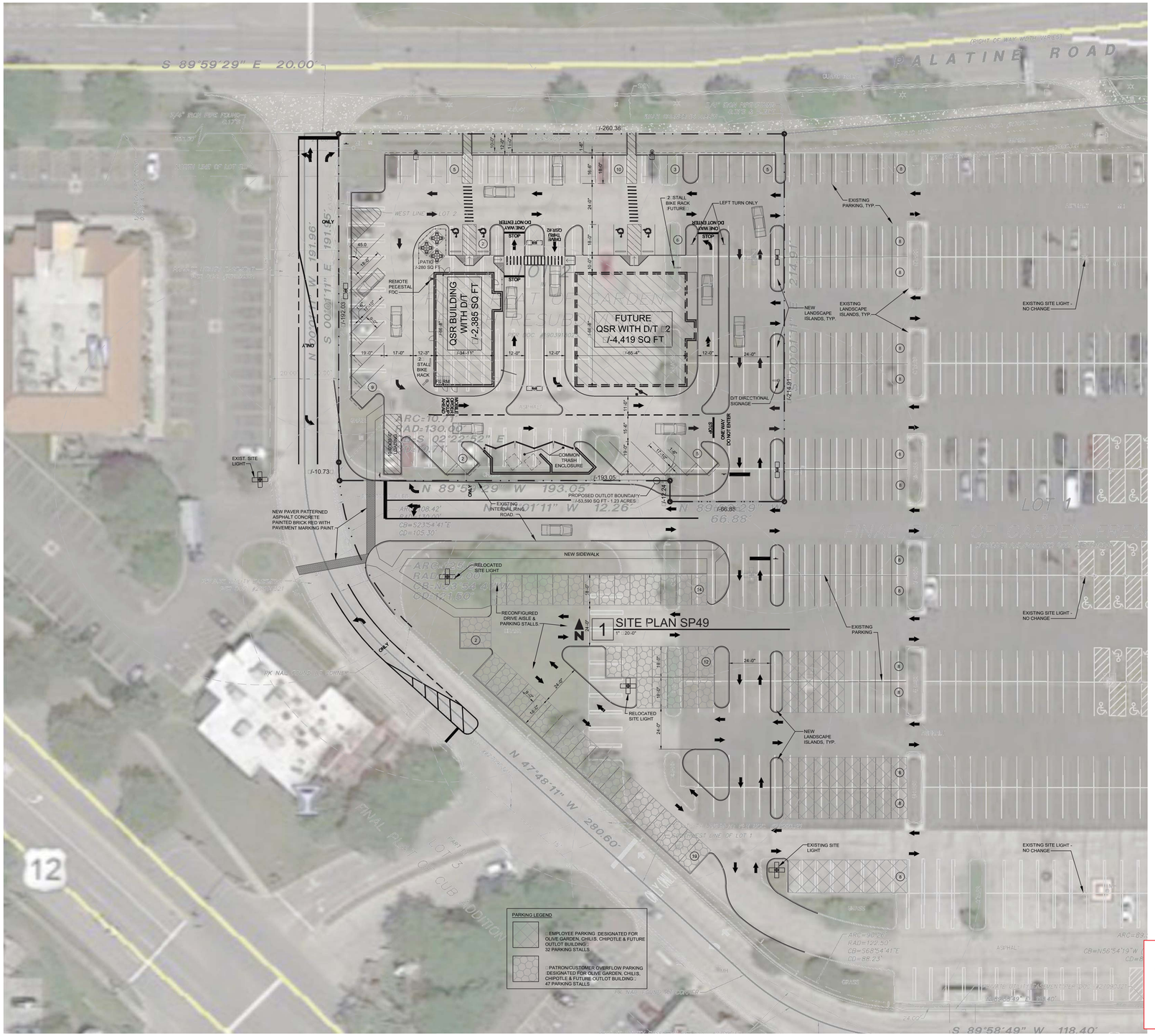
FLOOR N DECOR
600 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS

ISSUE

TO	DATE
CLIENT	9/21/21
CLIENT	11/29/21

CHECK:FIM
DRAWN:KCH
JOB: S2100092

SUR-1
SHEET 1 OF 1
ALTA/NSPS
LAND TITLE SURVEY



ADDRESS COMMENTS ROUND 3 12/22/2021

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM □184003287

Client
MJK Real Estate Holding Company
1622 Willow Road, Suite 201
Northfield, IL 60093

Project
MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT
600 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

Consultant

No.	Issue	Date
	ADDRESS PC COMMENTS – ROUND 3	2021-12-22
	ADDRESS PC COMMENTS – ROUND 2	2021-12-03
	ADDRESS PC COMMENTS – ROUND 1	2021-11-04
	SITE PLAN UPDATES	2021-10-06
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

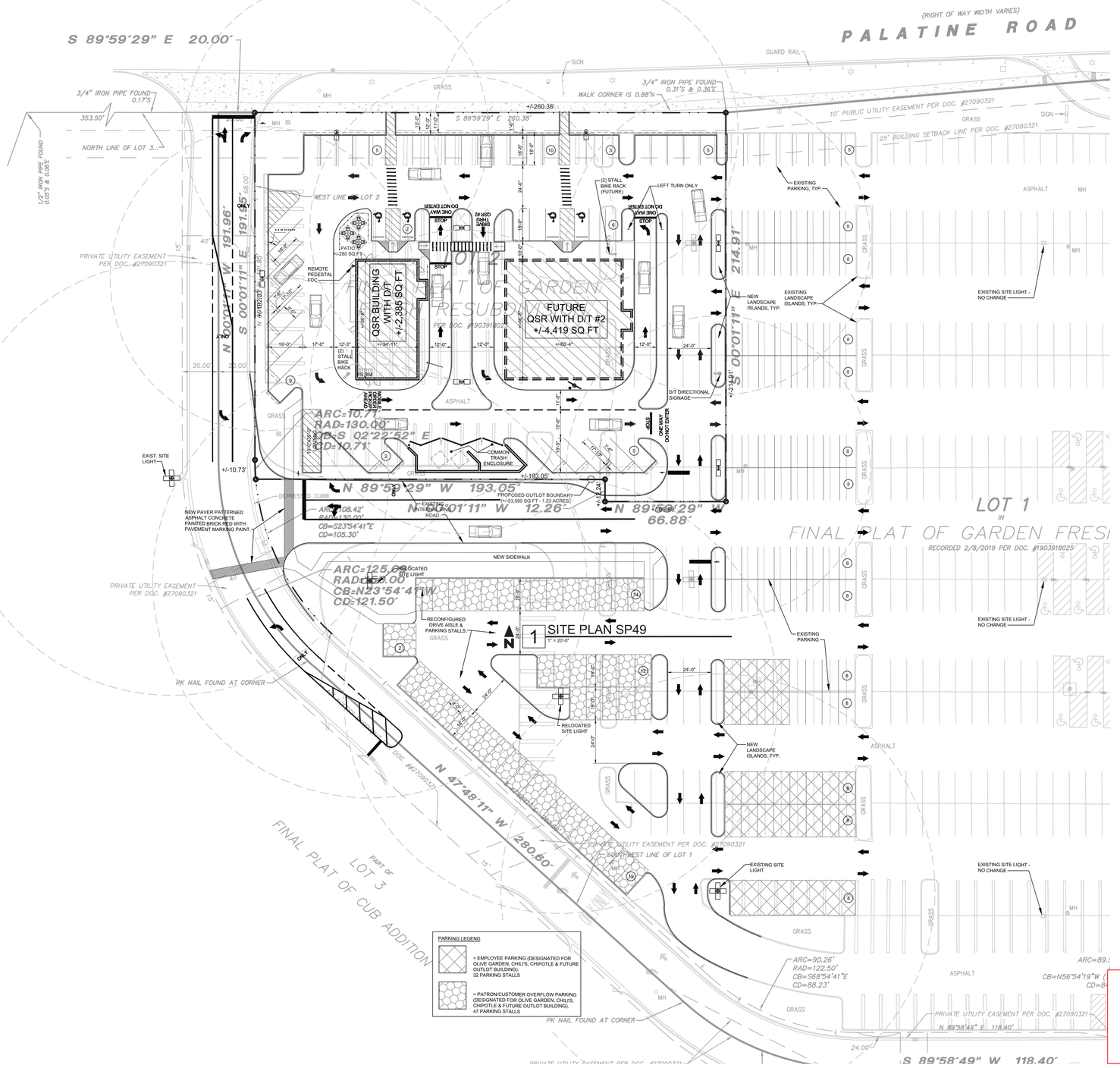
Seal

□ONING

Date	FERUARY 25, 2016
Job Number	21-047 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title
SITE PLAN

Sheet
A-05



ADDRESS COMMENTS ROUND 3 12/22/2021

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

Client

MJK Real Estate Holding Company
1622 Willow Road, Suite 201
Northfield, IL 60093

Project

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT

600 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

Consultant

No.	Issue	Date
	ADDRESS PC COMMENTS – ROUND 3	2021-12-22
	ADDRESS PC COMMENTS – ROUND 2	2021-12-03
	ADDRESS PC COMMENTS – ROUND 1	2021-11-04
	SITE PLAN UPDATES	2021-10-06
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

Seal

ZONING

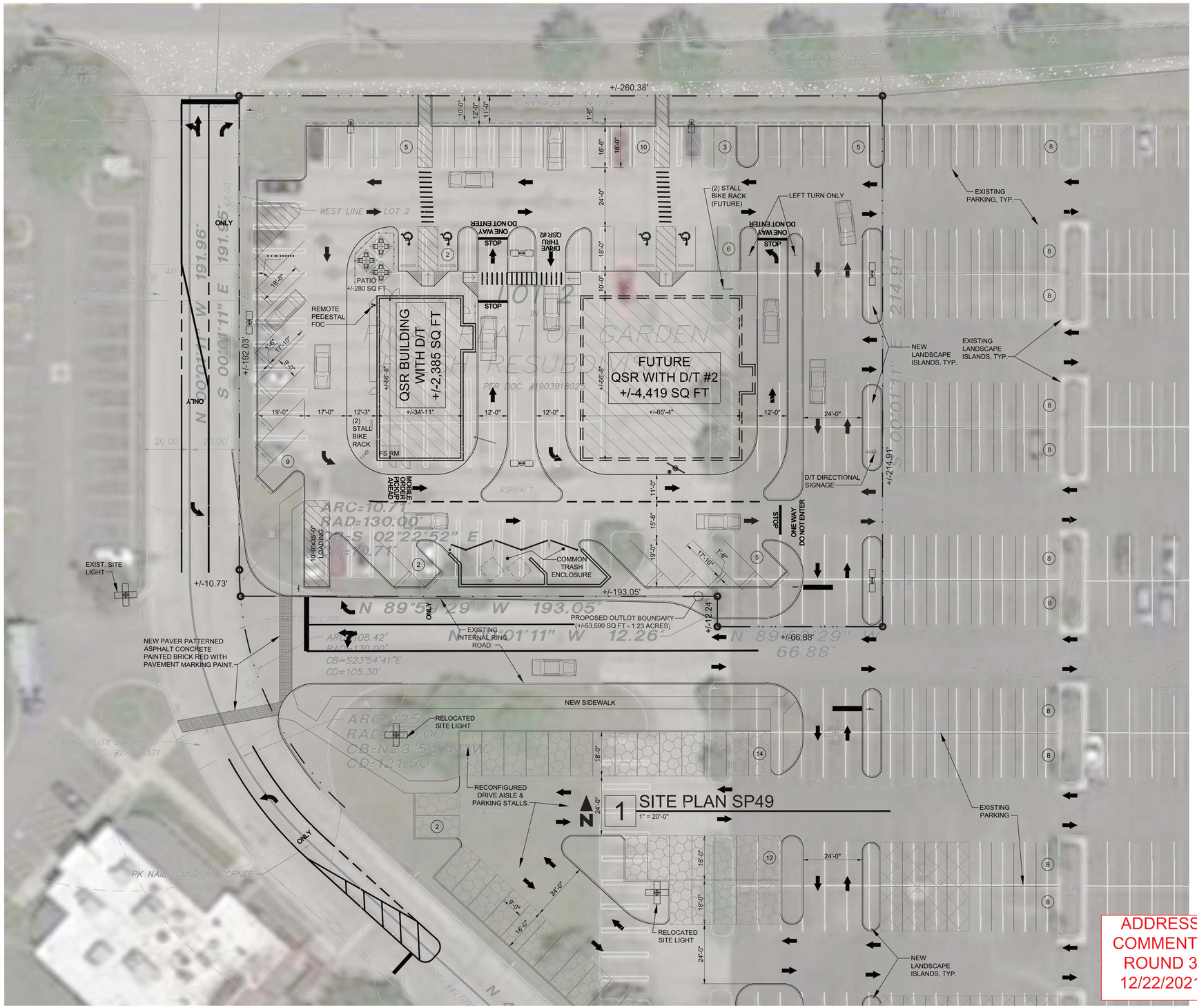
Date	FERUARY 25, 2016
Job Number	21-047 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN

Sheet

A-05



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ILLINOIS DESIGN FIRM # 184003287

Client

MJK Real Estate Holding Company
1622 Willow Road, Suite 201
Northfield, IL 60093

Project

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT

600 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

Consultant

No.	Issue	Date
	ADDRESS PC COMMENTS – ROUND 3	2021-12-22
	ADDRESS PC COMMENTS – ROUND 2	2021-12-03
	ADDRESS PC COMMENTS – ROUND 1	2021-11-04
	SITE PLAN UPDATES	2021-10-06
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

Seal

ZONING

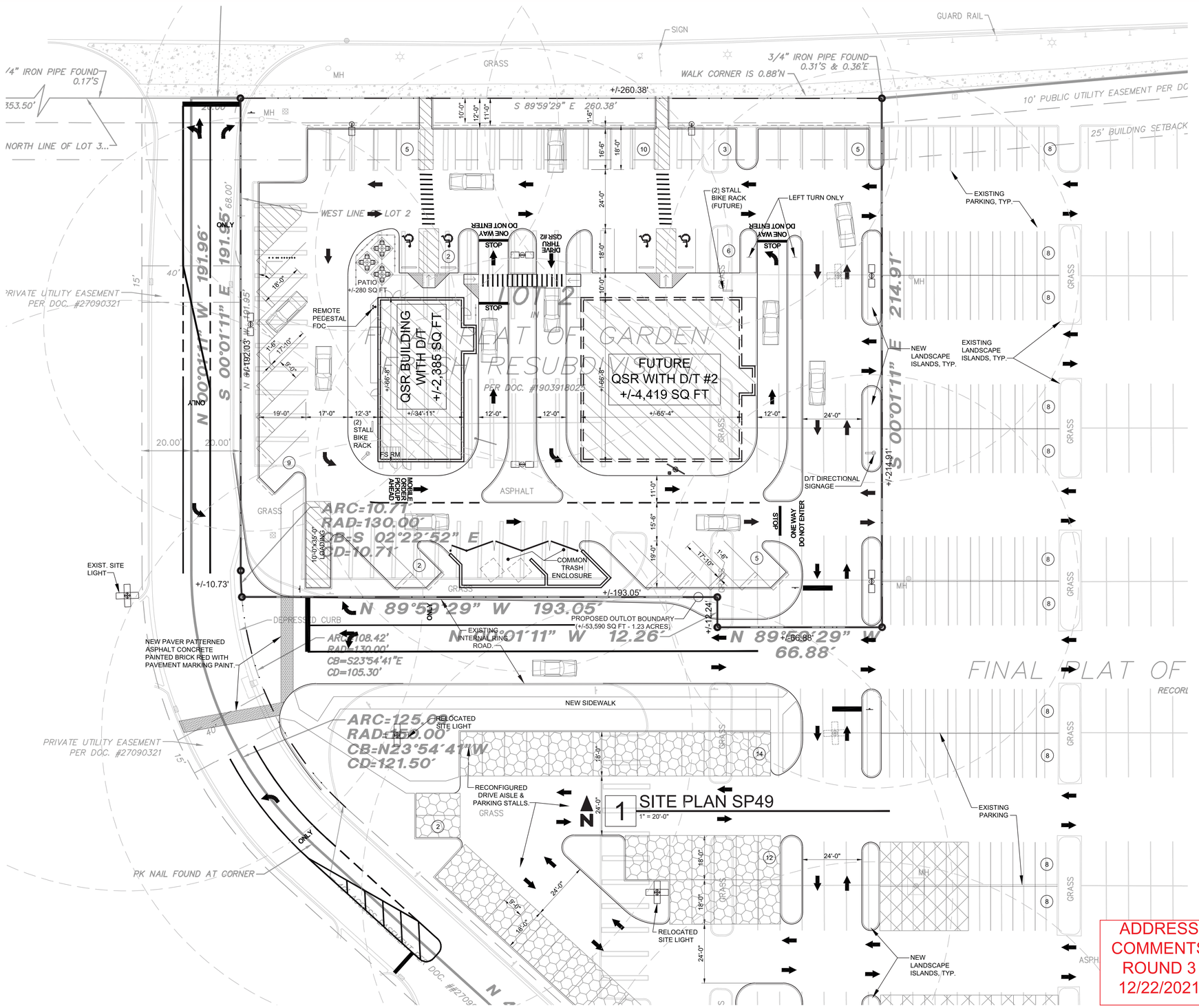
Date	FERUARY 25, 2016
Job Number	21-047 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN DETAIL

Sheet

A-06



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Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK Real Estate Holding Company
1622 Willow Road, Suite 201
Northfield, IL 60093

Client

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT

600 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

Project

Consultant

No.	Issue	Date
	ADDRESS PC COMMENTS - ROUND 3	2021-12-22
	ADDRESS PC COMMENTS - ROUND 2	2021-12-03
	ADDRESS PC COMMENTS - ROUND 1	2021-11-04
	SITE PLAN UPDATES	2021-10-06
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

Seal

ZONING

Date	FERUARY 25, 2016
Job Number	21-047 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

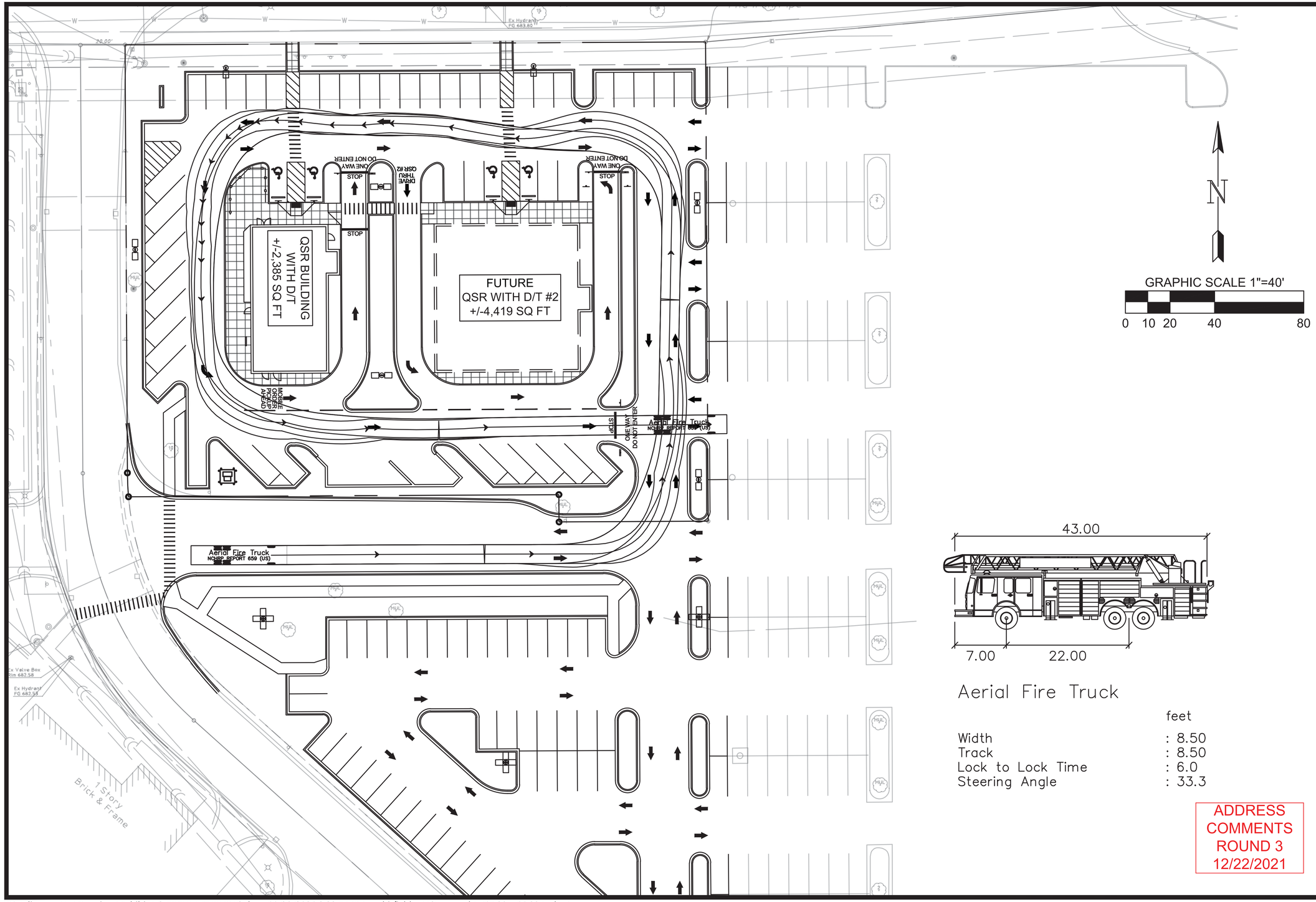
SITE PLAN DETAIL

Sheet

A-06

FIRETRUCK TURNING EXHIBIT

MJK SOUTHPOINT DEVELOPMENT



Aerial Fire Truck

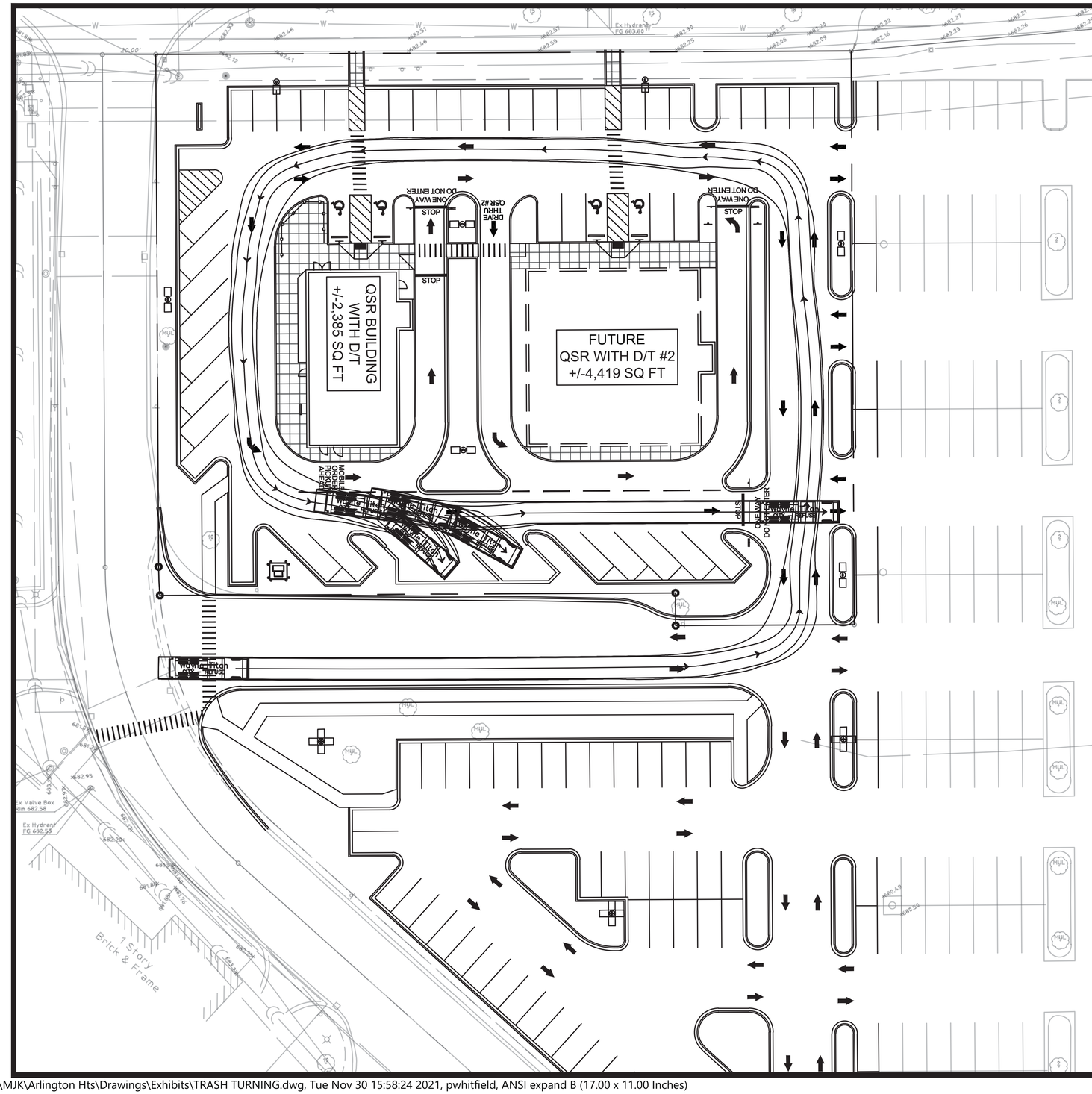
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Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

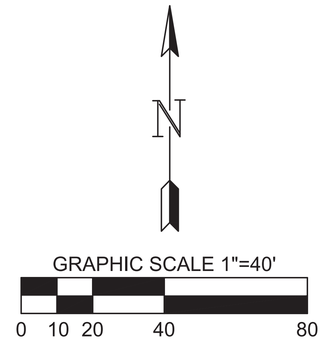
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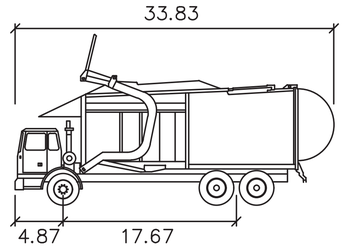
GSG CONSULTANTS, INC.
623 COOPER COURT, SCHAUMBURG, IL 60173
TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM

DRAWN BY:	PROJECT:
AN	21-4002
CHECKED BY:	SCALE:
PW	1:40
DATE:	SHEET #:
11/30/2021	1 OF 1
SHEET NAME:	
FIRETRUCK	
FILE NAME:	
C-PRELIM_TURNING	

T:\MJK\Arlington Hts\Drawings\Exhibits\C-PRELIM_TURNING.dwg, 11/30/2021 3:33:54 PM, pwhitfield, ANSI expand B (17.00 x 11.00 Inches)







Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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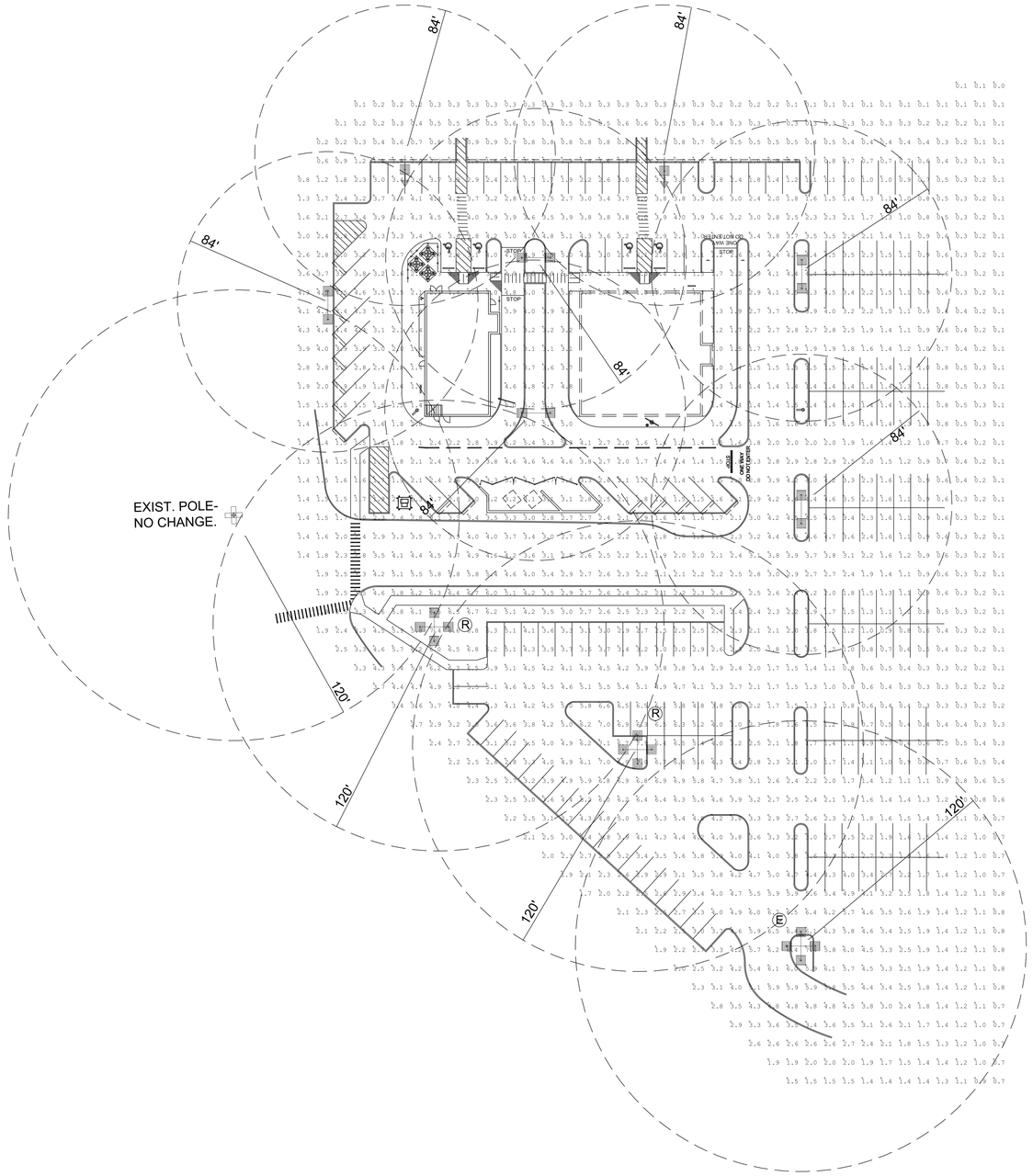
MJK SOUTHPOINT DEVELOPMENT

GARBAGE TRUCK TURNING EXHIBIT

GSG CONSULTANTS, INC.
623 COOPER COURT, SCHAUMBURG, IL 60173
TEL: +1.630.994.3600 | WWW.GSG-CONSULTANTS.COM

DRAWN BY:	PROJECT:
AN	21-4002
CHECKED BY:	SCALE:
PW	1:40
DATE:	SHEET #:
11/30/2021	1 OF 1
SHEET NAME:	
GARBAGE TRUCK EXHIBIT	
FILE NAME:	
TRASH TURNING	

T:\MJK\Arlington Hts\Drawings\Exhibits\TRASH TURNING.dwg, Tue Nov 30 15:58:24 2021, pwhitfield, ANSI expand B (17.00 x 11.00 Inches)



Ⓡ- RELOCATED POLE / NEW FIXTURES

Ⓔ- EXISTING POLE / NEW FIXTURES

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
DRIVE THRU	Fc	3.30	5.2	1.3	2.54	4.00	10	10
PARKING	Fc	3.09	5.1	1.1	2.81	4.64		
REAR	Fc	2.42	4.6	1.4	1.73	3.29		
SOUTHERN PARKING	Fc	4.05	7.9	1.0	4.05	7.90		

Luminaire Schedule						
CHIPOTLE OUTLOT ARLINGTON HEIGHTS, IL PLEASE CONTACT STEVE VARDEMAN AT SMVARDEMAN@GMAIL.COM						
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	5	A	18498	0.950	SLM-LED-18L-SIL-5W-40-70CRI 25' POLE 2.5' BASE	135
	2	C	12043	0.950	SLM-LED-18L-SIL-FT-40-70CRI-IL 25' POLE 2.5' BASE	135
	3	D	24950	0.950	SLM-LED-24L-SIL-5W-40-70CRI 40' MOUNTING HEIGHT	176

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINACES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

ADDRESS COMMENTS ROUND 3 12/22/2021

INNOVATIVE LIGHTING SOLUTIONS

STEVE VARDEMAN

817.925.7322

1300 JENKINS RD.

ALEDO, TX 76008

Project:

CHIPOTLE OUTLOT

ARLIGTON HEIGHTS, IL

SCALE: 1"= 20'

Notes:

REV 1: 7/21/21

REV 2: 8/10/21

REV 3: 10/25/21

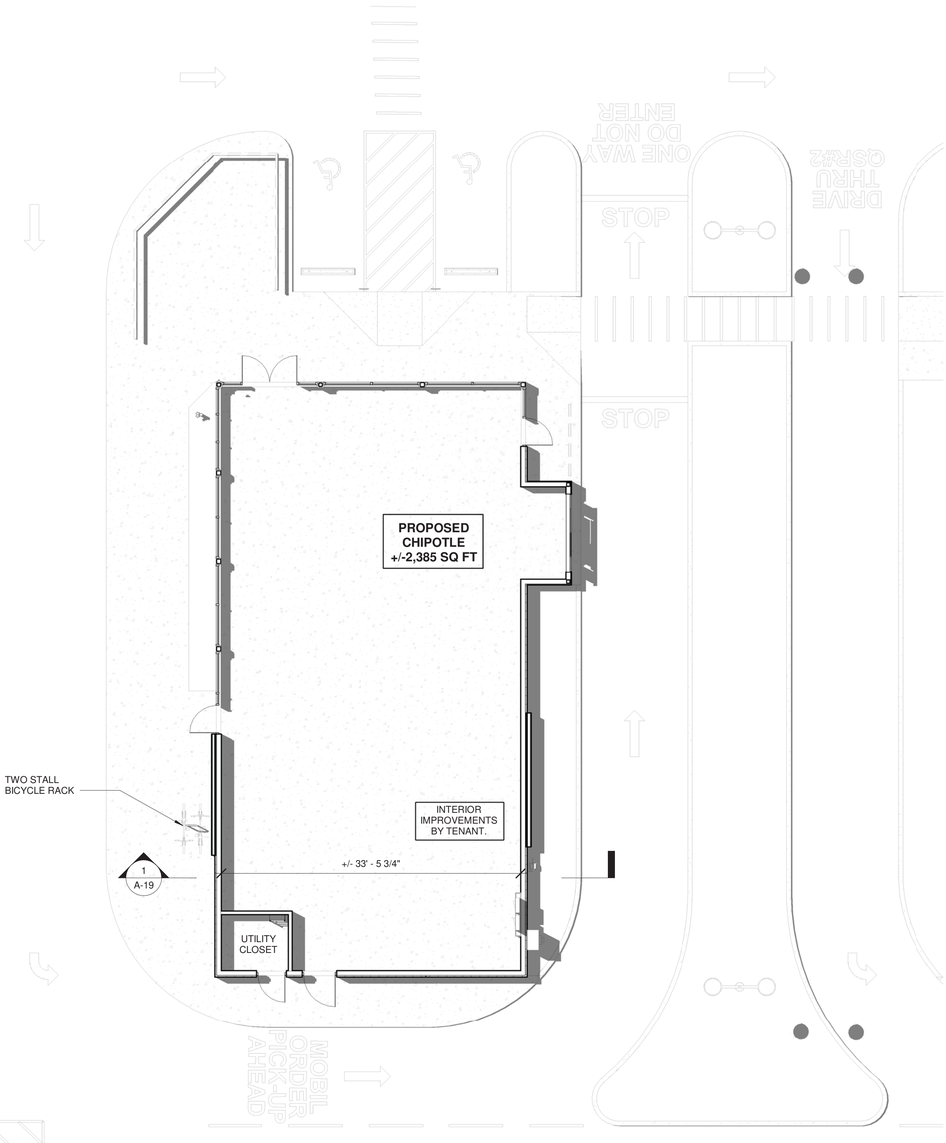
REV 4: 11/3/21

REV 5: 12/1/21

PRICING CONTACT:
STEVE VARDEMAN
817-925-7322

FILE:
CHIPOTLE OUTLOT.agi

Date:
7-19-21



1 PROPOSED FLOOR PLAN
1/8" = 1'-0"

ADDRESS COMMENTS ROUND 3 12/22/2021

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093
CLIENT

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT

600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004
PROJECT

CONSULTANT

NO.	ISSUE	DATE
	ADDRESS PC COMMENTS - ROUND 3	2021-12-22
	ADDRESS PC COMMENTS - ROUND 2	2021-12-03
	ADDRESS PC COMMENTS - ROUND 1	2021-11-04
	ADDRESS DC COMMENTS	2021-10-12
	BUILDING UPDATES	2021-10-01
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

FLOOR PLAN

SHEET

A-16

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EXTERIOR FINISH SCHEDULE - A-17 ARLINGTON HEIGHTS

EIFS-1 NOT USED

EIFS-2 EXTERIOR INSULATION FINISH SYSTEM
MANUFACTURER: DRYVIT SYSTEMS, INC. (OR EQUAL)
TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS
FINISH: SANDBLAST TEXTURE
COLOR: (PPG) KNIGHT'S ARMOR
PROFILE: N/A
*Contractor shall submit samples for architect's approval prior to ordering materials

CM-1 PREFINISHED CORRUGATED METAL CLADDING
MANUFACTURER: MBCI
TYPE: DESIGNER SERIES 12.0 CONCEALED FASTENER FLAT PANEL WALL SYSTEM - VERTICAL
FINISH: SR .28 SRI 30
COLOR: CHARCOAL GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

SF-1 ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER
TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS)
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY
GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
*Contractor shall submit samples for architect's approval prior to ordering materials

MT-1 PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: STONE WHITE (COLOR TO MATCH EIFS FOG)
*Contractor shall submit samples for architect's approval prior to ordering materials

MT-2 PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: CHARCOAL GRAY (COLOR TO MATCH EIFS KNIGHT'S ARMOR)
*Contractor shall submit samples for architect's approval prior to ordering materials

GD-1 PATIO GUARDRAIL/FENCE
MFG: AMERISTAR FENCE PRODUCTS (OR CUSTOM, BY CHIPOTLE)
TYPE: MONTAGE PLUS, PREFINISHED STEEL
STYLE: MAJESTIC 2-RAIL PANELS, 4" GAP (MAX.)
FINISH: HIGH PERFORMANCE ECOT FINISH
COLOR: BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

HD-1 INSULATED HOLLOW METAL DOORS
MANUFACTURER: TBD
TYPE:
PAINT: SHERWIN WILLIAMS (COLOR TO MATCH KNIGHT'S ARMOR)
*Contractor shall submit samples for architect's approval prior to ordering materials

WA-1 WINDOW CANOPY
MANUFACTURER: API (OR EQUAL)
TYPE: PREFINISHED METAL CANOPY
COLOR: CHARCOAL GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

WL-1 CYLINDER UP/DOWN ACCENT WALL LIGHTING
MANUFACTURER: CONTECH LIGHTING
MODEL: CYL8 4 35K UD X M CLR B
COLOR: MATTE BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

MS-1 TRASH ENCLOSURE WALL- CMU
MANUFACTURER: NORTHFIELD BLOCK (OR EQUAL)
TYPE: ARCHITECTURAL CONCRETE MASONRY UNIT
FINISH: SPLIT FACE (INTEGRALLY COLORED)
COLOR: IRONWOOD - GRAY (NW)
*Contractor shall submit samples for architect's approval prior to ordering materials

NP-1 NICHIHA ARCHICTURAL FIBER CEMENT WALL PANELS
MANUFACTURER: NICHIHA FIBER CEMENT
TYPE/SYSTEM: ARCHITECTURALBLOCK - MODERN SERIES
SIZE: 18" X 72"
COLOR/FINISH: GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

SF-2 ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER (OR APPROVED EQUAL)
TYPE: TRIFAB VG-451UT (REFER TO EXTERIOR ELEVATIONS)
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY
GLAZING: 1" INSULATED LOW E OPAQUE GLASS, SHGC-0.40 MAX.
OUTBOARD LITE: 1/4" HS CLEAR
SPACE: 1/2" ARGON FILLED AIR SPACE
INBOARD LITE: 1/4" HS OPTIGRAY TINT WITH WARM GRAY CERAMIC FRIT, SURFACE #3
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
*Contractor shall submit samples for architect's approval prior to ordering materials



1 NORTH (FRONT) ELEVATION
1/4" = 1'-0"

NOTE:
PROPOSED SIGNAGE IS CONCEPTUAL AND FOR REFERENCE ONLY.
ALL SIGNAGE BY TENANT.



2 WEST (SIDE) ELEVATION
1/4" = 1'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

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REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093
CLIENT

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT
600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004
PROJECT

CONSULTANT

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	ADDRESS PC COMMENTS - ROUND 2	2021-12-03
	ADDRESS PC COMMENTS - ROUND 1	2021-11-04
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	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

NO.	ISSUE	DATE

ADDRESS COMMENTS ROUND 3 12/22/2021

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR ELEVATIONS

SHEET

A-17

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EXTERIOR FINISH SCHEDULE - A-18 ARLINGTON HEIGHTS

EIFS-1 NOT USED

EIFS-2 EXTERIOR INSULATION FINISH SYSTEM
MANUFACTURER: DRYVIT SYSTEMS, INC. (OR EQUAL)
TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS
FINISH: SANDBLAST TEXTURE
COLOR: (PPG) KNIGHT'S ARMOR
PROFILE: N/A
*Contractor shall submit samples for architect's approval prior to ordering materials

CM-1 PREFINISHED CORRUGATED METAL CLADDING
MANUFACTURER: MBCI
TYPE: DESIGNER SERIES 12.0 CONCEALED FASTENER FLAT PANEL WALL SYSTEM - VERTICAL
FINISH: SR .28 SRI 30
COLOR: CHARCOAL GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

SF-1 ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER
TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS)
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY
GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
*Contractor shall submit samples for architect's approval prior to ordering materials

MT-1 PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: STONE WHITE (COLOR TO MATCH EIFS FOG)
*Contractor shall submit samples for architect's approval prior to ordering materials

MT-2 PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: CHARCOAL GRAY (COLOR TO MATCH EIFS KNIGHT'S ARMOR)
*Contractor shall submit samples for architect's approval prior to ordering materials

GD-1 PATIO GUARDRAIL/FENCE
MFG: AMERISTAR FENCE PRODUCTS (OR CUSTOM, BY CHIPOTLE)
TYPE: MONTAGE PLUS, PREFINISHED STEEL
STYLE: MAJESTIC 2-RAIL PANELS, 4" GAP (MAX.)
FINISH: HIGH PERFORMANCE ECOT FINISH
COLOR: BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

HD-1 INSULATED HOLLOW METAL DOORS
MANUFACTURER: TBD
TYPE:
PAINT: SHERWIN WILLIAMS (COLOR TO MATCH KNIGHT'S ARMOR)
*Contractor shall submit samples for architect's approval prior to ordering materials

WA-1 WINDOW CANOPY
MANUFACTURER: API (OR EQUAL)
TYPE: PREFINISHED METAL CANOPY
COLOR: CHARCOAL
*Contractor shall submit samples for architect's approval prior to ordering materials

WL-1 CYLINDER UP/DOWN ACCENT WALL LIGHTING
MANUFACTURER: CONTECH LIGHTING
MODEL: CYL8 4 35K UD X M CLR B
COLOR: MATTE BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

MS-1 TRASH ENCLOSURE WALL- CMU
MANUFACTURER: NORTHFIELD BLOCK (OR EQUAL)
TYPE: ARCHITECTURAL CONCRETE MASONRY UNIT
FINISH: SPLIT FACE (INTEGRALLY COLORED)
COLOR: IRONWOOD - GRAY (NW)
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NP-1 NICHIHA ARCHICTURAL FIBER CEMENT WALL PANELS
MANUFACTURER: NICHIHA FIBER CEMENT
TYPE/SYSTEM: ARCHITECTURALBLOCK - MODERN SERIES
SIZE: 18" X 72"
COLOR/FINISH: GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

SF-2 ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER (OR APPROVED EQUAL)
TYPE: TRIFAB VG-451UT (REFER TO EXTERIOR ELEVATIONS)
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY
GLAZING: 1" INSULATED LOW E OPAQUE GLASS, SHGC-0.40 MAX.
OUTBOARD LITE: 1/4" HS CLEAR
SPACE: 1/2" ARGON FILLED AIR SPACE
INBOARD LITE: 1/4" HS OPTIGRAY TINT WITH WARM GRAY CERAMIC FRIT, SURFACE #3
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
*Contractor shall submit samples for architect's approval prior to ordering materials



1 SOUTH (REAR) ELEVATION
1/4" = 1'-0"



2 EAST (SIDE) ELEVATION
1/4" = 1'-0"

NOTE:
PROPOSED SIGNAGE IS CONCEPTUAL AND FOR REFERENCE ONLY.
ALL SIGNAGE BY TENANT.

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093
CLIENT

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT
600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004
PROJECT

CONSULTANT

	ADDRESS PC COMMENTS - ROUND 3	2021-12-22
	ADDRESS PC COMMENTS - ROUND 2	2021-12-03
	ADDRESS PC COMMENTS - ROUND 1	2021-11-04
	ADDRESS DC COMMENTS	2021-10-12
	BUILDING UPDATES	2021-10-04
	BUILDING UPDATES	2021-10-01
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

NO.	ISSUE	DATE

ADDRESS COMMENTS ROUND 3 12/22/2021

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR ELEVATIONS

SHEET

A-18

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1 BUILDING CROSS SECTION
3/8" = 1'-0"

ADDRESS COMMENTS ROUND 3 12/22/2021

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Architecture
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ILLINOIS DESIGN FIRM # 184003287

CLIENT
MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT
MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT
600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

CONSULTANT

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	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

SEAL

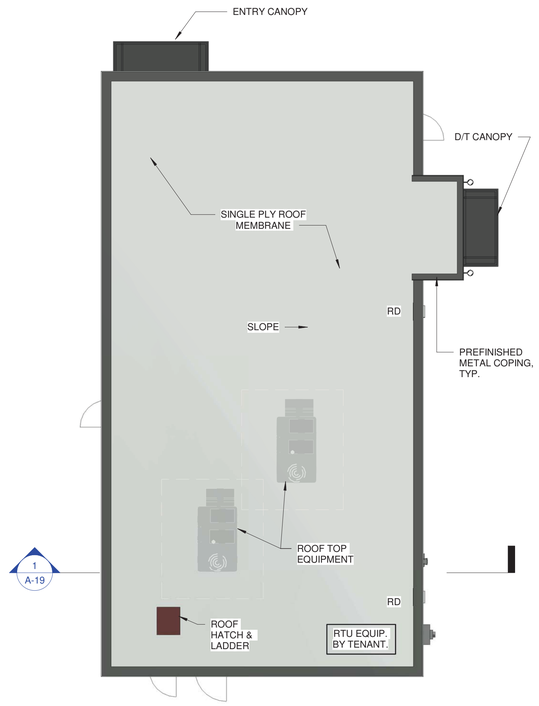
ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE
BUILDING SECTION

SHEET
A-19

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1 PROPOSED ROOF PLAN
1/8" = 1'-0"

A SOOSOCIATES
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Architecture
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1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

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MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT
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	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

NO.	ISSUE	DATE

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE
ROOF PLAN

SHEET
A-20

ADDRESS COMMENTS ROUND 3 12/22/2021

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CHIPOTLE - VIEW FROM NORTHWEST



CHIPOTLE - VIEW FROM NORTHEAST

ADDRESS COMMENTS ROUND 3 12/22/2021

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SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR PERSPECTIVES

SHEET

A-21

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CHIPOTLE - VIEW FROM SOUTHEAST



CHIPOTLE - VIEW FROM SOUTHWEST

ADDRESS COMMENTS ROUND 3 12/22/2021

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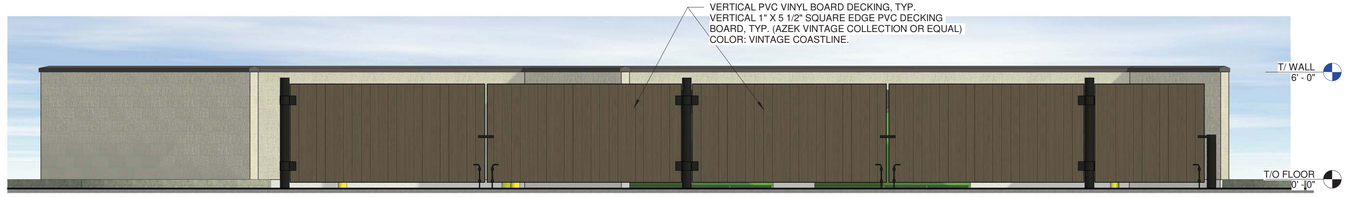
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EXTERIOR PERSPECTIVES

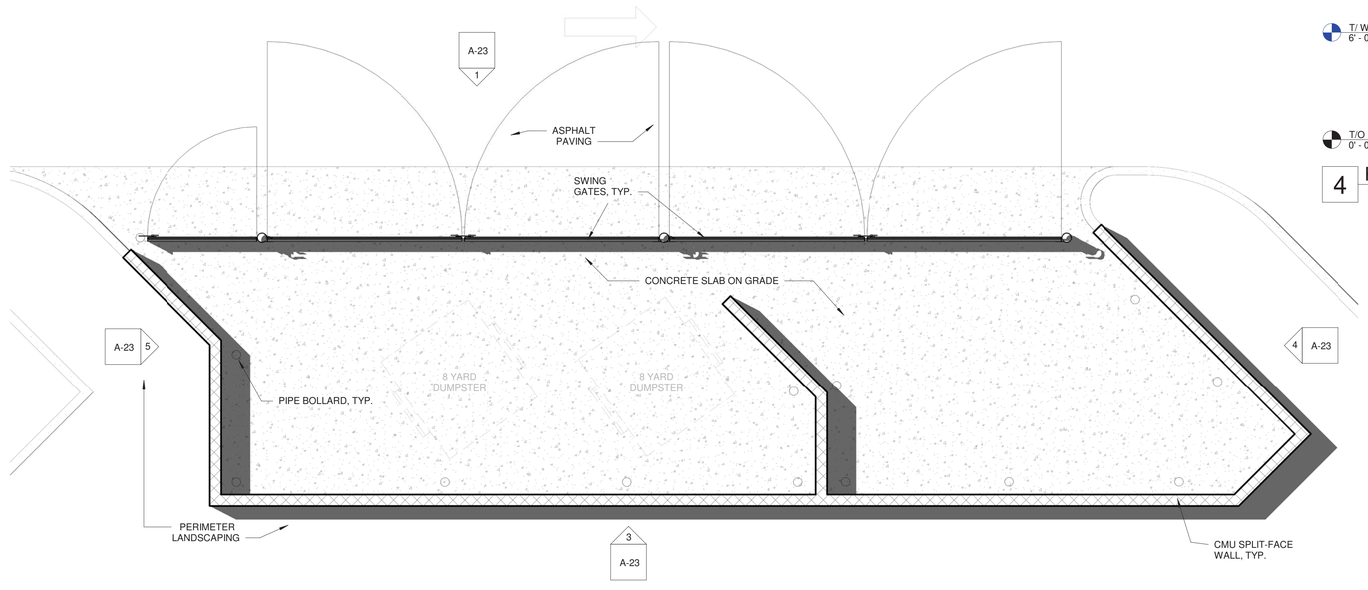
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A-22

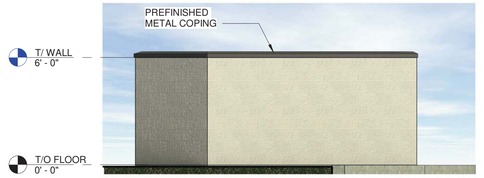
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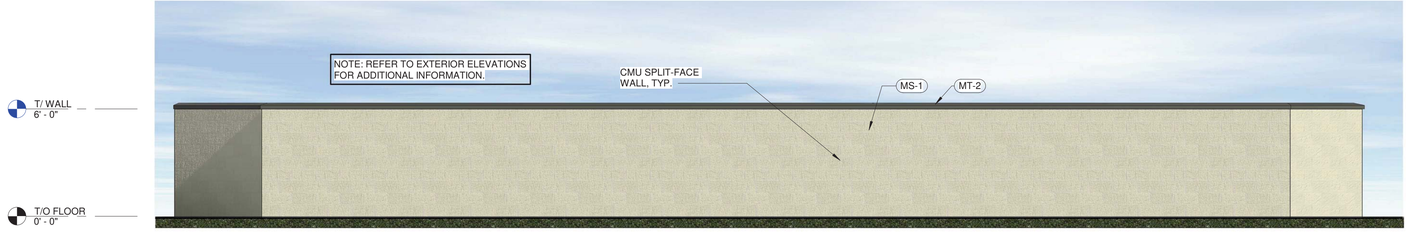
1 PROPOSED T/E NORTH
1/4" = 1'-0"



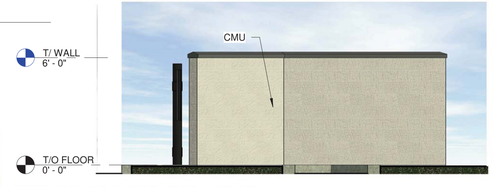
2 TRASH ENCLOSURE PLAN - ZONING
1/4" = 1'-0"



4 PROPOSED T/E EAST
1/4" = 1'-0"



3 PROPOSED T/E SOUTH
1/4" = 1'-0"



5 PROPOSED T/E WEST
1/4" = 1'-0"

ADDRESS COMMENTS ROUND 3 12/22/2021

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

CLIENT

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT
600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

CONSULTANT

NO.	ISSUE	DATE
	ADDRESS PC COMMENTS - ROUND 3	2021-12-22
	ADDRESS PC COMMENTS - ROUND 2	2021-12-03
	ADDRESS PC COMMENTS - ROUND 1	2021-11-04
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

TRASH ENCLOSURE DETAILS

SHEET

A-23

12/23/2021 2:49:47 PM C:\Users\ovivacqua\Documents\MJK_Southpoint-Chipotle_CENTRAL2021_ovivacqua@soosarchitects.com.rvt

MJK SOUTHPOINT DEVELOPMENT

E. RAND ROAD
ARLINGTON HEIGHTS, IL

PRELIMINARY ENGINEERING

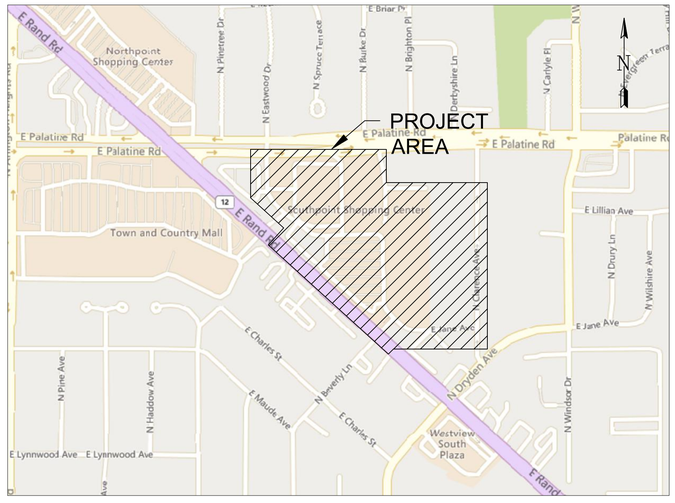
CLIENT:
MJK REAL ESTATE HOLDING COMPANY
790 ESTATE DRIVE
SUITE 100
DEERFIELD, IL 60015

ARCHITECT:
SOOS & ASSOCIATES, INC.
105 SCHELTER ROAD
LINCOLNSHIRE, IL 60069
(847) 821-7667

ENGINEER :
GSG CONSULTANTS
735 REMINGTON ROAD
SCHAUMBURG, IL 60173
(630) 994-2600

SURVEYOR:
COMPASS SURVEYING LTD.
2631 GINGER WOODS PKWY
SUITE 100
AURORA, IL 60502
(630) 820-9100

SURVEYOR:
HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
(847) 394-6600



LOCATION MAP
N.T.S

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE & KEY PLAN
3-5	EXISTING CONDITIONS
6-7	GEOMETRY PLAN
8-10	GRADING PLAN
11-12	UTILITY PLAN

BENCHMARKS

SITE BENCHMARK 1
DESCRIPTION: MUELLER BOLT ON FIRE HYDRANT IN CURB ISLAND AT EAST CENTER OF SUBJECT SITE
ELEVATION = 685.13 (NAVD 88)

SITE BENCHMARK 2
DESCRIPTION: MUELLER BOLT ON FIRST FIRE HYDRANT NORTHWEST OF RAND ROAD AND JANE AVENUE
ELEVATION = 685.58 (NAVD 88)

SITE BENCHMARK 3
DESCRIPTION: MUELLER BOLT ON SECOND FIRE HYDRANT NORTHWEST OF RAND ROAD AND JANE AVENUE
ELEVATION = 685.33 (NAVD 88)

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

REVISIONS

NO.	DATE:	DESCRIPTION:
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5		

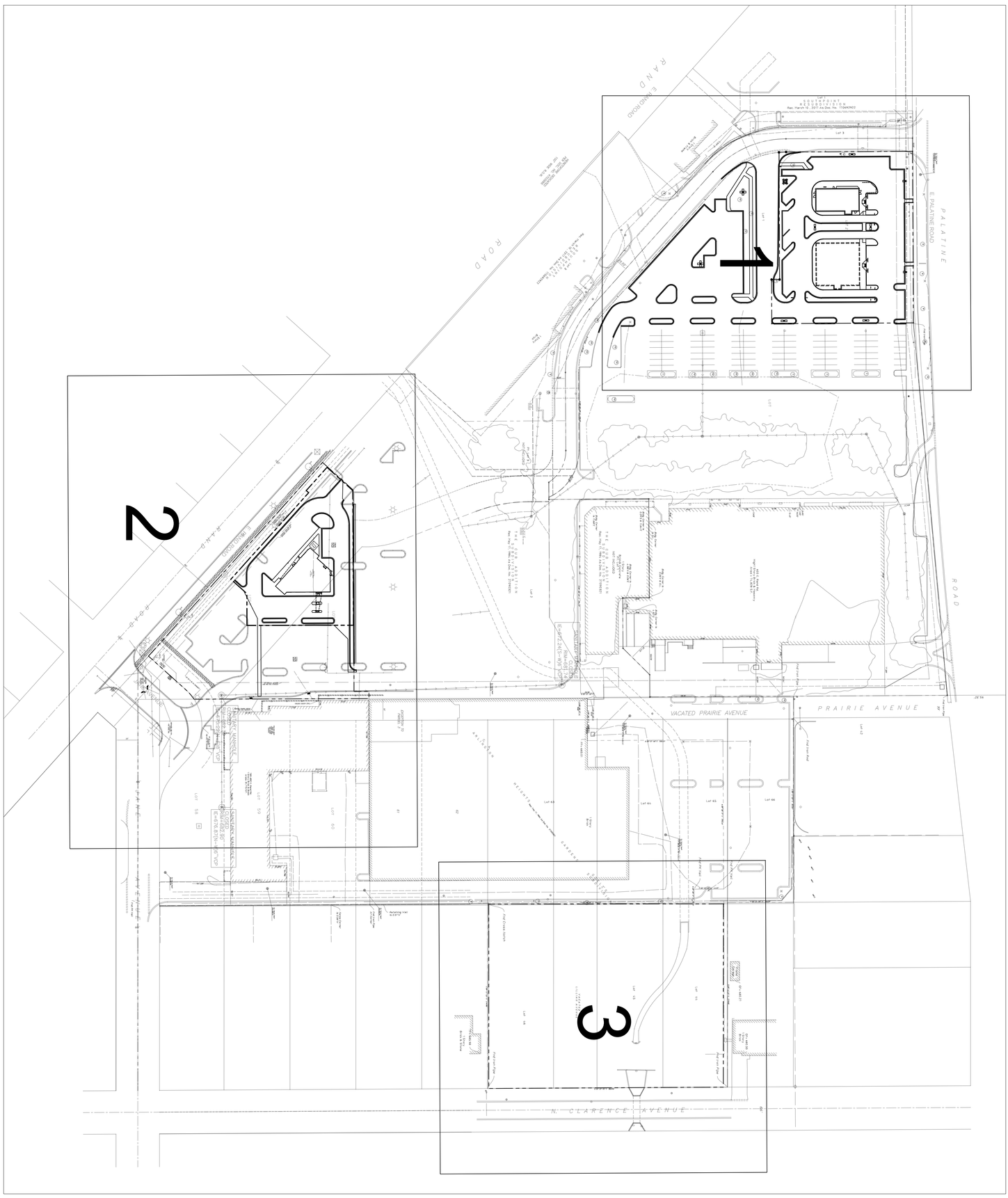
GSG CONSULTANTS, INC.
735 E. REMMINGTON RD, SCHAUMBURG, IL 60173
TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM

COVER SHEET

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	NTS
DATE:	SHEET #:
12/9/2021	1 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	

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GRAPHIC SCALE 1"=80'
0 20 40 80 160

N

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CHECKED BY:	WC
DATE:	12/9/2021
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PROJECT:	21-4002
SCALE:	1" = 80'
SHEET #	2 OF 12

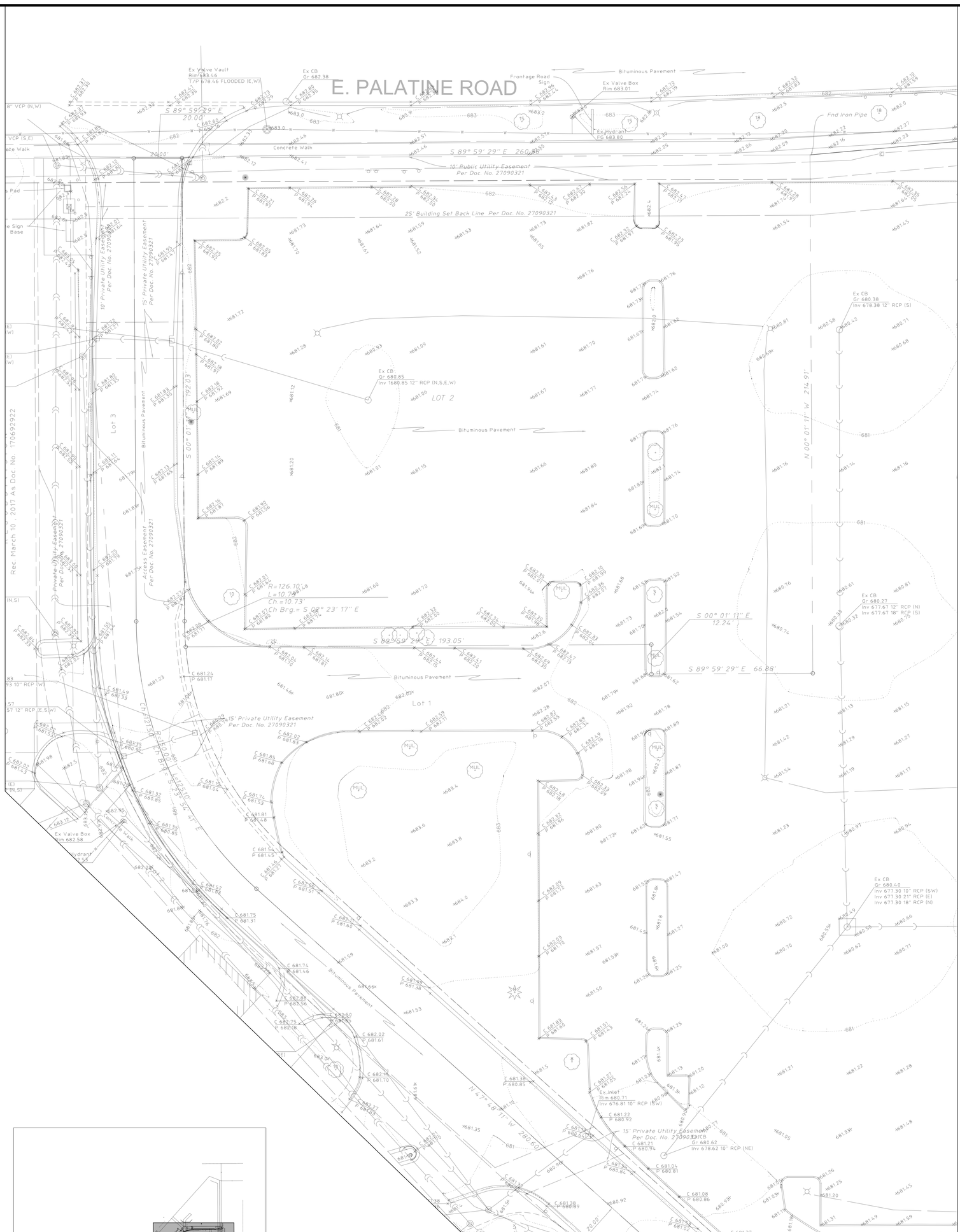
OVERALL SITE & KEY PLAN

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

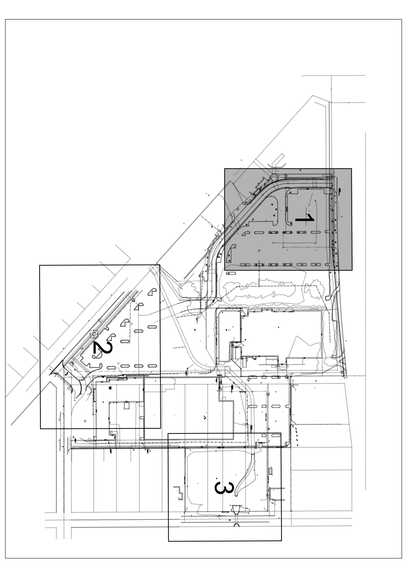
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NO.	DATE:	DESCRIPTION:
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KEY PLAN



GRAPHIC SCALE 1"=20'
0 5 10 20 40

N

EXISTING CONDITIONS - 1

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

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REVISIONS

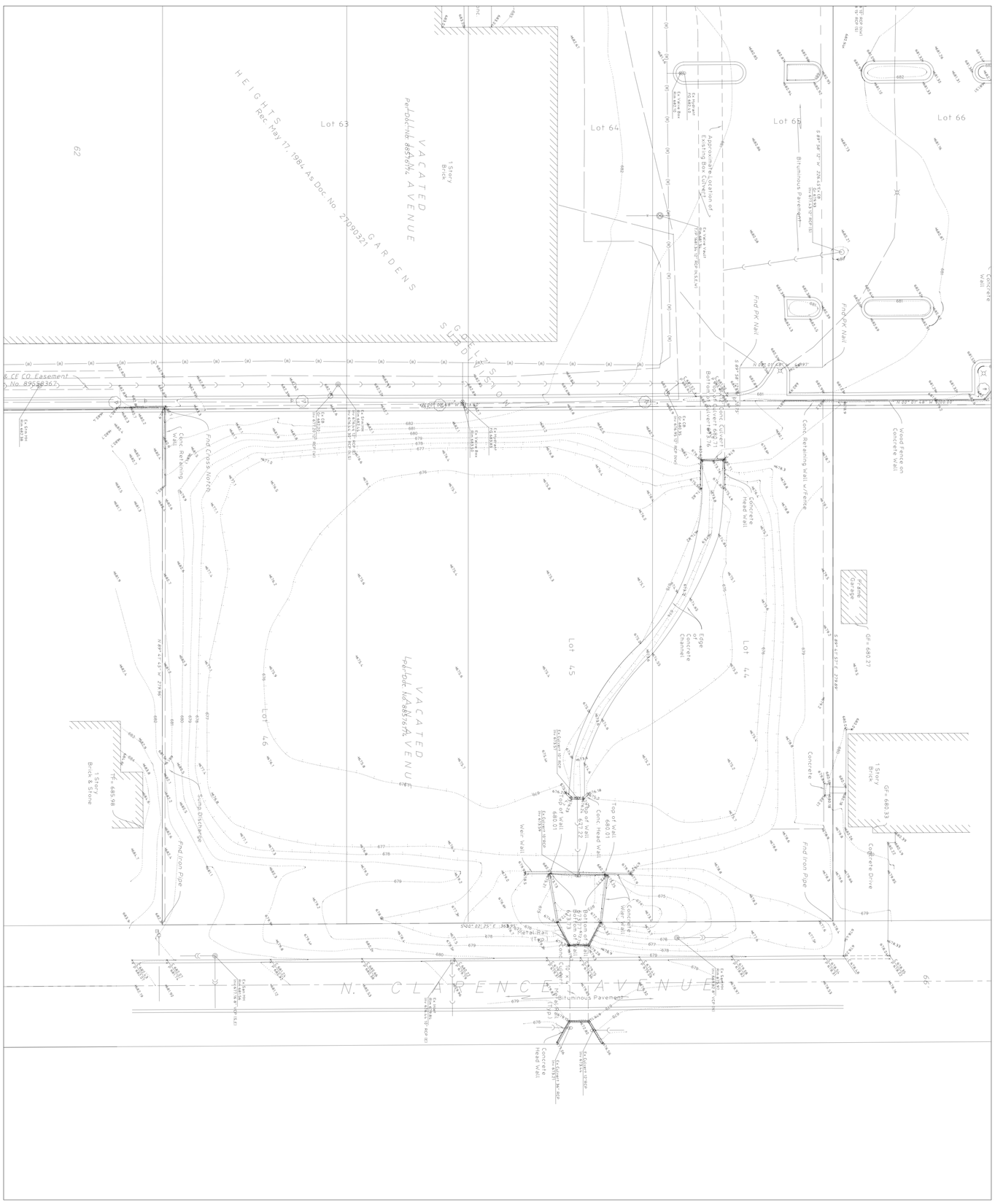
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SHEET #	3 OF 12
PROJECT:	21-4002
SCALE:	1" = 20'
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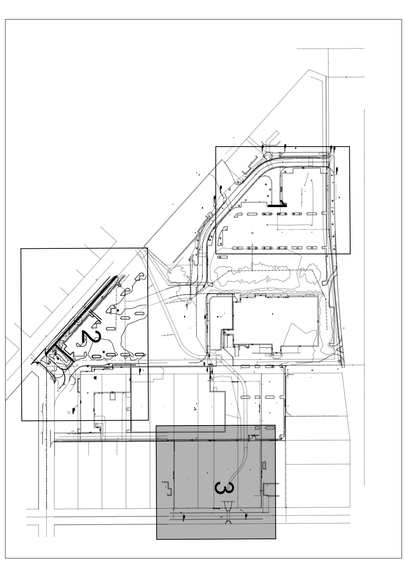
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N42°03'44"E(M)
62.43'(M)
N89°44'23"E 305.70'
N0°17'13"W
22.53'
107.68
LOT 2
LOT 3
BENCHMARK #1
BENCHMARK #2
BENCHMARK #3
STORM STRUCTURE
OPEN GRATE
RIM=681.44
IE=677.54(NW)12"RCP
STORM STRUCTURE
OPEN GRATE
RIM=681.08
IE=675.92(N)24"RCP
IE=676.03(SE)21"RCP
STORM STRUCTURE
OPEN GRATE
RIM=681.19
IE=676.38(NW)21"RCP
IE=676.53(SW)4"PIPE
IE=676.59(SE)15"RCP
STORM STRUCTURE
OPEN GRATE
RIM=681.56
IE=677.71(NE)8"RCP
STORM STRUCTURE
OPEN GRATE
RIM=681.69
IE=678.56(NE)8"RCP
STORM STRUCTURE
CLOSED
RIM=682.75
IE=677.39(NW)12"RCP
IE=677.49(SE)12"RCP
STORM STRUCTURE
CURB GRATE
RIM=681.79
IE=677.50(NW)12"RCP
IE=677.57(SE)12"RCP
VALVE VAULT
CLOSED
RIM=682.14
TP=676.61(E-W)6"DIP
STORM STRUCTURE
RIM=682.16
NOT ACCESSIBLE
WATER VALVE
RIM=682.70
WATER VALVE
RIM=683.16
WATER VALVE
RIM=683.56
SANITARY MANIFOLD
RIM=682.32
IE=675.22(N-E)8"VCP
SANITARY MANHOLE
CLOSED
RIM=682.32
IE=675.22(N-E)8"VCP
10' PUBLIC UTILITY EASEMENT PER DOC. 88576174
20' IBT & CE CO. EASEMENT PER DOC. NO. 8955834
20' IBT & CE CO. EASEMENT
DEDICATED PER DOC. 92512223 FOR JANE AVE.
DEDICATED FOR JANE AVE. PER DOC. 2206332
VACATED PRAIRIE AVENUE PER DOC. 88576174
PRAIRIE AVENUE
780-832 RAND ROAD ONE STORY BRICK AND BLOCK BUILDING
BUILDING SETBACK LINE PER DOC. 27093421
BUILDING SETBACK LINE PER DOC. 27093421
BUILDING SETBACK LINE PER DOC. 27093421
BUILDING SETBACK LINE PER DOC. 27093421
Bldg. Canopy
Bldg. Canopy
BUILDING CANOPY (TYP.)
1.35'x1.35' Column (Typ.)
MONUMENT SIGN
SIGN
SIGN
Cont. Walk
Cont. Walk
E. RAND ROAD
RAND ROAD
S45°58'32"W 76.93'
R=7.00'
CH=10.49'
S49°21'01"W
R=18.53'
CH=26.65'
S49°21'01"W
S45°58'32"W 395.24'
N45°58'32"E 395.24'
N45°58'32"E 76.93'
N45°58'32"E 76.93'
10'
10'
10

T:\MAK\Arlington Hts\Drawings\Preliminary\MK Arlington Hts PRELIMINARY.dwg, 12/9/2021 1:34:31 PM, pwinfield, ANSI expand D (34.00 x 22.00 Inches)



KEY PLAN



GRAPHIC SCALE 1"=30'
0 7.5 15 30 60

N

DRAWN BY:	PGW
PROJECT:	21-4002
CHECKED BY:	WC
SCALE:	1" = 30'
DATE:	12/9/2021
SHEET #	5 OF 12
FILE NAME:	MK-ARLINGTON HTS_PRELIMINARY

EXISTING CONDITIONS - 3

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

GSG CONSULTANTS, INC.
735 E. REMMINGTON RD, SCHAUMBURG, IL 60173
TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM

REVISIONS

NO.	DATE:	DESCRIPTION:
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GRAPHIC SCALE 1"=20'

0 5 10 20 40

FUTURE QSR WITH D/T #2 +/-4,419 SQ FT

QSR BUILDING WITH D/T +/-2,385 SQ FT

DRIVE THRU QSR #2

MOBILE ORDER PICKUP AHEAD

BIKE PARKING

ONE WAY DO NOT ENTER

STOP

ONLY

E. PALATINE ROAD

Find Iron Pipe

15' Private Utility Easement Per Doc. No. 27093321

10' Public Utility Easement Per Doc. No. 27093321

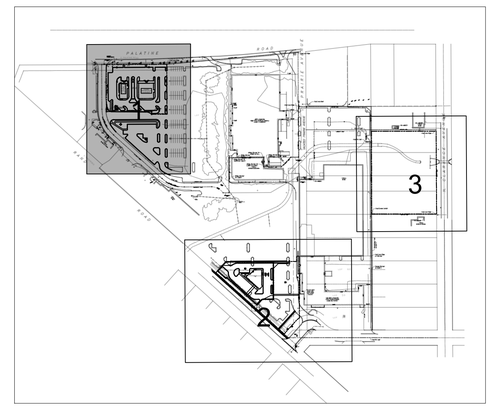
Lot 3

LEGEND

- HD PCC PAVEMENT
- HEAVY DUTY ASPHALT
- PCC SIDEWALK
- PERMEABLE PAVERS
- PAVER PATTERNED ASPHALT CONCRETE PAINTED BRICK RED

NOTES:

1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.



REVISIONS

NO.	DATE:	DESCRIPTION:
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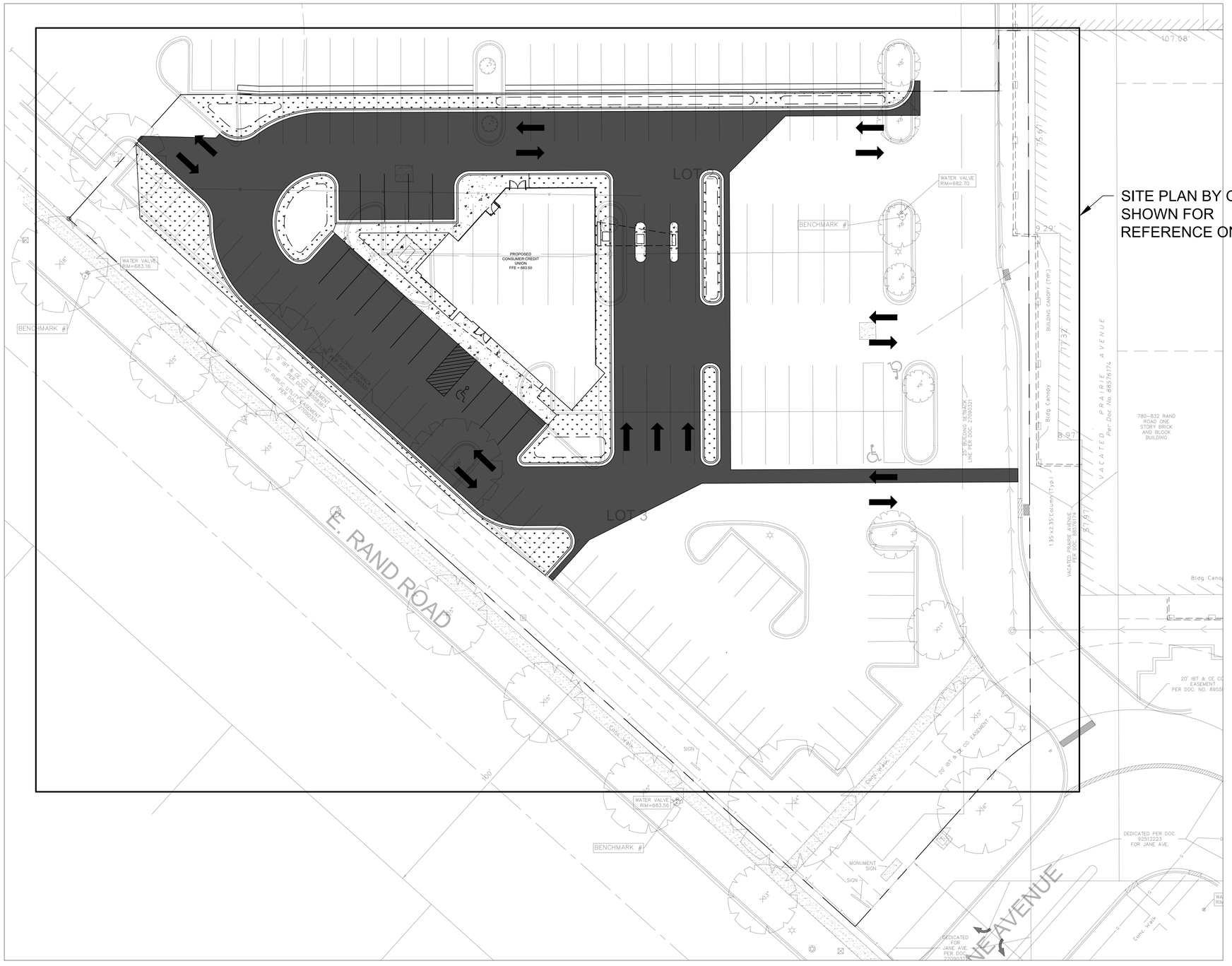
GSG CONSULTANTS, INC.
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GEOMETRY PLAN - 1

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 20'
DATE:	SHEET #:
12/28/2021	6 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	

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SITE PLAN BY OTHERS SHOWN FOR REFERENCE ONLY

N

GRAPHIC SCALE 1"=20'

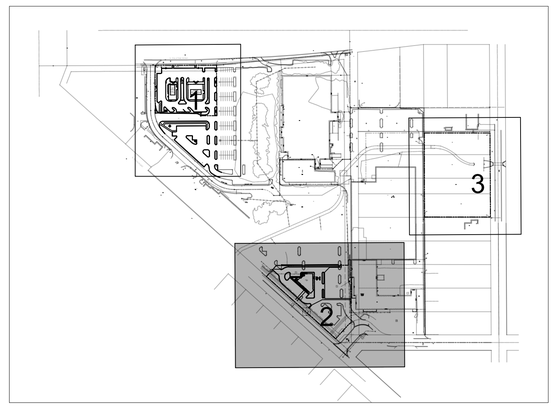
0 5 10 20 40

LEGEND

NEW ASPHALT PAVEMENT

NOTES:

1. SITE PLAN SHOWN FOR REFERENCE ONLY.



KEY PLAN

REVISIONS

NO.	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		

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TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM

GEOMETRY PLAN - 2

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 30'
DATE:	SHEET #:
12/9/2021	7 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	

GRAPHIC SCALE 1"=20'

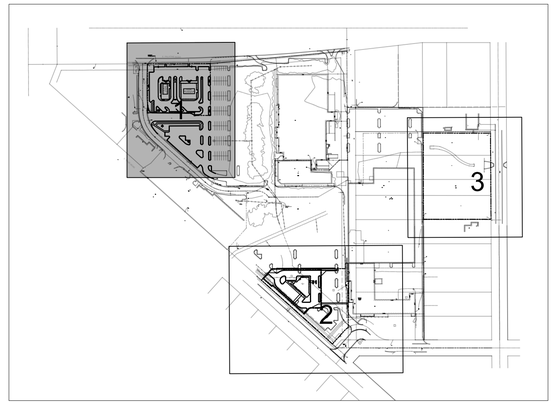
0 5 10 20 40

LEGEND

- STORM SEWER
- INLET
- CATCH BASIN
- MANHOLE
- PROPOSED GRADES (XXX.XX XX / XXXX)
- EXISTING GRADES (+681.77)
- MAJOR CONTOUR
- MINOR CONTOUR
- VOLUME CONTROL AREA

NOTES:

1. SEE SHEET 10 - GRADING PLAN - 1 FOR VOLUME CONTROL STORAGE QUANTITY.



KEY PLAN

REVISIONS

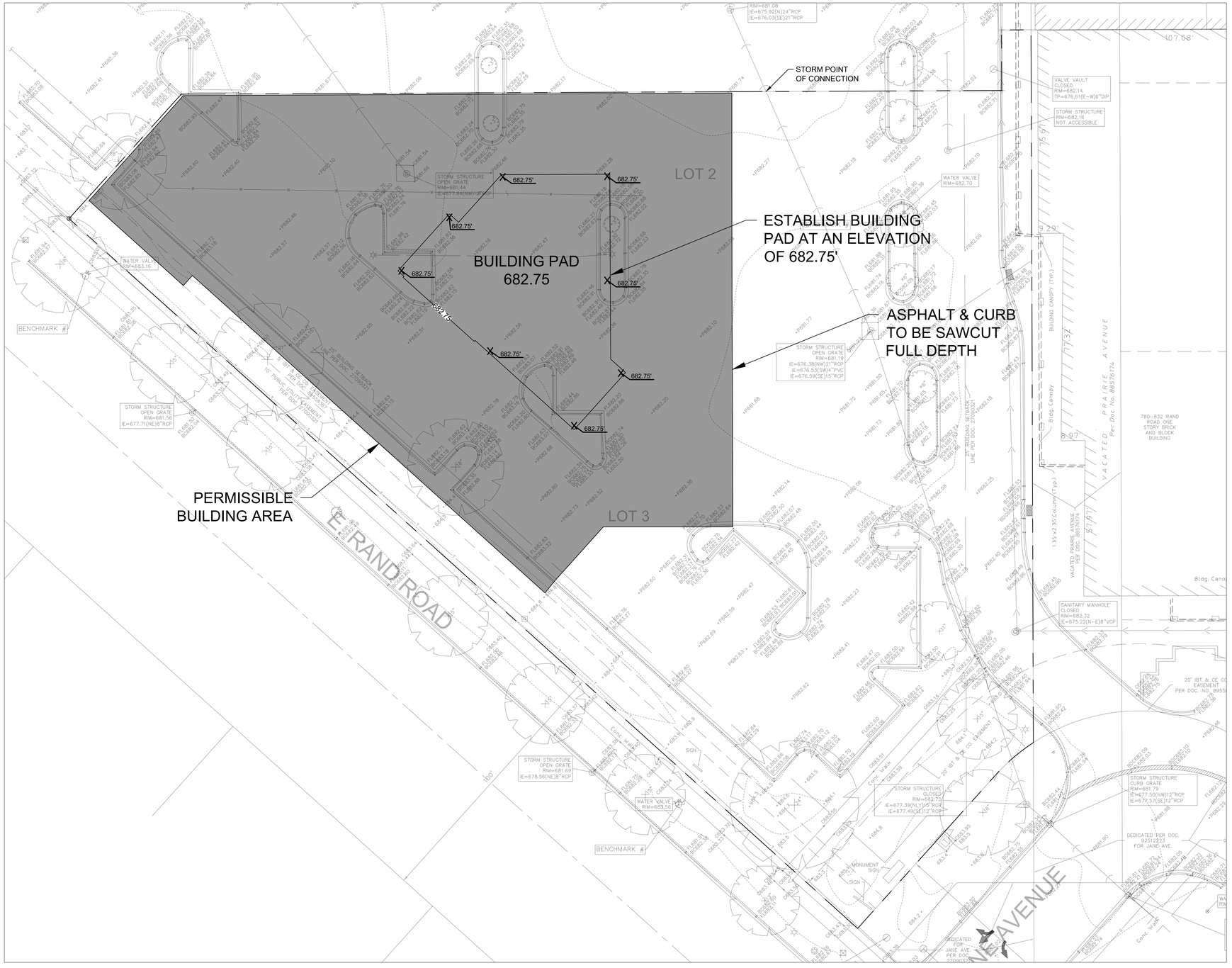
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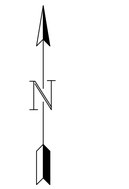
GSG CONSULTANTS, INC.
735 E. REMMINGTON RD, SCHAUMBURG, IL 60173
TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM

GRADING PLAN - 1

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 20'
DATE:	SHEET #:
12/9/2021	8 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	





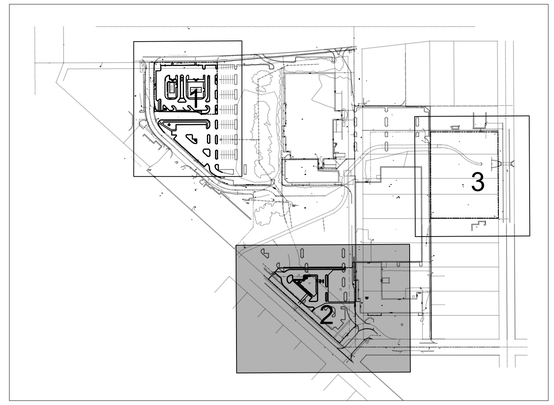
GRAPHIC SCALE 1"=20'

0 5 10 20 40

LEGEND

AREA TO BE CLEARED OF ALL ASPHALT, CONCRETE, LANDSCAPE, AND ANY OTHER MISCELLANEOUS ITEMS

NOTES:
1. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.



KEY PLAN

REVISIONS

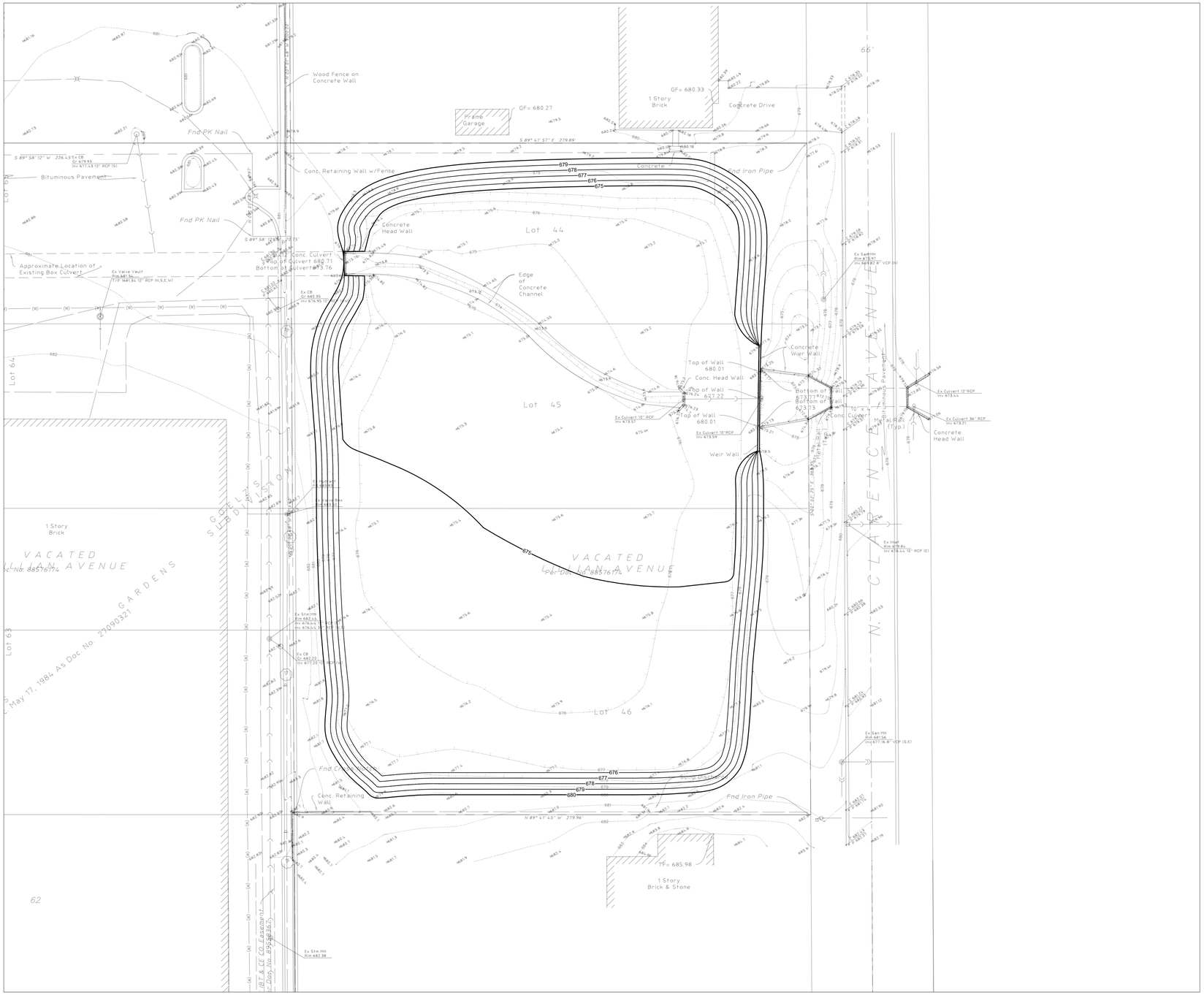
NO.	DATE:	DESCRIPTION:

GSG CONSULTANTS, INC.
735 E. REMMINGTON RD, SCHAUMBURG, IL 60173
TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM

GRADING PLAN - 2

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 20'
DATE:	SHEET #:
12/9/2021	9 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	



N

GRAPHIC SCALE 1"=30'

0 7.5 15 30 60

EXISTING DETENTION VOLUME:

TRIBUTARY AREA:	18.00 AC
SPO PERMIT REQUIRED:	5.68 AC-FT
ACTUAL (CURRENT POND):	3.44 AC-FT
UNDISTURBED PARKING DETENTION:	0.76 AC-FT

PROPOSED DETENTION VOLUME:

TRIBUTARY AREA:	10.08 AC
UNDISTURBED SPO VOLUME REQUIRED:	4.12 AC-FT
WMO PERMIT REQUIRED:	4.82 AC-FT
TOTAL DETENTION REQUIRED:	8.94 AC-FT
TOTAL POND VOLUME REQUIRED:	8.18 AC-FT
ACTUAL POND VOLUME PROVIDED:	8.49 AC-FT

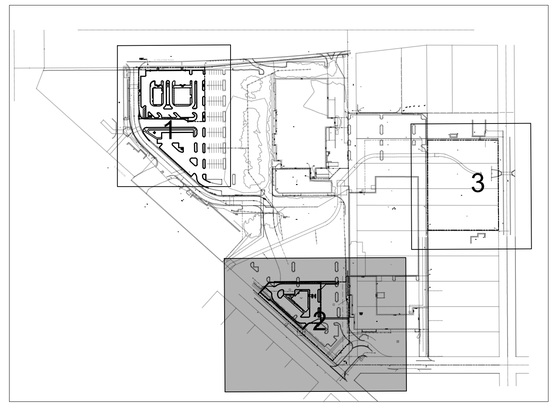
PROPOSED VOLUME CONTROL:

PERMEABLE PAVERS	
WMO PERMIT REQUIRED:	0.14 AC-FT
VOLUME PROVIDED:	0.15 AC-FT

SEE DRAINAGE REPORT FOR CALCULATIONS.

LEGEND

- STORM SEWER
- INLET
- CATCH BASIN
- MANHOLE
- XXX.XX XX / XXXX — PROPOSED GRADES
- +681.77 — EXISTING GRADES
- MAJOR CONTOUR
- MINOR CONTOUR



KEY PLAN

REVISIONS

NO.	DATE:	DESCRIPTION:
1		
1		
1		
1		
1		

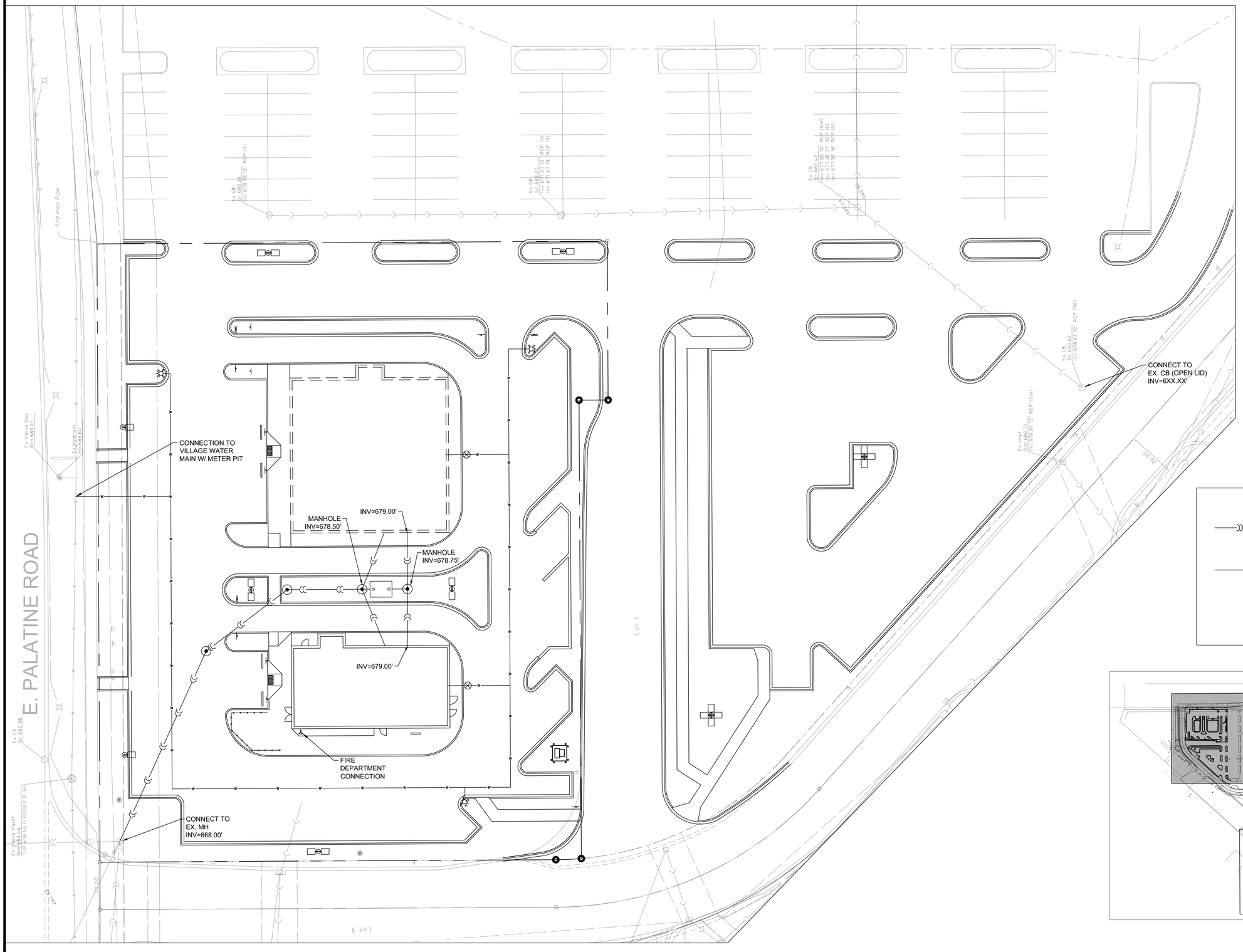
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735 E. REMMINGTON RD, SCHAUMBURG, IL 60173
TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM

GRADING PLAN - 3

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

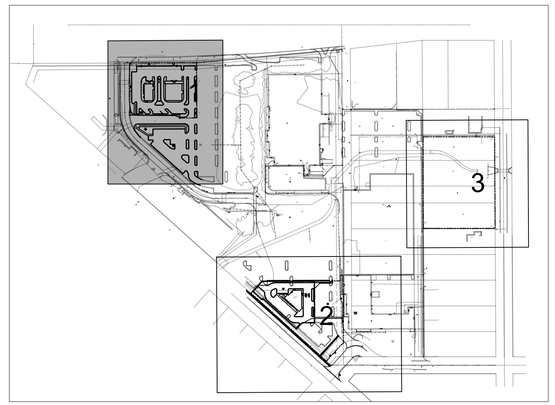
DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 30'
DATE:	SHEET #:
12/9/2021	10 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	

T:\MJK\Arlington Hts\Drawings\Preliminary\MJK Arlington Hts_PRELIMINARY.dwg, 12/9/2021 1:36:47 PM, pwhitfield, ANSI expand D (34.00 x 22.00 Inches)



LEGEND

- SANITARY SEWER
- MANHOLE
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION



KEY PLAN

REVISIONS

NO.	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		

GSG CONSULTANTS, INC.
735 E. REMMINGTON RD, SCHAUMBURG, IL 60173
TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM

UTILITY PLAN - 1

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 20'
DATE:	SHEET #:
12/9/2021	11 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	

RELOCATION OF WATER MAIN BY MJK

STORM POINT OF CONNECTION

45° BENDS

45° BENDS

45° BENDS

45° BENDS

WATER SERVICE BY OTHERS

SITE PLAN BY OTHERS. SHOWN FOR REFERENCE ONLY

SANITARY POINT OF CONNECTION

SCH. 40 PVC CONDUIT BY MJK

PROPOSED CONSUMER CREDIT UNION FFE = 683.50

RIM=681.08
IE=675.92(N)24"RCP
IE=676.03(SE)21"RCP

VALVE VAULT CLOSED
RIM=682.1±
TP=676.61(E-W)6"DIP

STORM STRUCTURE
RIM=682.7±
NOT ACCESSIBLE

STORM STRUCTURE
OPEN GRATE
RIM=681.4
IE=677.7(NW)12"RCP

WATER VALVE
RIM=682.70

BENCHMARK #

WATER VALVE
RIM=683.16

BENCHMARK #

STORM STRUCTURE
OPEN GRATE
RIM=681.19
IE=676.38(NW)21"RCP
IE=676.53(SW)4"PVC
IE=676.59(SE)15"RCP

STORM STRUCTURE
OPEN GRATE
RIM=681.56
IE=677.71(NE)6"RCP

107.58

75.9

9.29

11.32

8.97

5.61

BUILDING CANOPY (TYP.)

Bldg Canopy

1.35x2.35'Column (Typ.)

VACATED PRAIRIE AVENUE
Per Doc No. 88576174

780-832 RAND ROAD ONE STORY BRICK AND BLOCK BUILDING

E. RAND ROAD

SANITARY MANHOLE
CLOSED
RIM=682.02
IE=675.20(N-E)8"VCP

STORM STRUCTURE
OPEN GRATE
RIM=678.69
IE=678.56(NE)8"RCP

Conc. Walk

SIGN

WATER VALVE
RIM=683.56

BENCHMARK #

STORM STRUCTURE
RIM=682.75
IE=677.39(NLY)15"RCP
IE=677.49(SE)12"RCP

STORM STRUCTURE
CURB GRATE
RIM=681.79
IE=677.50(NW)12"RCP
IE=677.57(SE)12"RCP

MONUMENT SIGN

SIGN

PALATINE AVENUE

Conc. Walk

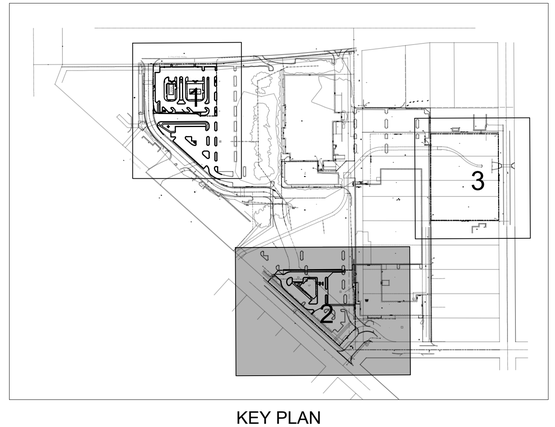
N

GRAPHIC SCALE 1"=20'

0 5 10 20 40

LEGEND

- SANITARY SEWER
- MANHOLE
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION



KEY PLAN

REVISIONS

NO.	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		

GSG CONSULTANTS, INC.
735 E. REMMINGTON RD, SCHAUMBURG, IL 60173
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UTILITY PLAN - 2

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

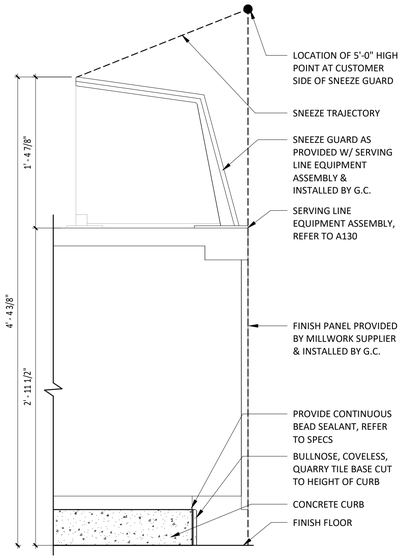
DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 20'
DATE:	SHEET #:
12/9/2021	12 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	

GENERAL NOTES

1. REFER TO SHEET A131 AND A132 FOR EQUIPMENT LIST AND FURNITURE SCHEDULE.
2. ALL DIMENSIONS TO EXTERIOR OR EXISTING WALLS ARE TO THE FINISH FACE OF THE EXISTING GYP. BD.
3. ALL DIMENSIONS ARE TO FACE OF FRAMING, EDGE OF EQUIPMENT, OR CENTERLINE OF EQUIPMENT UNLESS NOTED OTHERWISE.
4. ALL FURNITURE TO BE SQUARE/PARALLEL TO TENANT SPACE/WALLS AS SHOWN ON PLANS.

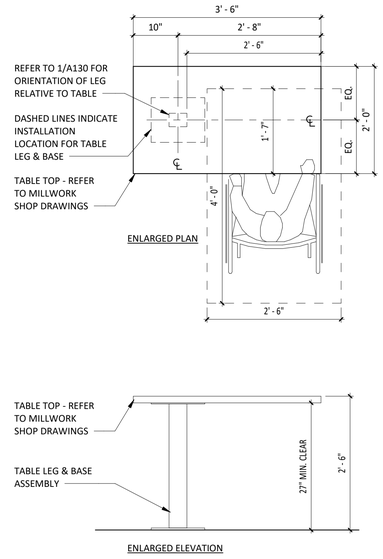
FFE PLAN KEYNOTES

1. HOOD ABOVE
2. CO2 REMOTE FILLER VERIFY LOCATION WITH CHIPOTLE CONSTRUCTION MANAGER
3. ELEC. PANEL LOCATION, SEE ELEC PLANS
4. BYPASS DISTRIBUTION PANEL, SEE ELEC PLANS
5. DOORBELL - REFER TO ELEC. DWGS - INSTALL @ 36"- 48" A.F.F.
6. HOSE BIB - REFER TO PLUMB. DWGS.
7. CHEMICAL CLEANER DISPENSING SYSTEM WITH INTEGRAL AIR GAP - REFER TO PLUMB. DWGS.
8. OFFICE DESK AND SHELVING - REFER TO SHEET A702 AND ELECTRICAL DWGS FOR MOUNTING HEIGHT AND OUTLET LOCATIONS
9. PATIO RAILING, SEE SHEET SP100 FOR DIMENSIONS
10. WATER FILTER ABOVE, REFER TO PLUMBING DRAWINGS
11. TELEPHONE BOARD ABOVE, REFER TO ELECTRICAL DRAWINGS
12. HOLD TRASH SURROUND 2" OFF ADJACANET WALL, TYP.
13. ALIGN TRASH SURROUND WITH EDGE OF DOOR
14. BACKFLOW PREVENTOR, REFER TO PLUMBING SHEETS
15. MOVEABLE LINEN BINS WITH LID, TYP. OF (4)
16. MOVEABLE BACK-UP TRASH BINS FOR DINING AREA TRASH SURROUNDS, TYP. OF (2)
17. 12" WIDE WALL SPACE MIN. FOR TIMECLOCK, VERIFY FINAL LOCATION WITH DM
18. EXISITNG INTERIOR ACCESS LADDER BY LANDLORD
19. LOCATION OF EXISTING RISER BY LANDLORD



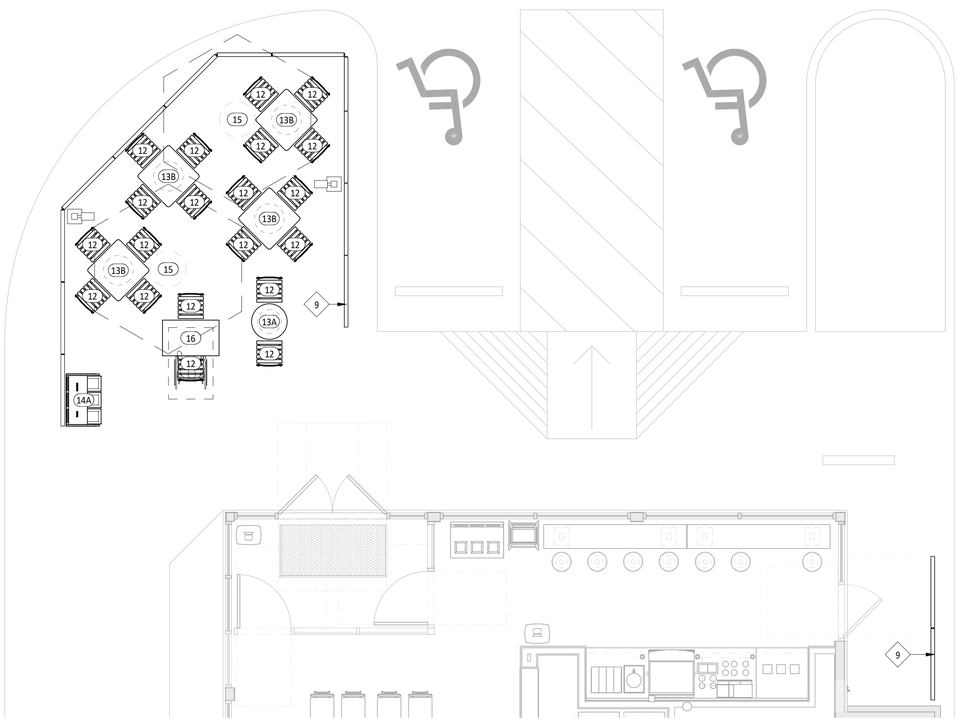
3 A130 DETAIL @ SERVELINE SNEEZE GUARD

1 1/2" = 1'-0"



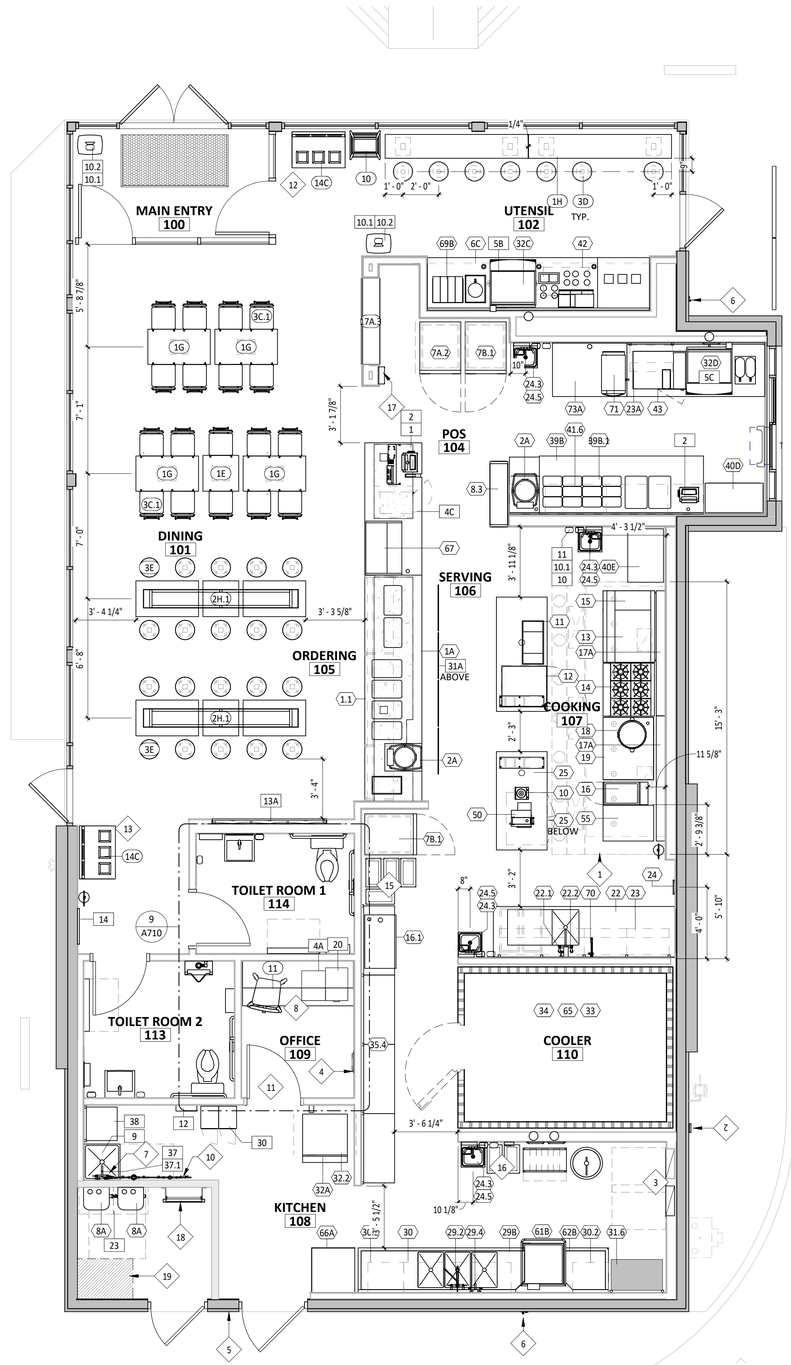
2 A130 DETAIL @ ACCESSIBLE TABLE

3/4" = 1'-0"



4 A130 FURNITURE, FIXTURE & EQUIPMENT PATIO PLAN

1/4" = 1'-0"



1 A130 FURNITURE, FIXTURE, & EQUIPMENT PLAN

1/4" = 1'-0"

Consultant:

WILKUS ARCHITECTS

15 Ninth Avenue North, Hopkins, MN 55343
Phone: 952.941.8660/ www.wilkusarch.com

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ARLINGTON HEIGHTS, IL 60004

Issue Record:

Revisions:

Drawn: K. BLISS
Checked: K. MOAN

Project No.
2019-0552

Contents:
FF&E PLAN

A130

KITCHEN EQUIPMENT LIST

TAG	DESCRIPTION	MANUFACTURER	MODEL NO.	QTY	FURNISHED BY	INSTALLED BY	UTILITY				REMARKS
							ELEC	GAS	WATER	SEWER	
1.1	Sneeze Guard Serve Line 12 Pan (Right)	BSI	Custom-R	1	TMS	TMS/GC					
1A	M4.0 - Front Serve Line - 12 Pan - RTD - POS Right	Delfield	12 Pan Serve Line POS RTD_241x38.5in (Right)	1	KES	KES; GC	●			●	Installed On Concrete Curb
2A	Tortilla Warmer	Caliente Industries	A2	2	KES	KES	●				GC To Store In Walk-In Cooler Until Final Installation
6	Cup Dispenser	Dispense-Rite	CHIP-ECL-3B	1	KES	KES; GC					Installed At POS Counter
7A.2	Upright Beverage Cooler, Single Door, Hinge Right	Hoshizaki America, Inc.	R1A-FGCR	1	KES	KES	●				
7B.1	Upright Beverage Cooler, Single Door, Hinge Left	Hoshizaki America, Inc.	R1A-FSL	2	KES	KES	●				
8.3	M4.5 Chip Shelf	Trimark	Custom	1	KES	KES					
10	Blender	Vitamix	748	1	T	T	●				GC To Store In Walk-In Cooler Until Final Installation
11	Carving Station - 77x34in - Horizontal Well - Right	Delfield	77x34in Carving Station-RT	1	KES	KES	●				
12	Undercounter Refrigerator	Hoshizaki	CRMR27-LP	1	KES	KES	●				
13	Grill 48in - Natural Gas - Divider Left	Woodstone	WS-PL-48-36-4-CT-Left	1	KES	KES	●	●			
13.1	Woodstone Grease Splash Guard	Nationwide Fab; Marlo Mfg	CHP-GCG-GSG	1	KES	KES					Verify If Required
14	Range 6 Burner - Natural Gas	Garland	U36-6S	1	KES	KES		●			
15	Woodstone Grill Stand 48x31in - Divider Left	Woodstone	000-PL-STAND-CASTER	1	KES	KES					
16	Fryer - Gas - Standard Efficiency	Pitco	35CS	1	KES	KES	●	●			Mounted On Legs, G.C. To Pin Front Legs To Floor
16.1	Grease Caddy	American Welding	Chipotle Grease Caddy	1	KES	KES					
17A	Cook Line Stand Off - 84x6	Nationwide Fab; Marlo Mfg	CHP-7WS-6	2	KES	KES					Mount Top of Flat Surface at 33" AFF, Install Screws at Each Stud Location, Provide Blocking To Mount To Wall
18	Gas Rice Cooker	Rinnai	RER-55AS	1	KES	KES		●			Final Connection by GC. RE: Mechanical Drawings
19	Rice Cooker Stand - Left	Nationwide Fab; Marlo Mfg	CHP-RCS-42ES-34	1	KES	KES					
22	Prep Sink - Corner - Left	Trimark	S1-122x34-US-FF-L	1	KES	GC				●	
22.1	Prep Sink Faucet Big Flow Faucet	T&S	B-0293-01	1	KES	GC			●		
22.2	Prep Sink Vegetable Wash Faucet	T&S	B-0730	1	KES	GC			●		GC To Provide Connection For Chemical Dispensing Equipment
22.3	Prep Sink Drain Assembly	T&S	B-3950	1	KES	KES; GC				●	
23	4 Shelves - 120in Prep Sink	Amco	CHPPS120	1	KES	KES					Mount Bottom Of Standard At 50" AFF. Provide Plywood Blocking To Mount To Wall.
23A	2 Shelves - 30in	Amco	Custom	1	KES	KES					Mount Bottom Of Standard At 50" AFF. Provide Plywood Blocking To Mount To Wall.
24.3	Hand Sink Wall Mounted - Splash Both	Universal Stainless	EHS-1RL-NF	4	KES	GC				●	Provide Plywood Blocking To Mount To Wall
24.5	Kitchen Hand Sink Faucet Splash Mount	T&S	B-1146-04	4	KES	GC			●		
25	Rice Prep Table Island 66x34	Nationwide Fabrication; Marlo Mfg	Custom Table 66x34in	1	KES	KES					
26	Hot Holding Cabinet - Double Door (Rice)	Food Warming Equipment (FWE)	HLC-16-CHP	1	KES	KES	●				
29.2	Dish Sink Add-A-Faucet w/ Pre-Rinse	T&S	B-1033-12CRBJSK Substitute Sprayer B-0107-J-SWV	1	KES	GC			●		
29.3	Dish Sink Drain Assembly	T&S	B-3950	3	KES	KES; GC				●	
29.4	Dish Sink Chemical Faucet	T&S	B-2345-01-XX	1	KES	GC			●		GC To Provide Connection For Chemical Dispensing Equipment
29B	3 Comp Sink - 18x24in Bowls - 111 3/4in	Nationwide Fabrication; Marlo Mfg	S3-30x111.75x36.5-FF	1	KES	GC				●	
30	Shelving System - 3 Comp Sink	Amco	WST1879S	1	KES	KES					Mount bottom of Standard At 56"AFF. Provide Plywood Blocking
30.2	Shelving System - Dish Table	Amco	WST1879S	2	KES	KES					Mount bottom of Standard At 56"AFF. Provide Plywood Blocking. Mount Tight To Dish Machine
31.6	Drying Racks 21x36x85in - With Vented Aluminum Covers	Amco	Custom	1	KES	KES					Mount Bottom Of Standard At 12" AFF. Provide Plywood Blocking To Mount To Wall
32.1A	Ice Maker - Remote Condenser	Hoshizaki	URC-5F	1	KES	KES	●				Condensing Units To Be Secured To The Roof Per Code By GC
32.1B	Ice Maker - Remote Condenser	Hoshizaki	URC-9F	1	KES	KES	●				Condensing Units To Be Secured To The Roof Per Code By GC
32.2	Ice Maker - Storage Bin	Hoshizaki	B500SF	1	KES	KES				●	
32.3	Icemaker- Filter	Cuno	Bev 190	3	KES	KES			●		
32.4	Ice Maker - Scale Inhibitor	Cuno	CFS440-HT	3	KES	KES			●		
32.5	Ice Maker - Sanitizer	RGF	IMSB	3	TUV	GC	●				Refer To Installation Guide. When Installed At Utensil Counter, Mount Below Counter In Accessible Location. Refer To Plumbing Drawings.
32A	Ice Maker For B.O.H. Ice Bin (Shorter)	Hoshizaki	KML-700MRJ	1	KES	KES	●		●		Drain Ice Maker to Floor Sink, RE: Mech. Refrigeration By Tenant.
32C	Ice Maker Mounted On Soda Machine - Air Cooled	Hoshisaki	KMD-530MAJ	1	KES	KES	●		●	●	Drain Ice Maker to Floor Sink, RE: Mech. Refrigeration By Tenant.
32D	Ice Maker Mounted On Soda Machine - Remote Air Cooled	Hoshisaki	KMD-530MRJ	1	KES	KES	●		●	●	Drain Ice Maker to Floor Sink, RE: Mech. Refrigeration By Tenant.
33	Walk In Cooler 9x12x10ft 3in - Standard	Manitowoc	KAMC46-141-1EC-PCL-4	1	WCS	GC	●			●	Refer To Plumbing and Mechanical Drawings; Refrigeration By Tenant; Remote Exterior Compressor Unit To Be Secured To Roof Per Code By GC
34	Walk-In Cooler Shelving System - 9x12x10	Cambro (Camshelving)	CHP912ER	1	KES	KES					
35.4	Dry Storage Racks 21x192x85in	Amco	CHPDS485	1	KES	KES					Mount Bottom Of Standard At 12" AFF. Provide Plywood Blocking To Mount To Wall.
37	Mop Sink Faucet	T&S	B-0660-BSTR	1	KES	GC			●		
37.1	Mop Sink Chemical Faucet	T&S	B-2345-01-XX	1	KES	GC			●		GC To Provide Connection For Chemical Dispensing Equipment
38	6 Shelves - Chemical Storage Rack	Amco	CHPCS85	1	KES	KES					Mount Bottom Of Standard At 12" AFF. Provide Plywood Blocking To Mount To Wall.
39B	DML 2.0 130in – Right – W/POS & Cash Drawer	Franke/Delfield	DML 2.0_RT-130x39	1	KES	KES	●			●	
39B.1	DML 2.0 Wall Trim Package	Franke/Delfield	DML 2.0 Trim Kit	1	KES	KES					
40D	Holding Shelf	Trimark	TGS-39X20X80-B	1	KES	KES	●				
40E	M4.5 - Filler Stand At Range	Select Stainless	Custom	1	KES	KES					
41.5	DML 2.0 Shelving - 130in - Top Shelf	Franke/Delfield	CH000A32	1	KES	KES					Mount Bottom Of Shelf At 74 1/2" AFF. Provide Plywood Blocking To Mount To Wall.
41.6	DML 2.0 Shelving - 130in - Bottom Shelf	Franke/Delfield	CH000A34	1	KES	KES					Mount Bottom Of Lowest Portion Of Shelf At 54 1/2" AFF. Provide Plywood Blocking To Mount To Wall.
42	Shelving System Under Counter Beverage Station	ISS	WST1810CLR	1	KES	KES					Mounted on (4) casters, All casters to be swivel type, Front (2) casters to have brake, Located under utensil counter
43	Beverage Cooler Backbar 36in	Glasstender	LP36X-SS(X)	1	KES	KES	●				
50	Food Processor	Sammic	CA-31	1	KES	KES					
55	Filler Table - 24x34in	Trimark	TS-24x34x36-US-C	1	KES	KES					
56	Beverage Table - Fast Lane	Trimark	TS-36x92.5x36	1	KES	GC	●			●	
61B	Dish Machine (w/Pump)	Hobart	AM16SCB	1	KES	KES	●		●	●	
62B	Dish Table 30x30	Babington Technology	CDT-30X30X36.5-B-L	1	KES	GC					
65	Utility Cart (Not Shown)	Select Stainless	30SU-22-14-C4-TUBS-CUSTOM	1	KES	GC					Provided As Part Of The WIC Shelving
66A	Drop-Off Table - 29x30in	Trimark	TS-29x30x31-US-C	1	KES	KES					
67	Refrigerated Counter Case, Self-Serve	Structural Concepts	CO3324R-UC	1	KES	KES					
69B	M4.0 - Simplicity Bubbler Mini-Quad	Crathco	CS-4E-16	1	KES	GC	●			●	
70	Speed Fill Faucet	T&S	B-0432 MOD	1	KES	GC			●		
71	Quesadilla Press	Turbochef	Sota Touch	1	KES	KES	●				
73A	50" TurboChef Table	Trimark	50X36X36	1	KES	KES					

MISC. EQUIPMENT LIST

TAG	DESCRIPTION	QTY	FURNISHED BY	INSTALLED BY	UTILITY				REMARKS
					ELEC	GAS	WATER	SEWER	
1	Point of Sale Display	1	TMS	GC					Installed at POS Station
2	Point-Of-Sale System	2	T	TCC					Coordinate Requirements With Tenant and Elec. Drawings
4A	B-Rate (Standard Safe)	1	TS	GC					Install in Office, Bolt to Office Floor Slab
4C	Smart Safe	1	TSS	TSS	●				To Be Installed On Curb Under Serveline, Bolt to Curb Under Serveline POS
5B	Soda Dispenser - With Air-Cooled Ice Maker	1	SPS	SPS	●			●	Drain to Floor Sink, Tenant Millwork Supplier to Provide (2) Adjustable Legs to Support Dispenser From Under The Utensil Counter
5C	Soda Dispenser - With Remote Air-Cooled Ice Maker	1	SPS	SPS	●			●	Drain to Floor Sink, Tenant Millwork Supplier to Provide (2) Adjustable Legs to Support Dispenser From Under The Utensil Counter
6	Soda System Syrup Rack with Carbonator on Stainless Steel Shelf Wall Mounted at 89" AFF	1	SPS	SPS	●		●		
7A	Bulk CO2 Tank	1	CO2	CO2	●				Provide (1) 3/8inØ X 2in Embedment Hilti Kwik Bolt Tz Per Leg
8A	Gas Tankless Water Heater	2	GC	GC		●	●	●	Drain Water Heater To Floor Drain, RE: Mech.
9	Mop Sink, See Plumbing Drawings	1	GC	GC			●	●	See Plumbing Drawings
10	Touch-Free Soap Dispenser	4	WA	GC					
10.1	Hand Sanitizer Dispenser	6	WA	GC					
10.2	Hand Sanitizer Stand	2	WA	GC					
11	Paper Towel Dispenser, Bobrick B262	4	WA	GC					Provide Plywood Blocking to Mount to Wall
12	First Aid Kit	1	T	GC					Confirm Location With Chipotle CM Prior To Installation
13A	M4.0 Artwork Panels, 6 Panel System	1	TAS	GC					
14	License Frame	1	T	GC					Provide Plywood Backing In Wall At License Frame Location, Refer To Arch. Floor Plans And Elevations For License Frame Location.
16	Fire Extinguisher Package	1	GC	GC					Fire Extinguisher Package includes (2) Type 'ABC' and (1) Type 'K' Fire Extinguishers to be mounted in locations specified by the Fire Marshal. Provide plywood backing at specified locations.
16A	Fire Extinguisher Type ABC - B456	1	GC	GC					Mount in locations specified by the Fire Marshal. Provide plywood backing at specified locations.
16B	Fire Extinguisher Type K	1	GC	GC					Mount in locations specified by the Fire Marshal. Provide plywood backing at specified locations.
19	Hat & Coat Strips (Not Shown)	1	WA	GC					Provide Plywood Blocking to Mount to Wall
20	2-Drawer File Cabinet, By Tenant	1	T	T					By Tenant
23	Backflow Preventer	1					●	●	See MEP Sheets for Details
24	LaunchPort Wall Station	1	T	GC	●				Tablet By Tenant
28	Mop Strip (Not Shown)	1	T	GC					Provide Plywood Backing To Mount To Wall, 2 Hole At Mop Basin and 6 Hole In Kitchen
30	Lockers - 2 Wide x 5 High	1	KES	GC					
31A	21inx31in Menu System	1	TMB	GC					
32	CO2 Alarm	1	CO2AS	GC	●				Mount At 18" AFF, Refer to Electrical Drawings for Additional Details
33A	M4.0 - Pick-Up Sign - Single Faced - Flush Mounted - Face	1	TSV	GC					

FURNITURE LIST

TAG	DESCRIPTION	QTY	FURNISHED BY	INSTALLED BY	UTILITY				REMARKS
					ELEC	GAS	WATER	SEWER	
1E	M4.0 - Table 24x24in - Rectangular Base	1	TMS	GC					
1G	M4.0 - Table 24x42in, Rectangular Base (Centered)	4	TMS	GC					
1H	M4.0 - Community Table - Low - Window - Length Varies	2	TMS	GC					
2H.1	M4.0 - Bar Height Table 10-Top, With Footrest	2	TMS	GC					One Coat Hook Per Two Seats, Confirm Mounting Location With Shop Drawings
3C.1	M4.0 - Dining Room Chair	18	TMS	GC					
3D	M4.0 - Marshmallow Stool - Fixed	7	TMS	GC					Align Seat With Seam Perpendicular To Table Edge
3E	M4.0 - Bar Stool - Fixed	20	TMS	GC					Align Seat With Seam Perpendicular To Table Edge
6C	M4.0 - Beverage Counter - With Trash - 4" Splash - 149"	1	TMS	GC				●	Coordinate Floor Drain Installation with Utensil Counter Installation, Bins Provided by Tundra in Smallwares Package
10	Child's High Chair	1	T	GC					
11	Office Chair, By Tenant	1	T	T					By Tenant
12	Patio Chair - Bistro	20	KES	GC					Provided by EMU America, Contact: Carol Hughes (303-744-3200)
13A	24in Round Bistro Table	1	KES	GC					Provided By EMU America, Contact: Carol Hughes (303-744-3200)
13B	30in Square Bistro Table	4	KES	GC					Provided By EMU America, Contact: Carol Hughes (303-744-3200)
14A	3 Bin Trash/Recycling Surround - Exterior	1	TMS	GC					Bins Provided by Tundra in Smallwares Package
14C	M4.0 - 3 Bin Trash/Recycling Surround - Interior	2	TMS	GC					Bins Provided by Tundra in Smallwares Package
15	Patio Umbrella	2	KES	GC					
16	Accessible Patio Table	1	KES	GC					Provided By EMU America, Contact: Carol Hughes (303-744-3200)
17A.3	MOPUS Shelving - 58"	1	TMS	GC					GC To Provide Blocking In Walls At The Ends Of The MOPUS Shelf To Secure Shelves, Wood Edge Of The Shelves To Face The Dining Room

Consultant:

WILKUS ARCHITECTS

15 Ninth Avenue North, Hopkins, MN 55343
Phone: 952.941.6660/ www.wilkusarch.com

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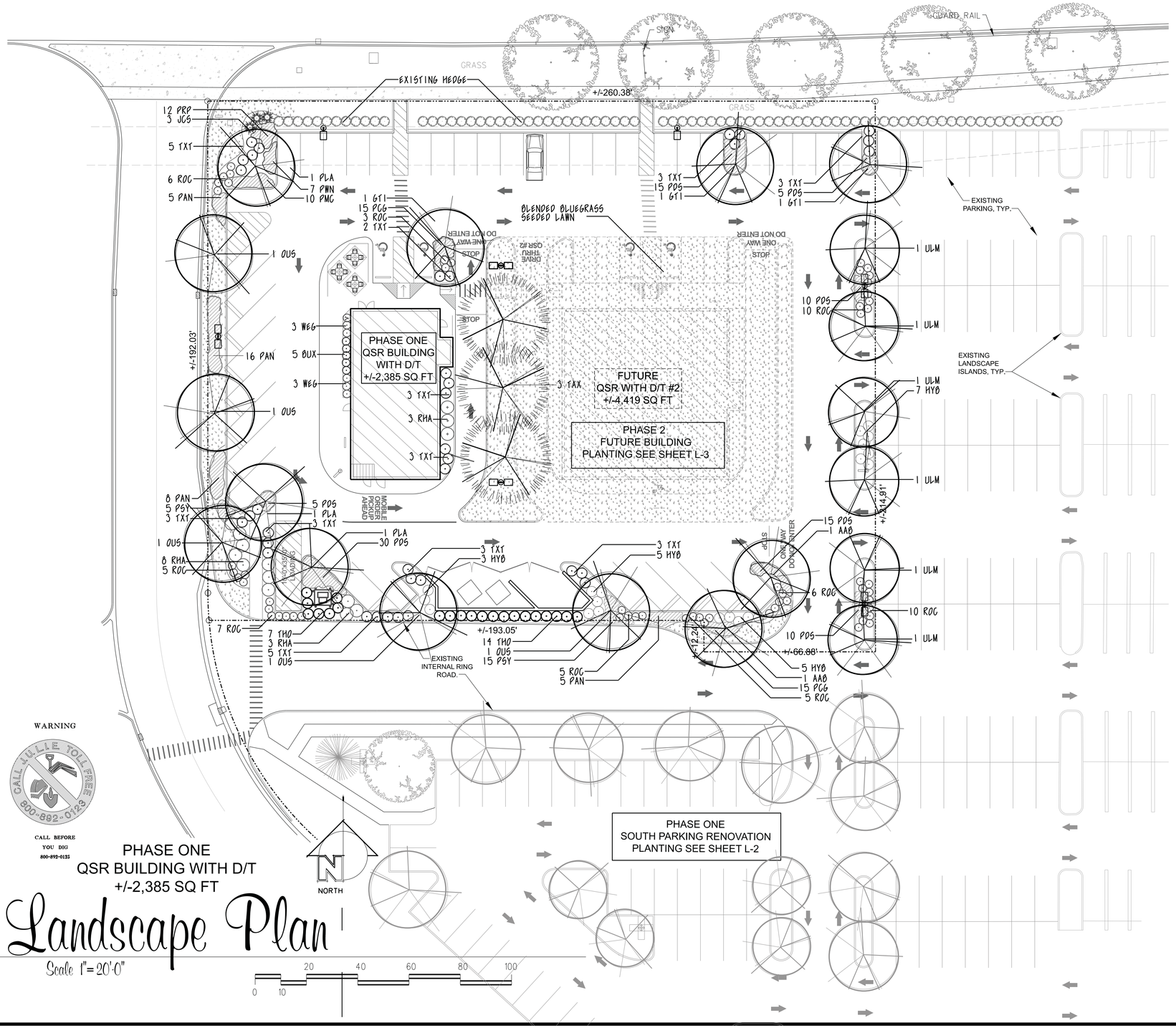
Revisions:

Drawn: DESIGNER
Checked: K. MOAN

Project No.: 2019-0552

Contents: FF&E SCHEDULES

A131



WARNING

CALL J.U.L.I.E. TOLL FREE 800-892-0123

CALL BEFORE YOU DIG 800-892-0123

PHASE ONE
QSR BUILDING WITH D/T
+/-2,385 SQ FT

Landscape Plan

Scale 1"=20'-0"

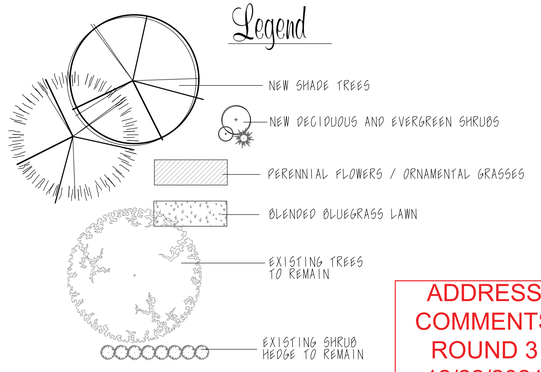
PLANT LIST

QTY	CODE	PLANT NAME		SIZE
3	GTI	GLEDITSIA TRIACANTHOS	SKYLINE HONEYLOCUST	4"CAL
2	AAØ	ACER FREEMANI	AUTUMN BLAZE MAPLE	4"CAL
5	QUS	QUERCUS BICOLOR	SWAMP WHITE OAK	4"CAL
3	TAX	TAXODIUM DISTICHUM	BALD CYPRESS	4"CAL
3	PLA	PLATANUS ACERIFOLIA	MORTON LONDON PLANETREE	4"CAL
6	ULM	ULMUS SPECIES	FRONTIER HYBRID ELM	4"CAL
32	TXT	TAXUS TAUTONI	TAUTON YEW	24"
3	JCS	JUNIPERUS CHINENSIS	SARGENT JUNIPER	18-24"
14	THO	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	4' HT
5	BUX	BUXUS SPECIES	CHICAGOLAND GROWS BOXWOOD	18"
45	ROC	ROSA SPECIES	CORAL CARPET ROSE	18"
8	RHA	RHUS COPPELIANA	PRAIRIE FLAME SUMAC	3' HT"
5	HYD	HYDRANGEA MACROPHYLLA	BLOOMSTRUCK HYDRANGEA	30"
6	WEG	WIEGELA SPECIES	DARK HORSE WIEGELA	18"
10	PMG	GOREOPSIS VERTICILLATA	ZAGREB GOREOPSIS	1 GAL
25	PSY	HEMEROCALLIS SPECIES	GOING BANANAS DAYLILY	1 GAL
25	PRP	HEUCHERA MICRANTHA	GEORGIA PEACH CORALBELL	1 GAL
7	PWN	NEPETA RACEMOSA	WALKERS LOW CATMINT	1 GAL
30	PCG	GERANIUM SPECIES	MAX FREI GERANIUM	1 GAL
115	PDS	SPOROBOLUS SPECIES	PRAIRIE DROPSEED	1 GAL
24	PAN	PANICUM SPECIES	SWITCH GRASS	1 GAL

NOTE:

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3. ALL PLANTINGS SHALL BE WATERED THOROUGHLY IN THE FIRST 24 HOURS AFTER PLANTING.ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
4. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM TIME OF PLANTING.
5. ALL PLANT BED AREAS TO BE MULCHED WITH PREMIUM SHREDDED HARDWOOD MULCH 3" DEEP AND SHALL BE SEPARATED FROM LAWN AREAS WITH A SPADED EDGING. APPLY TREFLAN HERBICIDE PER MANUFACTURER SPECIFICATIONS TO ALL PLANT BED AREAS.
6. ALL NEW LAWN AREAS TO BE A BLENDED BLUEGRASS SOD UNLESS OTHERWISE INDICATED. CONTRACTOR TO MAINTAIN LAWNS UNTIL APPROVAL AND ACCEPTANCE BY OWNERS REPRESENTITIVE. RESTORE ALL OTHER DAMAGED LAWN AREAS DUE TO CONSTRUCTION *V.I.F.*.
7. IT IS CONTRACTORS OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL THE END OF GUARANTEE PERIOD.
8. PLANT SIZES LISTED ARE THE MINIMUM SIZE REQUIRED. PLANTS THAT DO NOT MEET THESE MINIMUM SIZES SHALL BE REJECTED AT CONTRACTORS EXPENSE.
9. NO PLANT SPECIES OR SIZES SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT OR OWNERS REPRESENTITIVE.
10. SEE SHEETS L-4, L-5, L-6 FOR ADDITIONAL SPECIFICATIONS AND PLANTING DETAILS.

Legend



ADDRESS COMMENTS ROUND 3 12/22/2021

Landscape Plans Prepared By:
Paul A. Couture 8/9/21
Paul A. Couture, P.L.A. ASLA
I.L. License Number 157-00328

REGISTERED LANDSCAPE ARCHITECT 157-000326 STATE OF ILLINOIS PAUL A. COUTURE

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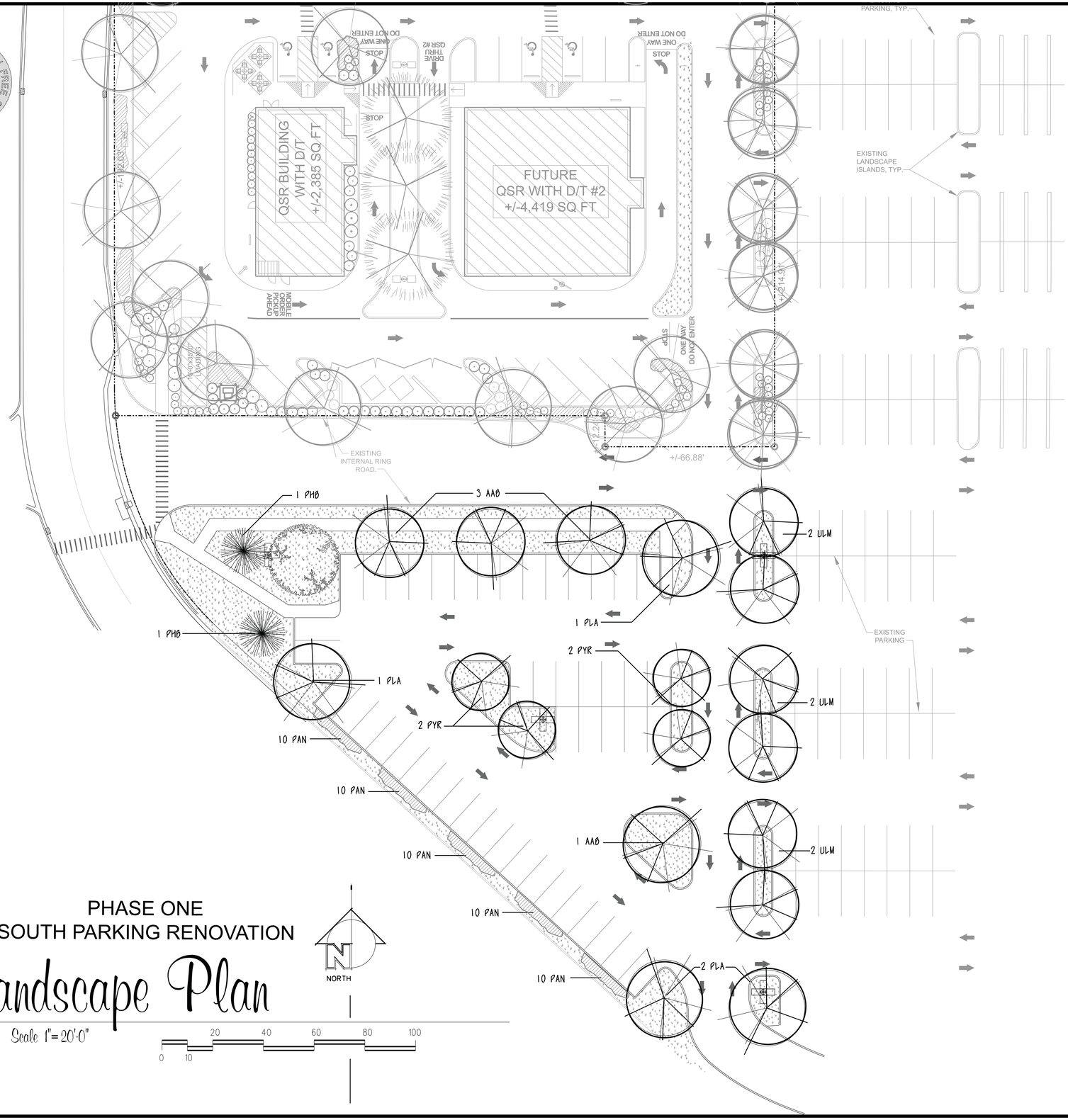
REVISIONS
08-09-21
10-10-21
12-02-21

DATE 07-21-21
SCALE AS SHOWN
DRAWN PAC
SHEET L-1
OF SIX

WARNING

CALL JULIE TOLL FREE 800-892-0123

CALL BEFORE YOU DIG 800-892-0123



PHASE ONE
SOUTH PARKING RENOVATION

Landscape Plan

Scale 1"=20'-0"

NORTH

0 10 20 40 60 80 100

PLANT LIST

QTY	CODE	PLANT NAME		SIZE
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6	ULM	ULMUS SPECIES	FRONTIER HYBRID ELM	4" CAL
4	PLA	PLATANUS ACERIFOLIA	MORTON LONDON PLANETREE	4" CAL
4	PYR	PYRUS CALLERYANA	CHANTICLEER PEAR	4" CAL
2	PBH	PICEA DENSATA	BLACK HILL SPRUCE	6' HT
50	PAN	PANICUM SPECIES	SWITCHGRASS	1 GAL

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Legend

NEW SHADE & EVERGREEN TREES

EXISTING TREES TO REMAIN

BLENDED BLUEGRASS LAWN

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157-000328 REGISTERED STATE OF ILLINOIS PROFESSIONAL LANDSCAPE ARCHITECT 2021

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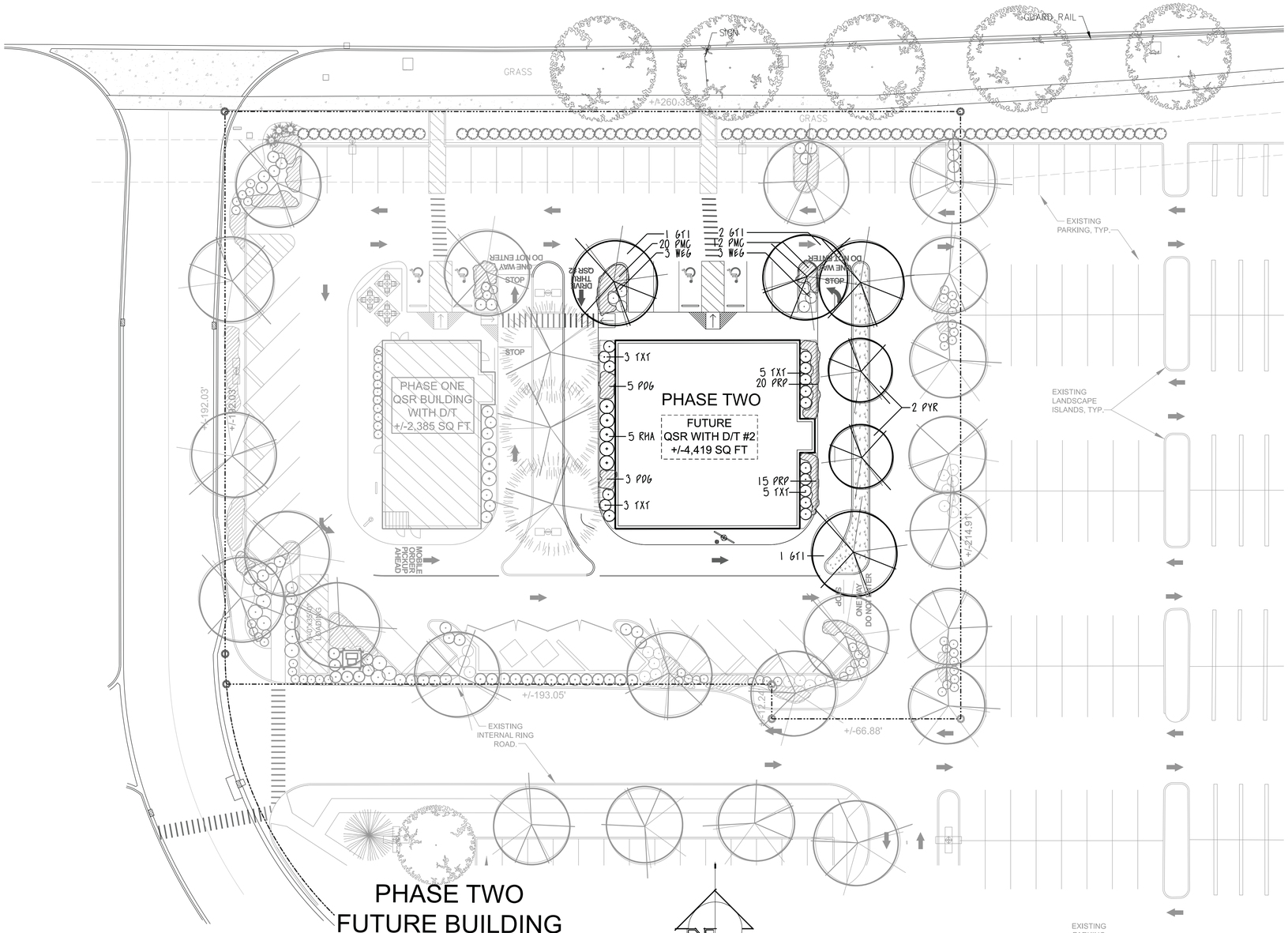
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08-09-21
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12-21-21 ADD SHADE TREES

DATE 07-21-21
SCALE AS SHOWN
DRAWN PAC
SHEET L-2
OF SIX

PALATINE ROAD



PHASE TWO
FUTURE BUILDING

Landscape Plan

WARNING

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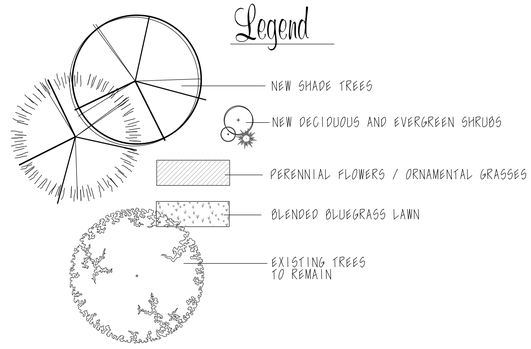
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6	WEG	WEIGELA SPECIES	DARK HORSE WEIGELA	18"
9	RHA	RHUS COPPELIANA	PRAIRIE FLAME SUMAC	3' HT*
32	PMG	COREOPSIS VERTICILLATA	ZAGREB COREOPSIS	1 GAL
8	PDG	PENNISETUM HAMLIN	DWARF FOUNTAIN GRASS	1 GAL

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ARCHITECT
2021

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DATE 07-21-21

SCALE AS SHOWN

DRAWN PAC

SHEET L-3

OF SIX

LANDSCAPE SPECIFICATIONS

SECTION 0001

LANDSCAPE WORK

PART 1 GENERAL

1.01 DESCRIPTION

THESE GENERAL REQUIREMENTS APPLY TO ALL LANDSCAPE OPERATIONS. REFER TO SPECIFICATION SECTIONS FOR SPECIFIC GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.

1.02 QUALITY ASSURANCE

A. COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING MATERIALS, METHODS OF WORK, AND DISPOSAL OF EXCESS AND WASTE MATERIALS.
B. OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS, PERMITS, AND FEES. PROVIDE NOTICES REQUIRED BY GOVERNMENTAL AUTHORITIES.
C. OWNER SHALL APPOINT A QUALIFIED REPRESENTATIVE TO OVERSEE THE WORK AND ASSURE ITS ADHERENCE TO THE PLANS AND THESE SPECIFICATIONS. HENCEFORTH, THIS PERSON SHALL BE DESIGNATED AS OWNERS REPRESENTATIVE.
D. CONTRACTOR TO HAVE AN EXPERIENCED ENGLISH SPEAKING SUPERVISOR / FOREMAN ONSITE AT ALL TIMES THAT CAN ADEQUATELY COMMUNICATE WITH OWNERS REPRESENTATIVE WHEN NECESSARY, AND HAVE EXPERIENCED INSTALLERS WHO HAVE COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT AS TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.
E. CONTRACTORS WORKFORCE SHALL BE KNOWLEDGEABLE AND OR MAKE THEMSELVES KNOWLEDGEABLE OF ALL SAFETY REGULATIONS AND REQUIREMENTS PERTAINING TO THIS PROJECT INCLUDING WEARING ALL PROTECTIVE GEAR NEEDED TO COMPLY WITH THESE REQUIREMENTS. WORKMAN NOT IN COMPLIANCE CAN AND WILL BE DENIED ACCESS TO THE JOBSITE BY THE GENERAL CONTRACTOR . A SAFETY CLASS FOR WORKERS MAY BE REQUIRED BY THE GENERAL CONTRACTOR.

1.03 PROJECT CONDITIONS

A. LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD SERVICES AND UTILITIES WITHIN CONTRACT LIMIT WORK AREAS. CONTACT UTILITY LOCATE AT 811. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTORS EXPENSE.
B. WHEN UNCHARTED OR INCORRECTLY CHARTED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
C. LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS AT CONTRACTORS EXPENSE.
D. OBTAIN GOVERNING AUTHORITIES WRITTEN PERMISSION WHEN REQUIRED TO CLOSE OR OBSTRUCT STREET, WALKS AND ADJACENT FACILITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS WHEN REQUIRED BY GOVERNING AUTHORITIES.
E. CONTROL DUST CAUSED BY THE WORK. DAMPEN SURFACES AS REQUIRED. COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. .
F. PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS AT CONTRACTORS EXPENSE.
G. PROTECT AND MAINTAIN STREETLIGHTS, UTILITY POLES AND SERVICES, TRAFFIC SIGNAL CONTROL BOXES, CURB BOXES, VALVES AND OTHER SERVICES, EXCEPT ITEMS DESIGNATED FOR REMOVAL. REMOVE OR COORDINATE THE REMOVAL OF TRAFFIC SIGNS, PARKING METERS AND POSTAL MAILBOXES WITH THE APPLICABLE GOVERNMENTAL AGENCY.
H. AT THE CONCLUSION OF EACH WORK DAY, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING THE SITE IN A CLEAN AND SAFE CONDITION.

PART 2 PRODUCTS

2.01 MATERIALS AND EQUIPMENT

A. MATERIALS AND EQUIPMENT: AS SELECTED BY CONTRACTOR, EXCEPT AS INDICATED.
B. EQUIPMENT: IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
C. MATERIALS: IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

PART 3 EXECUTION

3.01 PREPARATION

A. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
B. CONSULT THE AVAILABLE RECORDS AND DRAWINGS OF ADJACENT WORK AND OF EXISTING SERVICES AND UTILITIES WHICH MAY AFFECT WORK OPERATIONS, AS PROVIDED BY OWNER.

END OF SECTION 0001

SECTION 0002

TREE AND SHRUB PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

A. PROVIDE TREES AND SHRUBS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
   1. SOIL PREPARATION.
   2. TREES, SHRUBS.
   3. PLANTING MIXES.
   4. MULCH AND PLANTING ACCESSORIES.
   5. EXISTING PLANT RELOCATION.
B. RELATED WORK:
   1. SECTION 00000: EARTHWORK.
   2. SECTION 00004: SEEDING.
   3. SECTION 00005: SODDING.
   4. SECTION 00003: PERENNIAL , ORNAMENTAL GRASS, GROUNDCOVER PLANTING.

1.02 QUALITY ASSURANCE

A. COMPLY WITH SECTION 00001 REQUIREMENTS.
B. COMPLY WITH SECTION 00003 REQUIREMENTS WHEN APPLICABLE .
C. PROVIDE STOCK TRUE TO BOTANICAL NAME. DO NOT SUBSTITUTE WITHOUT PERMISSION OF OWNER OR OWNERS REPRESENTATIVE. NONCONFORMING PLANTS WILL BE REJECTED AT CONTRACTORS EXPENSE.
D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION. NONCONFORMING PLANTS WILL BE REJECTED AT CONTRACTORS EXPENSE.
E. ALL PLANTS SHALL BE LOCALLY GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
F. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE WITHIN REASON, AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET ANLA STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
G. PROVIDE 'SPECIMEN' PLANTS WITH A SPECIAL HEIGHT, SHAPE OR CHARACTER OF GROWTH. SPECIMEN TREES OR SHRUBS MAY BE TAGGED AT THE SOURCE OF SUPPLY. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO INSPECT SPECIMEN SELECTIONS AT THE SOURCE OF SUPPLY FOR SUITABILITY AND ADAPTABILITY TO SELECTED LOCATION. WHEN SPECIMEN PLANTS CANNOT BE PURCHASED LOCALLY, PROVIDE SUFFICIENT PHOTOGRAPHS OF THE PROPOSED SPECIMEN PLANTS FOR APPROVAL IF SO REQUESTED. NO 'FARK GRADE' MATERIAL WILL BE ACCEPTED.
H. PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

CONTINUE SECTION 0002 TREE AND SHRUB PLANTING

1.03 SUBMITTALS

A. SUBMIT THE FOLLOWING MATERIAL SAMPLES, IF REQUESTED:
   1. MULCH -BULK OR BAGGED.
   2. DECORATIVE STONE OR GRAVEL -BAG OR BULK
B. SUBMIT THE FOLLOWING MATERIALS CERTIFICATION, IF REQUESTED:
   1. TOPSOIL SOURCE AND PH VALUE.
   2. PEAT MOSS, COMPOST, OR OTHER ORGANIC SOIL AMENDMENTS
   3. PLANT FERTILIZER.

1.04 DELIVERY, STORAGE, AND HANDLING

A. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
B. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD NURSERY PRACTICE TO PREPARE PLANTS FOR TRANSPORT. WORKMANSHIP, WHICH FAILS TO MEET THE HIGHEST STANDARDS, WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTI- DESICCANT IMMEDIATELY BEFORE DIGGING TO PREVENT DEHYDRATION WHEN IN LEAF. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY.
C. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN.
D. MOISTEN ALL BURLAP ROOT BALL BEFORE TRANSPORTING. PREVENT SURFACE FROM DRYING DURING TRANSPORTING

1.05 PROJECT CONDITIONS

A. WORK NOTIFICATION: NOTIFY OWNERS REPRESENTATIVE AT LEAST TWO (2) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS. CALL 811 TO MARK UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE DIGGING.
C. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. PAYMENT SHALL BE BASED ON ACTUAL INSTALLED PLANT COUNT.

1.06 WARRANTY

A. WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE, PROVIDED PLANTS ARE GIVEN PROPER CARE BY OWNER DURING THIS PERIOD.
   1. CONTRACTOR TO CALL FOR FINAL INSPECTION OF PLANTS.
   2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE WATERING, CULTIVATION AND OTHER MAINTENANCE OPERATIONS PERFORMED BY THE OWNER DURING THE WARRANTY PERIOD.
   3. ANY METHODS OR PRACTICES, WHICH THE CONTRACTOR CONSIDERS UNSATISFACTORY AND NOT IN ACCORD WITH STANDARD HORTICULTURAL PRACTICES SHALL BE REPORTED TO THE OWNER IN WRITING.
B. REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNERS REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
C. REPLACE ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY OWNER'S REPRESENTATIVE, ARE IN A SEVERELY UNHEALTHY CONDITION WITHIN WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
D. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, DROUGHT, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREAS; ACTS OF VANDALISM, ANIMAL DESTRUCTION OR NEGLIGENCE ON THE PART OF THE OWNER. ANY REPLACEMENT ATTRIBUTED TO THESE CAUSES MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

2.01 MATERIALS

A. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMALLY DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION.
   1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH AS NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK'. CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
   2. CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
   A. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
   B. CONTAINER STOCK SHALL NOT BE POT BOUND.
   3. IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
   4. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT LESS THAN THE MINIMUM SIZE AND VARIETY DESIGNATED IN THE PLANT LIST AND ACCORDING TO THE ANLA STANDARDS FOR NURSERY STOCK.
   5. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH ANLA STANDARDS.

2.02 ACCESSORIES

A. TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
   1. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
   2. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
B. PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE GRANULATED RAW PEAT OR BALED PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS.
C. ORGANIC MATTER: ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM DEBRIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING.
D. MULCH: DARK PREMIUM GRADE , DOUBLE PROCESSED SHREDDED HARDWOOD UNLESS OTHERWISE APPROVED BY OWNERS REPRESENTATIVE.
E. FERTILIZER:
   1. PLANT FERTILIZER: COMMERCIAL TYPE APPROVED BY THE OWNERS REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.
F. PRE EMERGENT HERBICIDE: TREFLAN, RONSTAR-G OR APPROVED EQUIVALENT APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO ALL PLANT BED AREAS UNLESS OTHERWISE INDICATED.
G. ANTI-DESICCANT: PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
H. WATER: HOSES OR OTHER METHODS OF TRANSPORTATION TO BE FURNISHED BY CONTRACTOR. WATER TO BE PROVIDED BY THE OWNER AT THE SITE.
I. STAKES FOR STAKING: HARDWOOD, 2" X 2" - 6.0' LONG 2X4 PINE IS PERMISSIBLE.
J. STAKES FOR GUYING: HARDWOOD, 2" X 2" X 24" LONG OR 'DUCKBILL' OR 'SPEED STAKE' EARTH ANCHORS.
K. GUYING/STAKING WIRE: 12- OR 14-GAUGE GALVANIZED WIRE.
   1. TURNBUCKLES: GALVANIZED STEEL OF SIZE AND GAUGE REQUIRED TO PROVIDE TENSILE STRENGTH EQUAL TO THAT OF THE WIRE. TURNBUCKLE OPENINGS SHALL BE AT LEAST 3".
L. STAKING AND GUYING HOSE: TWO-PLY, REINFORCED GARDEN HOSE NOT LESS THAN 1/2" INSIDE DIAMETER. SHALL BE UNIFORM IN COLOR.
M. PLASTIC GUY MATERIAL NO LESS THAN 1/4". SHALL BE UNIFORM IN COLOR AND LEVEL AS APPLIED.
N. TWINE: TWO-PLY JUTE MATERIAL.
O. WEED CONTROL BARRIER: 'IF INDICATED' ROT RESISTANT POLYPROPYLENE FABRIC OR EQUIVALENT, WATER AND AIR PERMEABLE.

PART 3 EXECUTION

3.01 INSPECTION

A. EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS BEFORE INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

A. COORDINATION AND SCHEDULING - TIME OF PLANTING
   COORDINATE INSTALLATION OF PLANTING MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED. NORMAL SEASONS FOR THE INSTALLATION OF PLANT MATERIAL SHALL BE AS FOLLOWS:
   1. SPRING PLANTING: PERFORM FROM TIME SOIL BECOMES WORKABLE TO JUNE 15. INSTALL EVERGREEN TREES PRIOR TO NEW GROWTH BEGINNING IN THE SPRING.
   2. FALL PLANTING: PERFORM FROM SEPTEMBER 1 TO NOVEMBER 15. PERENNIALS AND GROUND COVERS SHALL BE COMPLETED BY OCTOBER 15.
   3. SUMMER PLANTING: PLANTING PERFORMED BETWEEN JUNE 15 AND AUGUST 31, SHALL BE CONSIDERED UNSEASONABLE AND WILL REQUIRE OWNER'S APPROVAL.
B. PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
C. LOCATE PLANTS AS INDICATED ON DRAWINGS. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL OWNER'S REPRESENTATIVE HAS SELECTED ALTERNATE PLANT LOCATIONS.
D. EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST TWICE AS WIDE AS THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL BE NO GREATER THAN THE ROOT BALL DEPTH. SCARIFY BOTTOM OF THE PIT. REMOVE EXCESS EXCAVATED MATERIALS FROM THE SITE.
E. PLANTING MIXTURE FOR USE AROUND THE BALLS AND ROOTS OF TREES AND SHRUBS SHALL CONSIST OF FIVE (5) PARTS EXISTING SOIL TO ONE (1) PART PEAT MOSS AND LB. PLANT FERTILIZER FOR EACH CUBIC YARD OF MIXTURE OR EQUIVALENT. BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

3.03 INSTALLATION

A. SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUM AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURES. SET PLANT MATERIAL NO LOWER THAN THE FINISH GRADE OR 2"-3" ABOVE FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACK FILL THE PIT WITH EXISTING SOIL OR APPROVED TOP SOIL OR MIX. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.
B. AFTER PLANTS ARE SET, MUDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.
   1. REMOVE ALL SYNTHETIC BURLAP AND ROPES, AND WIRES FROM THE COLLAR OF BALLS.
C. SPACE PLANTS IN ACCORDANCE WITH SCALED DRAWINGS.
D. WATERING: WATER PLANTING THOROUGHLY TO FILL SOILS AGAINST ROOT BALL AND SETTLE AIR POCKETS. ADDITIONAL SOIL MAY BE NEEDED, WATER AGAIN TO ENSURE COMPLETE COMPACTION.
E. MULCHING: TREES AND SHRUBS SHALL HAVE MULCH APPLIED IMMEDIATELY AFTER PLANTING. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.
   1. MULCH TREES AND SHRUBS WITH REQUIRED MULCHING MATERIAL 3-4"
   2. MULCH PERENNIAL BEDS 2- 3" DEEP
   3. MULCH GROUND COVER BEDS TO A DEPTH OF 1-2" (NO MORE THAN 2") BEFORE INSTALLING GROUNDCOVER PLANTS. BRUSH MULCH OFF OF FOLIAGE.
F. WRAPPING, GUYING, STAKING: IT IS THE CONTRACTORS TO OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF THE GUARANTEE PERIOD.
   1. WRAPPING SHOULD BE DONE ONLY ON AN AS NEED BASIS.
   2. STAKING/GUYING (IF NEEDED)
   A. STAKE/GUY SHOULD ONLY BE USED WHEN TREES ARE LOOSE OR WEAK STEMMED.
   SEE STAKING DETAILS ON THE DRAWINGS
G. PRUNING:
   1. REMOVE OR CUT BACK BROKEN, DAMAGED AND ASYMMETRICAL GROWTH OF NEW WOOD.
   2. UNLESS OTHERWISE DIRECTED, PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
H. EXISTING PLANT RELOCATION:
   1. TRANSPLANT TREES AND SHRUBS DESIGNATED FOR RELOCATION TO LOCATIONS SHOWN ON THE DRAWINGS. PRUNE, DIG, BALL AND BURLAP, MOVE AND PLANT IN ACCORDANCE WITH SPECIFIED TREE PLANTING REQUIREMENTS.
   2. PRUNE, DIG, BALL AND BURLAP, AND MOVE DESIGNATED TREES FOR RELOCATION TO THE DESIGNATED PLANT STORAGE AREA FOR HEELING-IN OF MATERIALS UNTIL FINAL PLANTING AREAS ARE PREPARED, IF REQUIRED.
   A. MAINTAIN PLANTS IN STORAGE AREAS BY BRACING PLANTS IN VERTICAL POSITION AND SETTING BALLS IN AN ENCLOSED BERM OF TOPSOIL OR BARK. WATER AS REQUIRED TO MAINTAIN ADEQUATE ROOT MOISTURE.
   B. RE-BURLAP PLANT BALLS IF REQUIRED BEFORE FINAL TRANSPLANTING OPERATIONS.
   C. MOVE TO FINAL LOCATIONS SHOWN ON THE DRAWINGS AND PLANT IN ACCORDANCE WITH SPECIFIED TREE PLANTING REQUIREMENTS.
   3. TRANSPLANTS ARE NOT UNDER WARRANTY UNLESS INDICATED.

3.04 MAINTENANCE

A. MAINTENANCE OF INSTALLED AND ACCEPTED PLANTINGS WILL BE PERFORMED BY THE OWNER.
B. CONTRACTOR'S MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL ACCEPTANCE.
   1. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
   2. TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED, ONLY IF ORIGINALLY NEEDED.
   3. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
   4. WATER ALL PLANT MATERIAL AS NECESSARY .

3.05 ACCEPTANCE

A. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
B. INSPECTION UPON CONTRACTORS REQUEST TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.
   1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.
C. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
D. UPON ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.

3.06 CLEANING

A. PERFORM CLEANING DURING INSTALLATION AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.

END OF SECTION 0002

ADDRESS COMMENTS ROUND 3 12/22/2021

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REVISIONS 08-09-21

DATE 07-21-21

SCALE AS SHOWN

DRAWN PAC

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OF SIX

LANDSCAPE SPECIFICATIONS

SECTION 0003

PERENNIALS - ORNAMENTAL GRASSES - GROUNDCOVER PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

A. PROVIDE PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
   1. SOIL PREPARATION.
   2. PERENNIAL, ORNAMENTAL GRASSES AND GROUNDCOVERS.
   3. PLANTING MIXES.
   4. MULCH AND PLANTING ACCESSORIES.
B. RELATED WORK:
   1. SECTION 00000: EARTHWORK.
   2. SECTION 00004: SEEDING.
   3. SECTION 00005: SODDING.
   4. SECTION 00002: TREE AND SHRUB PLANTING.

1.02 QUALITY ASSURANCE

A. COMPLY WITH SECTION 00001 REQUIREMENTS.
   COMPLY WITH SECTION 00002 WHEN APPLICABLE.
B. LANDSCAPE CONTRACTORS SHALL PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED. DO NOT SUBSTITUTE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT.
C. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
   1. SPECIFIED POT SIZES AND PLANT GRADES SHOULD COMPLY WITH THE STANDARDS ACCEPTED BY THE ANLA. THESE STANDARDS LIST MINIMUM DIMENSIONS FOR CONTAINERS IN VARIOUS CLASSES AND DEFINE MINIMUM STANDARDS FOR BARE ROOT LINERS, DIVISIONS, AND FIELD CLUMPS.
D. ALL PLANTS SHALL BE LOCALLY GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
E. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE WITHIN REASON, AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET ANLA STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
F. PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

1.03 SUBMITTALS

A. AFTER PREPARATION, A SAMPLE OF THE PLANTING SOIL SHALL BE SUBMITTED TO THE LANDSCAPE IF REQUESTED, PRIOR TO INSTALLATION OF THE PLANTS. ADDITIONAL ORGANIC MATTER AND PREPARATION MAY BE REQUIRED BASED ON THE PHYSICAL PROPERTIES OF THE SAMPLE SUBMITTED. A SEPARATE SAMPLE FROM EACH PLANTING BED SHALL BE SUBMITTED IF REQUESTED.
B. A SAMPLE OF THE ORGANIC MATTER SPECIFIED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE. A LABORATORY ANALYSIS MAY BE REQUESTED IF DEEMED NECESSARY.
C. PRIOR TO USE, LABELS OF ALL SOIL AMENDMENTS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT TO VERIFY COMPLIANCE WITH THE DESIGN SPECIFICATIONS. SAMPLES MAY BE REQUESTED FOR LABORATORY ANALYSIS.
D. EACH SEPARATELY CONTAINERIZED PLANT BROUGHT TO THE SITE SHALL BE LABELED WITHIN REASON. FLATS OF THE SAME PLANTS MAY HAVE ONE LABEL PER FLAT. EACH BUNDLE OF BARE ROOT PLANTS SHALL BE LABELED. THESE LABELS MUST SHOW THE BOTANICAL NAME OF THE PLANT. THE LANDSCAPE ARCHITECT SHALL INSPECT THE LABELS, CONTAINER SIZES, AND DIVISION SIZES OF BARE ROOT PLANTS FOR COMPLIANCE TO THE DESIGN SPECIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT SHALL ALSO VERIFY THAT THE PLANTS DELIVERED TO THE SITE ARE LABELED TRUE TO NAME. UPON ACCEPTANCE OF THE PLANTS BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL PROVIDE WRITTEN MAINTENANCE PROCEDURES FOR MAINTENANCE OF THE PLANTS.
E. FOLLOWING THE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A COPY OF THE ORIGINAL PLAN NOTING ANY SITE ADJUSTMENTS TO THAT ORIGINAL PLAN

PART 2 PRODUCTS

2.01 MATERIALS

A. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMALLY DEVELOPED HABIT AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, AND ALL FORMS OF INFESTATION.
   1. CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
      A. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
      B. CONTAINER STOCK SHALL NOT BE POT BOUND.
   2. IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR CONTAINER SIZE IN PROPORTION TO THE SIZE OF THE PLANT.
   3. PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH ANLA STANDARDS.

2.02 PLANT SPECIFICATIONS

A. PERENNIAL AND GROUNDCOVER PLANTS ARE SPECIFIED FOR DESIGN BY THE CONTAINER CLASS AND SIZE (I.E. 2" SQUARE CONTAINER OR 1 QUART CONTAINER, ETC.) OR, IF BARE ROOT, BY GRADE AS ACCEPTED BY ANLA STANDARDS FOR NURSERY STOCK AND THE PRODUCTION TRADE (I.E. 1-EYE DIVISION, 2-3 EYE DIVISION, FIELD CLUMP, ETC.).
B. PERENNIALS ARE SPECIFIED BY TYPE:
   1. CONTAINER-GROWN - GROWN TO A SPECIFIED SIZE IN A CONTAINER.
   2. BARE ROOT - PURCHASED FREE OF ANY GROWING MEDIUM REGARDLESS OF GROWING METHOD.
   3. FIELD-POTTED - FIELD-GROWN PLANTS WHICH ARE POTTED FOR DELIVERY AS THEY ARE DUG FROM THE FIELD.

2.03 SOIL REQUIREMENTS

DEPENDING ON EXISTING CONDITIONS OF TOPSOIL ONSITE, REQUIRED SOIL MIX MAY BE PREPARED ONSITE THROUGH MANUAL AND MECHANICAL MEANS, OR IN THE EVENT EXISTING SOIL IS IN UNACCEPTABLE CONDITION AND MAKEUP , NEW TOPSOIL OR A COMPLETE MIX TO BE INSTALLED AFTER EXISTING SOIL IS EXCAVATED TO PROPER DEPTH AND REMOVED / DISPOSED OFFSITE.
FINAL SOIL COMPOSITION IN PERENNIAL , ORNAMENTAL GRASS AND GROUNDCOVER BEDS TO BE
40% TOPSOIL , 30% ORGANIC MATTER, 30% COARSE SAND, PLUS 1 LB. FERTILIZER PER CUBIC YARD OF SOIL MIX

A. SOIL FOR PERENNIAL BEDS SHOULD BE ROTOTILLED 8 INCHES DEEP MINIMUM. GROUNDCOVER BEDS AT 6" MINIMUM UNLESS OTHERWISE NOTED. TOP SOIL SHOULD BE DRY, LOOSE, AND FREE OF DEBRIS. WHERE HARDPAN EXISTS BENEATH THE PREPARED BED, DEEPER PREPARATION MAY BE SPECIFIED. ADDITIONALLY, THE LANDSCAPE CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IF ANY BEDS DO NOT DRAIN PROPERLY.
BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

2.04 AMENDMENTS

A. TOPSOIL: TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
   1. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
   2. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.

B. ORGANIC MATTER- ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM DEBRIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING

C. FERTILIZERS: TO BE DELIVERED TO THE JOB SITE IN THEIR ORIGINAL PACKAGING WITH LEGIBLE, INTACT LABELS INDICATING NUTRIENT CONTENT AND SOURCE. LABELS SHOULD BE CHECKED PRIOR TO USE AND A SAMPLE MAY BE REQUESTED FOR LABORATORY ANALYSIS.
   1. COMMERCIAL TYPE APPROVED BY THE OWNER'S REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.

D. COARSE SAND: GRADATION FA-2

PART 3 EXECUTION

3.01 PRE-PLANTING AND POST-PLANTING INSTRUCTIONS

A. PRE-PLANTING.
1. PLANTS SHALL BE BROUGHT TO THE SITE THE DAY THEY ARE TO BE INSTALLED, IF POSSIBLE. IF SITUATIONS ARISE WHERE EARLIER DELIVERY CANNOT BE AVOIDED OR IF PLANTING IS DELAYED AFTER THE PLANTS HAVE BEEN DELIVERED, THEY SHALL BE STORED WHERE THEY CAN BE PROPERLY WATERED, SHELTERED FROM DIRECT SUNLIGHT, AND PROTECTED FROM MECHANICAL DAMAGE BY CONSTRUCTION EQUIPMENT, ANIMALS, ETC. IF STORAGE NEEDS TO BE MORE THAN TWO DAYS, THE PLANTS SHALL BE SEPARATED FAR ENOUGH FROM EACH OTHER TO PROVIDE GOOD AIR CIRCULATION TO THEIR TOPS, REDUCING THE RISK OF FUNGUS. BARE ROOT PLANTS WHICH MUST BE HELD SHALL BE HEALED-IN WHERE THEY CAN BE WATERED AS NEEDED.
2. ALL PLANTS SHALL BE WATERED THOROUGHLY AND ALLOWED TO DRAIN PRIOR TO PLANTING.
3. WHILE PLANTING, BARE ROOT PLANTS MUST BE PROTECTED FROM HOT SUN AND DRYING WIND BY SHADING THEM WITH BURLAP, LANDSCAPE FABRIC, STRAW OR OTHER BREATHABLE MATERIAL. PLASTIC IS UNACCEPTABLE. CONTAINERIZED PLANTS MUST BE LEFT IN THEIR CONTAINERS UNTIL EACH IS PLANTED. THEY SHALL NOT BE REMOVED FROM THE CONTAINERS TO BE LAID OUT ON THE BED WHERE SUN AND WIND WILL DAMAGE THE ROOTS PRIOR TO PLANTING.
4. ANY DEAD OR DAMAGED PLANT PARTS SHALL BE REMOVED FROM THE PLANTS UPON PLANTING.
5. SPACING: SPACE GROUNDCOVERS AND PERENNIALS IN ACCORDANCE WITH DESIGNATED AREAS ON DRAWINGS. IN CASE OF AREA SIZE DISCREPANCIES , A TIGHTER SPACING IS PREFERRED .

B. POST-PLANTING
   1. MULCH: WHERE MULCHING IS SPECIFIED, THE MULCH MUST BE PULLED AWAY FROM THE STEMS AND CROWNS OF PERENNIALS AND GROUNDCOVERS TO REDUCE THE OCCURRENCE OF ROT OR RODENT DAMAGE. MULCH THICKNESS IN BED AREAS SHOULD BE 2-3" FOR PERENNIALS AND 1-2" FOR GROUNDCOVERS.
   2. PERENNIAL AND GROUNDCOVER BED AREAS TO BE THOROUGHLY WATERED IMMEDIATELY AFTER INSTALLATION AND CLEANUP.

3.02 MAINTENANCE

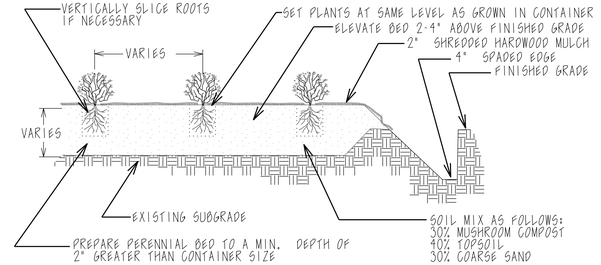
A. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE PERENNIALS FROM THE TIME THEY ARE BROUGHT ONTO THE JOB SITE UNTIL THEY ARE PLANTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT .
1. PLANTS SHALL BE WATERED OFTEN ENOUGH TO PREVENT WILTING PRIOR TO PLANTING. AFTER PLANTING, THEY SHALL BE WATERED INITIALLY TO SETTLE THE SOIL, THEN TO PREVENT WILTING AND TO ALLOW THEM TO BECOME ESTABLISHED ON THE SITE.
2. THE BEDS SHALL BE FREE OF WEEDS AT PLANTING TIME AND SHALL BE MAINTAINED WEED FREE BY THE CONTRACTOR UNTIL THE PLANTING IS ACCEPTED BY THE CLIENT .
3. SHOULD INSECTS OR DISEASES ATTACK THE PLANTS AFTER INSTALLATION AND PRIOR TO ACCEPTANCE OF THE PLANTING, APPROPRIATE PESTICIDES SHALL BE PROPERLY APPLIED TO CORRECT THE SITUATION.
4. THE BEDS SHOULD BE CHECKED REGULARLY FOR SOIL SETTLING WHICH MAY EXPOSE THE ROOT BALLS OR OTHERWISE ENDANGER THE HEALTH OF THE PLANTING. SHOULD THIS OCCUR, THE CONTRACTOR SHALL CORRECT THE SETTLING PROBLEMS.
5. NEWLY PLANTED PERENNIALS AND GROUNDCOVERS MAY BE HEAVED OUT OF THE GROUND BY ALTERNATE FREEZES AND THAWS. SHOULD THIS OCCUR PRIOR TO ACCEPTANCE OF THE PLANTING, THE CONTRACTOR SHALL RE-SET THOSE AFFECTED PLANTS.
6. ANY NOTED DEFECTS, SUCH AS REVERSIONS, ERRANT GROWTH OR COLOR NOT TYPICAL FOR THE SPECIES OR CULTIVAR, SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT SHALL BE FOLLOWED TO CORRECT THE SITUATION. RECOMMENDATIONS MAY INCLUDE REMOVAL OF THE ENTIRE PLANT.

B. THE CLIENT OR THE CLIENT'S ASSIGNED AGENT BECOMES RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS AFTER THE PLANTING HAS BEEN ACCEPTED BY THE LANDSCAPE ARCHITECT. FAILURE TO PROPERLY MAINTAIN THE PLANTING SHALL VOID ANY WARRANTY.
1. THE CLIENT SHALL WATER THE PLANTS TO PREVENT WILTING. THE SCHEDULE WILL VARY WITH THE GROWTH OF THE PLANTS AND PREVAILING CLIMATE. GENERALLY, NEW PLANTINGS WILL NEED TO RECEIVE 1 INCH OF WATER PER WEEK. A RAIN GAUGE SHOULD BE PLACED IN THE PLANTING TO CATCH BOTH RAINFALL AND IRRIGATION WATER TO VERIFY THE AMOUNT OF APPLICATION.
2. THE CLIENT SHALL PROPERLY PINCH, PRUNE, AND DEADHEAD THE HERBACEOUS PERENNIALS AS NEEDED AND AS REQUIRED TO MEET THE AESTHETIC GOAL OF THE PLANTING.
3. THE CLIENT SHALL MAINTAIN THE PLANTING FREE FROM COMPETING WEEDS.
4. THE CLIENT SHALL REGULARLY INSPECT THE PLANTING FOR INSECTS AND DISEASES, NOTIFYING THE LANDSCAPE ARCHITECT OF ANY NOTED OCCURRENCES. IF PESTICIDES ARE DEEMED NECESSARY, THEY SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
5. AFTER THE ACCEPTANCE OF THE PLANTING, THE CLIENT IS RESPONSIBLE FOR CORRECTING ANY SETTLING OF THE PLANTING BEDS.
6. AFTER ACCEPTANCE, THE CLIENT IS RESPONSIBLE FOR SETTING ANY PLANTS WHICH ARE HEAVED OUT OF THE GROUND IN WHOLE OR IN PART BY CLIMATE CHANGES.
7. UNSATISFACTORY PERFORMANCE OF THE PERENNIALS AND GROUNDCOVERS NOTED BY THE CLIENT AFTER ACCEPTANCE OF THE PLANTING SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3.03 WARRANTY

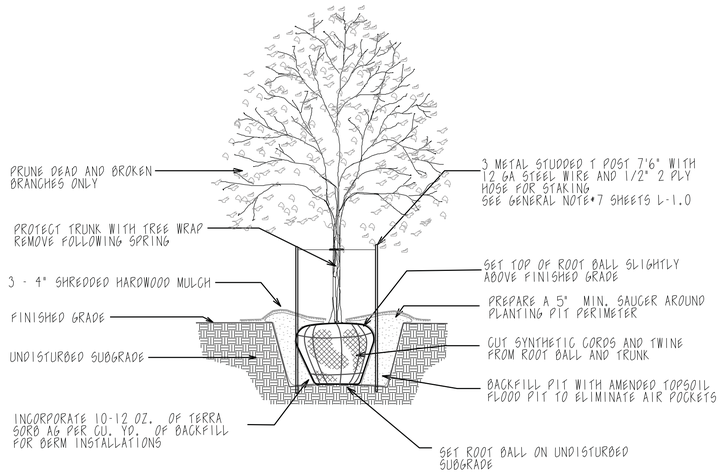
ALL PLANTS WILL BE GUARANTEED TO BE TRUE TO NAME AS LABELED AND FREE FROM INSECTS, DISEASES, AND MECHANICAL DAMAGES WHEN DELIVERED TO THE SITE. ALL PLANTS WILL BE GUARANTEED TO RESUME ACTIVE GROWTH IN THE APPROPRIATE SEASON AND TO SURVIVE FOR A MINIMUM OF ONE YEAR AFTER ACCEPTANCE BY THE CLIENT, PROVIDED THE RECOMMENDED MAINTENANCE PROCEDURES ARE FOLLOWED BY THE CLIENT. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO WATERING, FERTILIZING, MULCHING, PRUNING, PROTECTING FROM UNSEASONABLE WEATHER AND ALL OTHER NORMAL CULTURAL PRACTICES.

END OF SECTION 0003



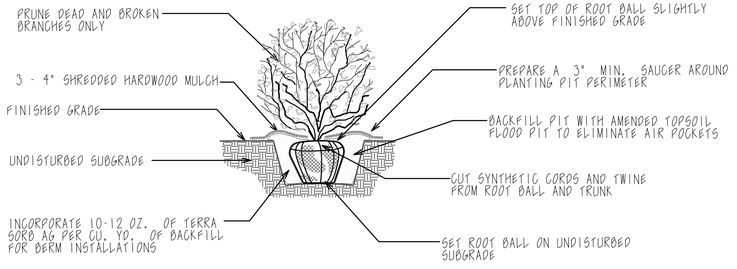
PERENNIAL PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



TREE PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



SHRUB PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK

ADDRESS COMMENTS ROUND 3 12/22/2021

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MGK Southpoint Shopping Center - Outlot
Palatine Road & Rand Road Arlington Hts. Illinois

REVISIONS
08-09-21

DATE 07-21-21

SCALE AS SHOWN

DRAWN PAC

SHEET L-5

OF SIX

LANDSCAPE SPECIFICATIONS

SECTION 00004

SEEDING

PART 1 GENERAL

1.01 DESCRIPTION

A. PROVIDE SEEDED LAWNS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
   1. SOIL PREPARATION.
   2. SEEDING LAWNS, AND OTHER INDICATED AREAS.
   3. MULCHING.
   4. REGONDITIONING EXISTING LAWNS.

B. RELATED WORK:
   1. SECTION 00000: EARTHWORK.
   2. SECTION 00004: SODDING.
   3. SECTION 00002: TREES AND SHRUB PLANTING,
   4. SECTION 00003: PERENNIAL, ORNAMENTAL GRASS, GROUNDCOVER PLANTING

1.02 QUALITY ASSURANCE

A. COMPLY WITH SECTION 00001 REQUIREMENTS.
B. COMPLY WITH ALL ILLINOIS STATE CERTIFICATION SEED STANDARDS.

1.03 DELIVERY, STORAGE, AND HANDLING

A. DELIVER SEED AND FERTILIZER MATERIALS IN ORIGINAL UNOPENED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN SUCH A MANNER TO PREVENT WETTING AND DETERIORATION.

1.04 PROJECT CONDITIONS

A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF SEEDING OPERATIONS.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SEEDING OPERATIONS.
C. PERFORM SEEDING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.
D. THE OWNER IS RESPONSIBLE FOR RESTRICTING TRAFFIC FROM LAWN AREAS UPON NOTIFICATION OF COMPLETION OF WORK.
E. PROVIDE HOSE AND LAWN WATERING EQUIPMENT AS REQUIRED. OWNER TO PROVIDE WATER ON SITE.

WARRANTY

A. THE CONTRACTOR WARRANTIES ALL SEEDED AREAS TO BE INSTALLED ACCORDING TO SPECIFICATIONS, UNTIL ACCEPTED BY OWNER'S REPRESENTATIVE.

B. DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY OVER-SEEDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

MATERIALS

A. LAWN SEED: RECOMMENDATION OF SEED MIX FROM LOCAL EXTENSION SERVICE FOR THAT AREA. FRESH, CLEAN, AND NEW CROP SEED MIXTURE.

B. SEED TYPE: AS SPECIFIED ON DRAWINGS OR RECOMMENDED FROM LOCAL EXTENSION SERVICE.

C. FERTILIZER:
   1. GRANULAR, NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC, SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
   2. STARTER FERTILIZER CONTAINING 5% NITROGEN, 20% PHOSPHORIC ACID, AND 20% POTASH BY WEIGHT, OR SIMILAR APPROVED COMPOSITION.

D. MULCH: TYPE / METHOD SPECIFIED ON DRAWING
   1. STRAW: CLEAN OAT OR WHEAT STRAW, WELL SEASONED BEFORE BALING, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS. SHOULD BE FREE OF ROT AND MILDEW.
   2. HYDRO-SEED : CELLION FIBER MULCH OR EQUAL.
   3. EROSION BLANKET: NORTH AMERICAN GREEN SC150, CURLEX, OR APPROVED EQUAL. TYPICAL ROLL 6'X90')72090'

E. WATER: FREE OF SUBSTANCE HARMFUL TO SEED GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER PROVIDED BY OWNER ON SITE.

PART 3 EXECUTION

3.01 INSPECTION

A. EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY, AND DEPTH. DO NOT START SEEDING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

A. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SEEDED.

B. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 3", IF COMPACTED. REMOVE STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.

C. APPLY FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO 1.0 LB. OF ACTUAL NITROGEN PER 1,000 SQ. FT.(220 LBS./ACRE)

D. GRADE LAWN AREAS TO A SMOOTH, FREE-DRAINING, EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE.

E. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING.

3.03 INSTALLATION

A. SEEDING:
   1. SEED IMMEDIATELY AFTER PREPARATION OF BED. SPRING SEEDING BETWEEN APRIL 1 AND JUNE 15 AND FALL SEEDING BETWEEN AUGUST 15 AND OCTOBER 15, OR AT SUCH OTHER TIMES ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
   2. SEED INDICATED AREAS WITHIN CONTRACT LIMITS. AREAS OUTSIDE CONTRACT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE CHARGED ACCORDING TO AREA AND IN ADDITION TO CONTRACT.
   3. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN TWO (2) DIRECTIONS, AT RIGHT ANGLES TO EACH OTHER.
   4. SOW GRASS SEED AT A RATE RECOMMENDED BY TYPE OF SEED USED. TYPICAL BLUEGRASS BLEND -5 LB. PER 1000 SQ'
   5. INCORPORATE SEED INTO TOP 1/8" OF SOIL AND ROLL.

B. MULCHING:
   1. PLACE STRAW ;FIBER MULCH , OR EROSION BLANKET ON SEEDED AREAS WITHIN 24 HOURS AFTER SEEDING.
   2. (A). PLACE STRAW MULCH UNIFORMLY IN CONTINUOUS BLANKET AT THE RATE OF 2.5 TONS PER ACRE, OR 2 BALES PER 1,000 SQ. FT. OF AREA. A MECHANICAL BLOWER MAY BE USED FOR STRAW MULCH APPLICATION WHEN ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
      (B) A CELLULOSE FIBER OR APPROVED EQUAL MAY BE USED IN AQUEOUS MIXTURE AT THE RATE OF 1500 LBS./ACRE.
   3. SECURE STRAW TO SOIL BY APPROVED METHODS.
   4. SECURE EROSION BLANKET TO SOIL AS PER MANUFACTURERS SPECIFICATION.

CONTINUE SECTION 00004 - SEEDING

3.04 REGONDITIONING EXISTING LAWNS

A. ANALYZE THE CONDITION OF EXISTING TURF AREAS TO REMAIN, AND DETERMINE THE EXTENT OF NECESSARY REGONDITIONING. PROVIDE UNIT COST AND ESTIMATE OF WORK. OBTAIN OWNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
B. REGONDITION EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS, INCLUDING STORAGE OF MATERIALS OR EQUIPMENT AND MOVEMENT OF CONSTRUCTION VEHICLES, AND EXISTING LAWN AREAS AS INDICATED.
C. PROVIDE FERTILIZER, SEED AND SOIL AMENDMENTS AS SPECIFIED FOR NEW LAWNS AND AS REQUIRED TO PROVIDE A SATISFACTORILY REGONDITIONED LAWN. PROVIDE TOPSOIL AS REQUIRED TO FILL LOW AREAS AND MEET NEW FINISHED GRADES.
D. CULTIVATE BARE AND COMPACTED AREAS THOROUGHLY.
E. REMOVE DISEASED OR UNSATISFACTORY LAWN AREAS. DO NOT BURY INTO SOIL. REMOVE TOPSOIL CONTAINING FOREIGN MATERIALS RESULTING FROM CONTRACTOR'S OPERATIONS, INCLUDING OIL DRIPPINGS, STONE, GRAVEL, AND OTHER CONSTRUCTION MATERIALS.
F. WHERE SUBSTANTIAL BUT THIN LAWN REMAINS, RAKE, AERATE IF COMPACTED, OR CULTIVATE SOIL; FERTILIZE AND SEED.

3.05 MAINTENANCE

A. MAINTENANCE OF INSTALLED AND ACCEPTED SEEDED LAWNS WILL BE PERFORMED BY THE OWNER.

3.06 ACCEPTANCE

A. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
B. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
C. UPON ACCEPTANCE, THE OWNER WILL ASSUME LAWN MAINTENANCE.

3.07 CLEANING

A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM SEEDING OPERATIONS.

END OF SECTION 00004

SECTION 00005

SODDING

PART 1 GENERAL

1.01 DESCRIPTION

A. PROVIDE SODDED LAWNS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
   1. SOIL PREPARATION.
   2. SODDING LAWNS.

B. RELATED WORK:
   1. SECTION 02200: EARTHWORK.
   2. SECTION 00004: SEEDING.
   3. SECTION 00002: TREES AND SHRUB PLANTING;
   4. SECTION 00003: PERENNIAL, ORNAMENTAL GRASS, GROUNDCOVER PLANTING

1.02 QUALITY ASSURANCE

A. COMPLY WITH SECTION 00001 REQUIREMENTS.
B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIALS.

1.03 SUBMITTALS

A. SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE LOCATION.

1.04 DELIVERY, STORAGE, AND HANDLING

A. CUT, DELIVER AND INSTALL SOD WITHIN A 24-HOUR PERIOD.
   1. DO NOT HARVEST OR TRANSPORT SOD WHEN MOISTURE CONTENT MAY ADVERSELY AFFECT SOD SURVIVAL.
   2. PROTECT SOD FROM DEHYDRATION PRIOR TO INSTALLATION.

1.05 PROJECT CONDITIONS

A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF SODDING OPERATIONS.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SODDING OPERATIONS.
C. PROVIDE HOSE AND LAWN WATERING EQUIPMENT AS REQUIRED. OWNER TO PROVIDE WATER ON SITE.

1.06 WARRANTY

A. DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY RE-SODDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE AN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

2.01 MATERIALS

A. SOD: TO BE HARVESTED FROM LOCAL SOD NURSERY AND UNLESS OTHERWISE INDICATED TO BE A(5) FIVE WAY MINIMUM BLUEGRASS BLEND. (FIVE VARIETIES OF BLUEGRASS)
B. PROVIDE WELL-ROOTED, HEALTHY SOD. PROVIDE SOD UNIFORM IN COLOR, LEAF TEXTURE, DENSITY AND DEVELOPMENT WHEN PLANTED.
   1. FURNISH SOD UNIFORMLY MACHINE-STRIPPED FROM 3/4" - 1 1/2" THICK WITH CLEAN CUT EDGES.
C. FERTILIZER:
   1. GRANULAR, NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
   2. STARTER FERTILIZER CONTAINING 5% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT, OR ACCORDING TO SPECIAL PROVISIONS.
D. WATER: FREE OF SUBSTANCE HARMFUL TO SOD GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER WILL BE PROVIDED BY THE OWNER ON SITE.

CONTINUE SECTION 00005 - SODDING

PART 3 EXECUTION

3.01 INSPECTION

A. EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY, AND DEPTH. DO NOT START SODDING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

A. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SODDED.
B. ROTOTILL TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 3", IF COMPACTED. REMOVE STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
D. APPLY FERTILIZER AT THE RATE EQUAL TO 1.0 LB. OF ACTUAL NITROGEN PER 1,000 SQ. FT. (220 LBS./ACRE). APPLY FERTILIZER BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR: THOROUGHLY AND EVENLY INCORPORATE IT INTO THE SOIL TO A DEPTH OF 3" BY DISKING OR OTHER APPROVED METHODS. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATE IT INTO SOIL.
E. GRADE LAWN AREAS TO SMOOTH, FREE-DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
F. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHER WISE DISTURBED AFTER FINE GRADING AND PRIOR TO SODDING.

3.03 INSTALLATION

A. TIME OF INSTALLATION: THE ACCEPTABLE TIME TO INSTALL SOD AND BE CONSIDERED 'IN SEASON' ARE AS FOLLOWS.
   1. SPRING - FROM THE TIME THE SOIL IS WORKABLE AND SOD IS BEING HARVESTED, UNTIL JUNE 15TH.
   2. FALL - FROM AUGUST 15TH TO NOVEMBER 1ST.

   ALL OTHER TIMES ARE CONSIDERED 'OUT OF SEASON' AND ARE NOT ACCEPTABLE TO INSTALL SOD AT THIS TIME WITHOUT APPROVAL OF LANDSCAPE ARCHITECT (LA) AND WITH THE ADDITIONAL CONDITIONS AS FOLLOWS:
   1. JUNE 16TH TO AUGUST 14TH
      A. SOD TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM OR
      B. SOD TO BE IRRIGATED BY MANUAL MEANS WITH SUFFICIENT QUANTITIES OF HOSE AND SPRINKLER HEADS SO AS TO KEEP SOD LUSH AND HEALTHY UNTIL TIME OF KNITTING AND MOWING MAINTENANCE HAS BEGUN. WATERING TO BE MONITORED DAILEY.
   2. AFTER NOVEMBER 1ST. SOD MAY ONLY BE INSTALLED WITH (LA) APPROVAL AND MILD TEMPERATURES / CONDITIONS EXIST. SOD MAY NOT BE INSTALLED ON FROZEN GROUND AND UNTIL FINAL (FINE) GRADING AND GROUND PREPARATION HAS BEEN APPROVED FOR SOD INSTALLATION BY LANDSCAPE ARCHITECT.

B. SODDING:
1. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY-FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. REMOVE EXCESS SOD TO AVOID SMOTHERING OF ADJACENT GRASS. PROVIDE SOD PAD TOP FLUSH WITH ADJACENT CURBS, SIDEWALKS, DRAINS, AND SEEDED AREAS.
2. INSTALL INITIAL ROW OF SOD IN A STRAIGHT LINE, BEGINNING AT BOTTOM OF SLOPES, PERPENDICULAR TO DIRECTION OF THE SLOPED AREA. PLACE SUBSEQUENT ROWS PARALLEL TO AND LIGHTLY AGAINST PREVIOUSLY INSTALLED ROW.
3. TAMP OR ROLL WITH ROLLER TO ENSURE CONTACT WITH SUB- GRADE SOIL.
4. WATER SOD THOROUGHLY IMMEDIATELY AFTER LAYING.
5. STAKE SOD ON SLOPES OVER 2:1 TO ANCHOR.

C. SOD INDICATED AREAS WITHIN CONTRACT LIMITS. AREAS OUTSIDE CONTRACT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS ARE TO BE CHARGED ACCORDING TO SIZE OF AREA.

3.04 MAINTENANCE

A. MAINTENANCE OF INSTALLED AND ACCEPTED SODDED LAWNS WILL BE PERFORMED BY THE OWNER.

3.05 ACCEPTANCE

A. SODDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
B. INSPECTION TO DETERMINE ACCEPTANCE OF SODDED LAWNS WILL BE MADE BY THE OWNER'S REPRESENTATIVE, UPON CONTRACTOR'S REQUEST.
   1. SODDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH, AND A HEALTHY, EVEN-COLORED VIABLE LAWN IS PROVIDED.
C. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
D. UPON ACCEPTANCE, THE OWNER WILL ASSUME LAWN MAINTENANCE.

3.06 CLEANING

A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM SODDING OPERATIONS.

END OF SECTION 00005

END

ADDRESS COMMENTS ROUND 3 12/22/2021

COUTURE Landscape Construction
Landscape Architects / Contractors
575 Swift Road Addison, Illinois 60101
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MJK Southpoint Shopping Center - Outlot
Palatine Road & Rand Road Arlington Hts. Illinois

REVISIONS 08-09-21

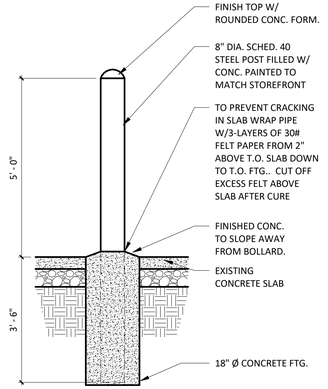
DATE 07-21-21

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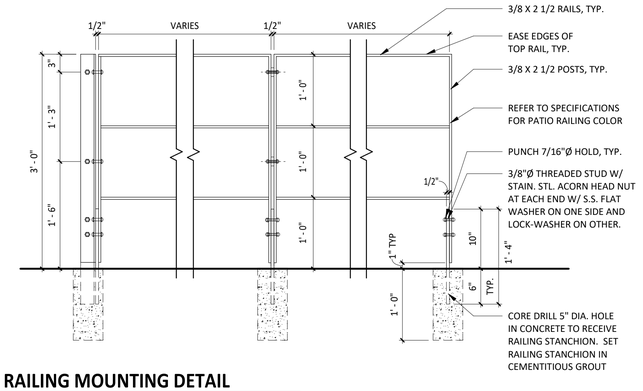
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SHEET L - 6

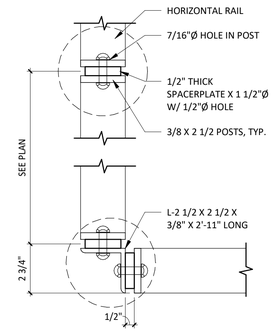
OF SIX



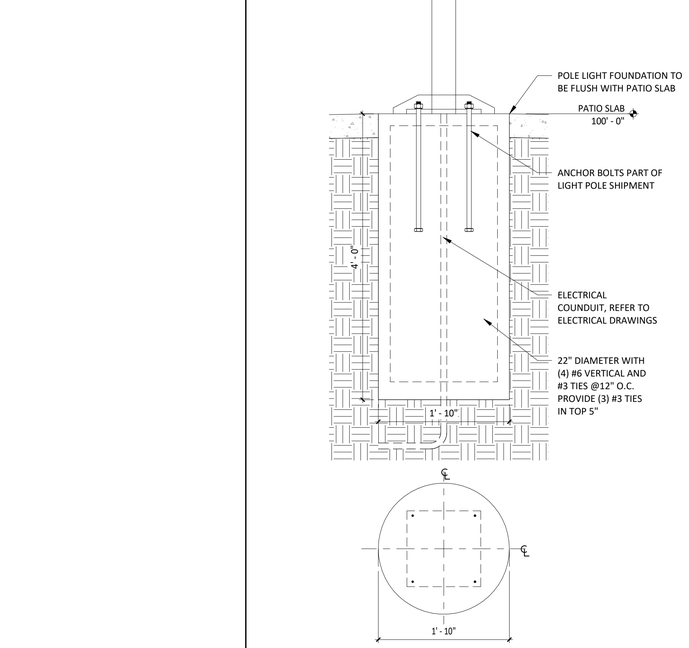
5 SP101 **TYP. BOLLARD DETAIL**
1/2" = 1'-0"



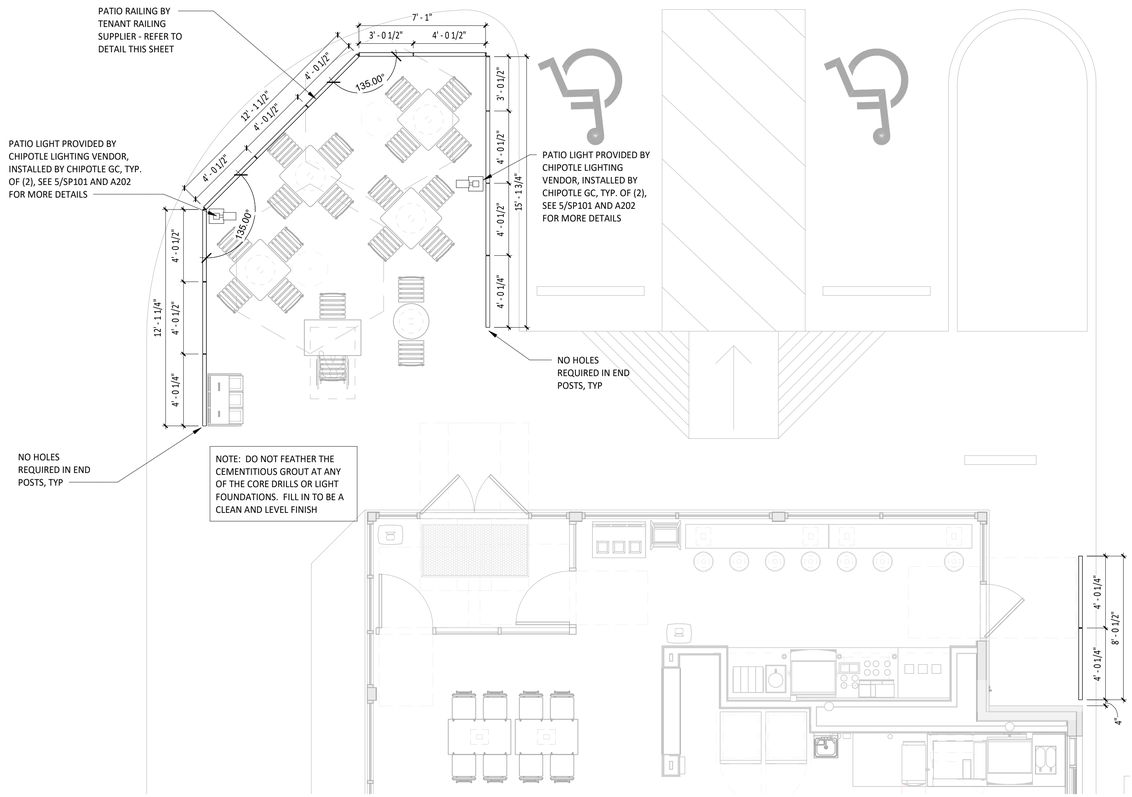
2 SP101 **RAILING MOUNTING DETAIL**
1" = 1'-0"



3 SP101 **RAILING PLAN DETAIL**
3" = 1'-0"



4 SP101 **EXTERIOR POLE LIGHT FOUNDATION DETAIL**
1" = 1'-0"



1 SP101 **DIMENSIONED PATIO PLAN**
1/4" = 1'-0"

Consultant:
WILKUS ARCHITECTS
15 Ninth Avenue North, Hopkins, MN 55343
Phone: 952.941.6660/ www.wilkusarch.com

Seal: FIRM REGISTRATION
000000000

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EXPIRES 00-00-0000

SIGNATURE
00 MONTH, YEAR
DATE

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ARLINGTON HEIGHTS, IL 60004

Issue Record:

Revisions:

Drawn: DESIGNER
Checked: K. MOAN

Project No.
2019-0552

Contents:
ARCHITECTURAL SITE DETAILS

SP101

MJK Southpoint Development
E. Rand Road & E. Palatine Road
Preliminary Drainage Report

Prepared for:

MJK Real Estate Holding Company
790 Estate Drive, Suite 100
Deerfield, IL

July 2021
Revised December 2021

GSG CONSULTANTS, INC.
735 Remington Road, Schaumburg, IL 60173
Tel: 630.994.2600, www.gsg-consultants.com

1.0 PROJECT OVERVIEW

1.1 EXISTING CONDITIONS

The MJK Southpoint Development is located at E. Rand Road and E. Palatine Road in Arlington Heights, IL. The existing site consist of commercial buildings, parking lots, and a detention basin that was last permitted through the Metropolitan Water Reclamation District of Greater Chicago (MWRD) in 1988. The detention pond was designed for a tributary area of 28.08 acres as shown in Exhibit A. The pond design was based on a release rate of 0.18 cfs/acre and required a volume of 5.68 ac-ft including 0.76 ac-ft of parking lot detention. The pond now holds approximately 3.44 ac-ft of stormwater per recent survey data.

1.2 PROPOSED DRAINAGE IMPROVEMENTS

The proposed development will disturb approximately 10.08 acres of the overall site as shown in Exhibit B. The detention for the proposed area will be required to be designed with Bulletin 75 rainfall data for Cook County. The required release rate for MWRD for Arlington Heights is 0.20 cfs/acre, but since the existing pond used a release rate of 0.18 cfs/acre the smaller of the two release rates will be used for the updated design.

The proposed development will require approximately 4.82 ac-ft of additional detention volume. The undisturbed areas of the existing development require 4.12 ac-ft of detention volume based on TP-40 Rainfall data. The existing 0.76 ac-ft of parking lot detention will not be disturbed and is included in the detention requirements for the existing site. The existing pond and parking lot detention will account for 4.20 ac-ft of volume. Therefore, the detention pond will only need to be reconfigured to account for the additional volume required per the current MWRD ordinance requirements. The volume of the detention pond will need to provide at least 8.18 ac-ft. The total detention volume for the whole site will need to be at least 8.94 ac-ft. The detention pond design has been reconfigured to hold 8.49 ac-ft of stormwater. The preliminary design can be found on sheet 10, Grading Plan – 3.

Volume control for Outlot #1 will be provided using permeable pavers in the parking lot. The WMO ordinance requires 0.14 ac-ft of storage. The proposed design will provide 0.15 ac-ft of storage in the coarse aggregate below the pavers.

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **MJK Southpoint Development** **PERMIT NUMBER:**

LOCATION: **E. Rand Rd & E. Palatine Rd, Arlington Heights** **DATE:** 10/11/2021

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

X MAJOR STORMWATER SYSTEM

___ OTHER: _____

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Pavement	0.90	8.86	7.97
Landscaped Areas	0.45	1.22	0.55
TOTALS:		10.08	8.52

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{8.52}{10.08} \rightarrow \text{Composite C} = \mathbf{0.85}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **MJK Southpoint Development** **PERMIT NUMBER:**

LOCATION: **E. Rand Rd & E. Palatine Rd, Arlington Heights** **DATE:** 12/1/2021

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA	**X** MAJOR STORMWATER SYSTEM
___ UNRESTRICTED AREA	___ OTHER:
___ UPSTREAM AREA	

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION	___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Pavement	0.90	8.85	7.97
Landscaped Areas	0.45	1.23	0.55
TOTALS:		10.08	8.52

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{8.52}{10.08} \rightarrow \text{Composite C} = \mathbf{0.85}$$

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: MJK Southpoint Development **PERMIT NUMBER:**

LOCATION: E. Rand Rd & E. Palatine Rd, Arlington Heights **DATE:** 8/23/2021

CONDITION (SELECT FROM DROP-DOWN)

X PROPOSED CONDITION ___ EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB		BC				
2. Surface description		Grass		Paved				
3. Manning's roughness coefficient, *n*		0.15		0.011				
4. Flow length, *L* (≤ 100 ft)		74	ft	26				
5. 2-year, 24-hr rainfall, P_2		3.34	in	3.34				
6. Land slope, *s*		0.010	ft/ft	0.010				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	9.95	+	0.53	=	10.48	min	

SHALLOW CONCENTRATED FLOW

8. Segment ID		CD						
9. Surface description (drop-down list)		Paved						
10. Flow length, *L*		174	ft					
11. Watercourse slope, *s*		0.015	ft/ft					
12. Average velocity, *V*		2.49	fps					
13. Travel time, T_t	$T_t = \frac{L}{60V}$	1.16	+		=	1.16	min	

OPEN CHANNEL FLOW

14. Segment ID		DE		EF				
15. Cross-sectional flow area, *A*		3.14	ft^2	60.00				
16. Wetted Perimeter, P_w		6.28	ft	34.00				
17. Hydraulic radius, *R*		0.50	ft	1.76				
18. Flow Length, *L*		687	ft	983				
19. Channel slope, *S*		0.004	ft/ft	0.003				
20. Manning's roughness coefficient, *n*		0.013		0.013				
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$	4.55	fps	8.88				
22. Travel time, T_t	$T_t = \frac{L}{60V}$	2.51	+	1.85	=	4.36	min	

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	16.00	min

REQUIRED VOLUME CONTROL CALCULATIONS:

- Impervious Area, $A_{imp} = 72{,}904.5$ ft^2
- Required Volume Control, $V_c = 0.0833 * A_{imp} = 0.0833 * 72{,}904.5 = 6{,}072.95$ ft^3
- $V_c = 0.14$ ac-ft
- Volume control reduction is negligible due to only a slight reduction in impervious area from the existing site.

VOLUME CONTROL STORAGE PROVIDED

PROJECT NAME: MJK Southpoint Development **PERMIT NUMBER:**

LOCATION: Rand & Palatine, Arl Hts **DATE:** 12/2/2021

STORAGE VOLUME, VA: COARSE AGGREGATE (ABOVE INVERT)

Storage Volume = 0.50 * Porosity * V_A

Surface Area (ft^2)	Depth, D_A (ft)	V_A (ac-ft)	Porosity	Storage Volume Provided (ac-ft)
2141.40	1.50	0.07	0.36	0.013
3800.87	1.50	0.13	0.36	0.024
2193.74	1.50	0.08	0.36	0.014

STORAGE VOLUME, V_B: COARSE AGGREGATE (BELOW INVERT)

Storage Volume = Porosity * V_B

Surface Area (ft^2)	Depth, D_A (ft)	V_A (ac-ft)	Porosity	Storage Volume Provided (ac-ft)
2141.40	1.50	0.07	0.36	0.027
3800.87	1.50	0.13	0.36	0.047
2193.74	1.50	0.08	0.36	0.027

TOTAL VOLUME CONTROL STORAGE

Total Storage Above Invert (ac-ft)	0.05
Total Storage Below Invert (ac-ft)	0.10
Total Volume Control Storage (ac-ft)	**0.15**

DETENTION VOLUME PROVIDED

PROJECT: MJK Southpoint Development **PERMIT NUMBER:**

LOCATION: E. Rand Rd & E. Palatine Rd, Arlington Heights **DATE:** **10/18/2021**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
673.50	0.00			0.00
		293.31	0.00	
674.00	586.61			0.00
		20374.98	0.47	
675.00	40163.35			0.47
		54140.15	1.24	
676.00	68116.95			1.71
		69526.82	1.60	
677.00	70936.69			3.31
		72363.04	1.66	
678.00	73789.38			4.97
		75248.93	1.73	
679.00	76708.48			6.70
		78227.07	1.80	
680.00	79745.66			8.49

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	8.49
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**8.49**



MJK SOUTHPOINT DEVELOPMENT

EXHIBIT A
EXISTING TRIBUTARY AREA
1988 PERMIT

GSG CONSULTANTS, INC.
GSG
629 COOPER COURT, SCHAUMBURG, IL 60173
TEL: 1-630.995.2600 | WWW.GSG-CONSULTANTS.COM

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	NTS
DATE:	SHEET #:
8/26/2021	1 OF 1

SHEET NAME:

EXHIBIT A

FILE NAME:

PRELIM DRAINAGE - EXHIBIT A



N

MJK SOUTHPOINT DEVELOPMENT

EXHIBIT B
PROPOSED DEVELOPMENT AREA

GSG CONSULTANTS, INC.
420 COOPER COURT, SCHAUMBURG, IL 60173
TEL: +1.630.994.3600 | WWW.GSG-CONSULTANTS.COM

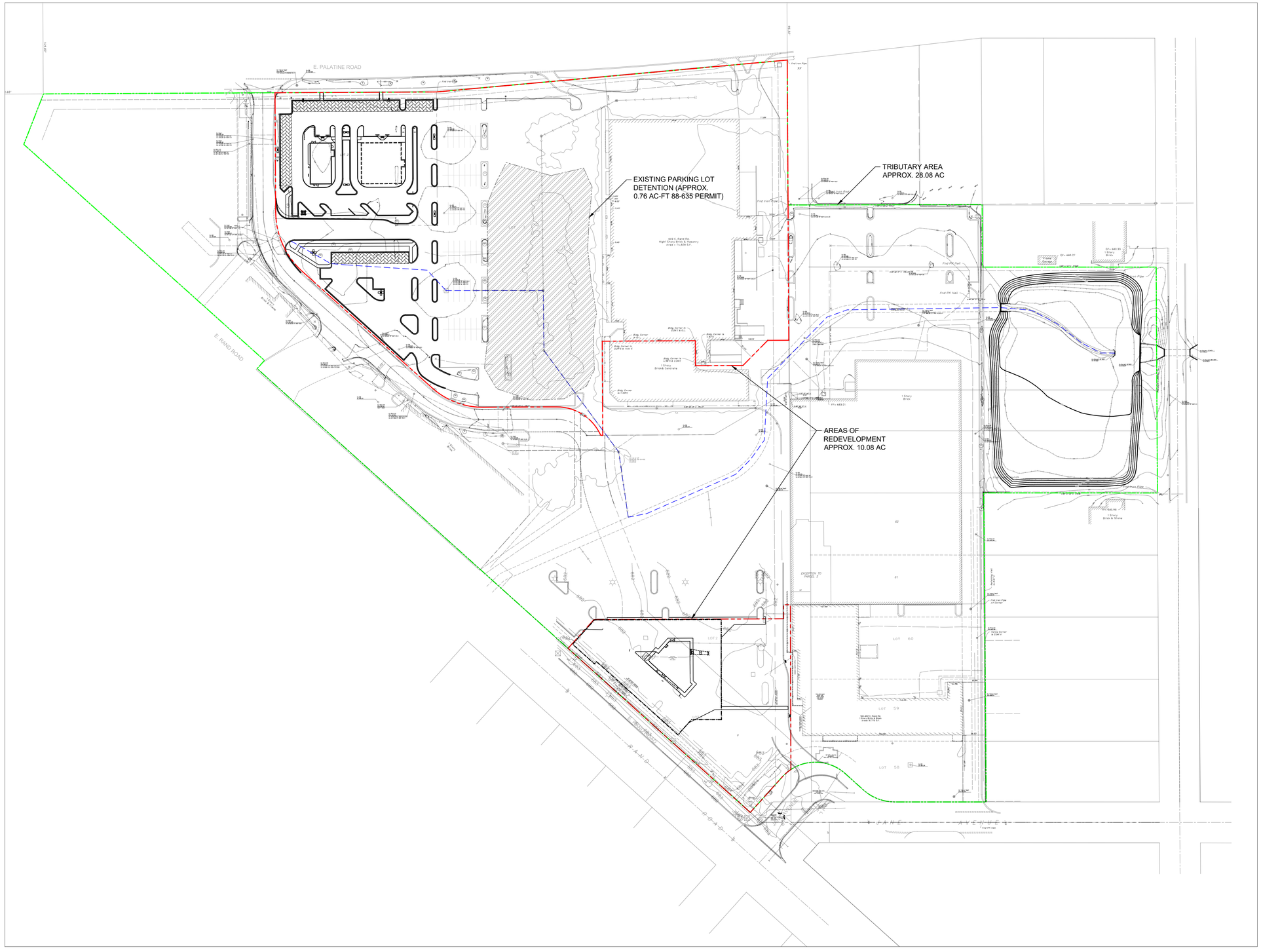
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PGW	21-4002
CHECKED BY:	SCALE:
WC	NTS
DATE:	SHEET #:
10/7/2021	1 OF 1

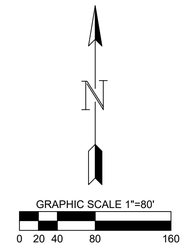
SHEET NAME:

EXHIBIT B

FILE NAME:

PRELIM DRAINAGE - EXHIBIT B





LEGEND

- PROPOSED REDEVELOPMENT AREAS
- TRIBUTARY AREA
- TIME OF CONCENTRATION PATH
- EXISTING PARKING LOT DETENTION
- PROPOSED VOLUME CONTROL

REVISIONS

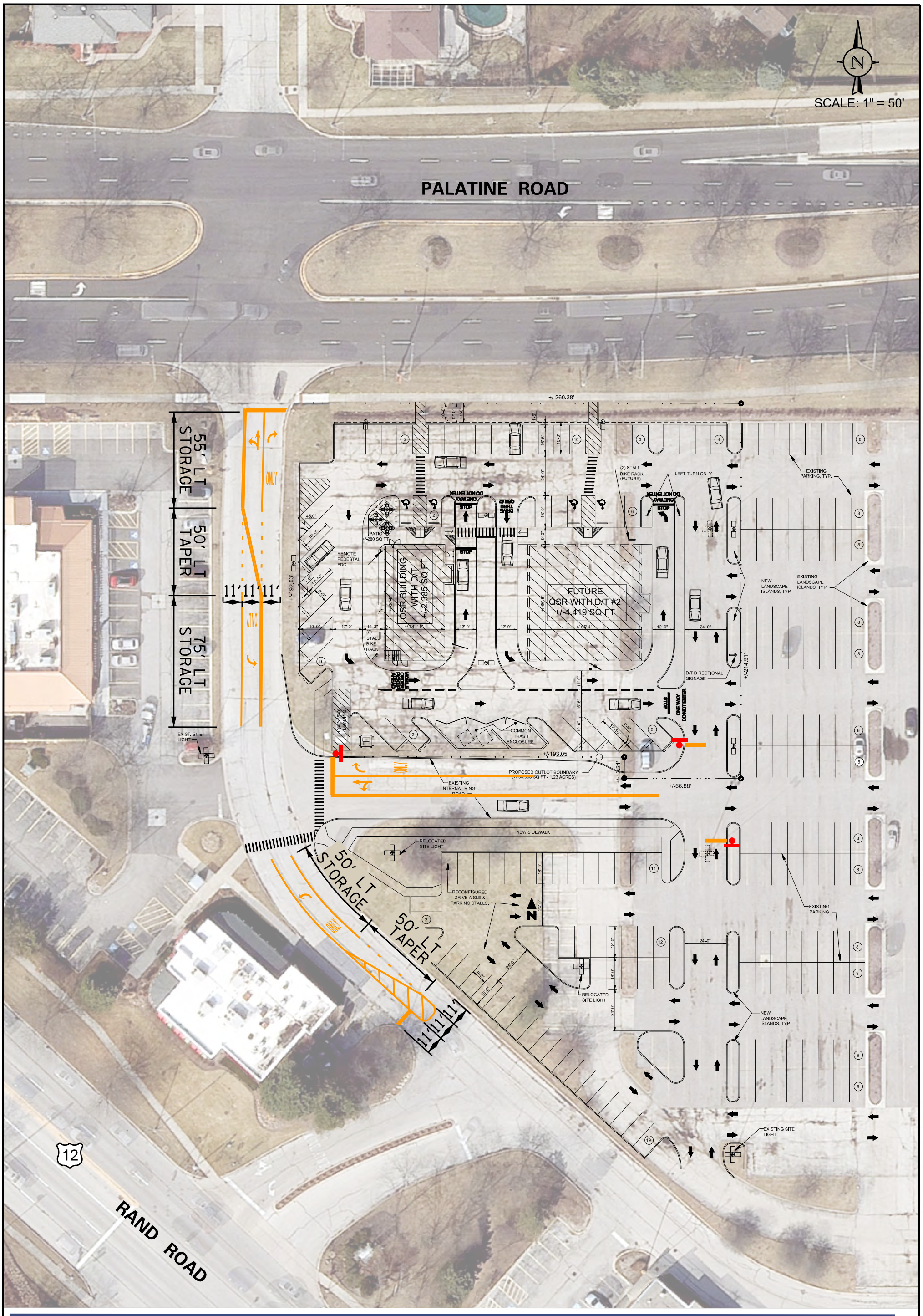
NO.	DATE:	DESCRIPTION:
1		
1		
1		
1		
1		
1		

GSG CONSULTANTS, INC.
735 E. REMMINGTON RD, SCHAUMBURG, IL 60173
TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM

EXHIBIT C - DRAINAGE EXHIBIT

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 80'
DATE:	SHEET #:
12/7/2021	1 OF 1
FILE NAME:	
MJK ARLINGTON HTS_DRAINAGE_EXHIBIT	



PROPOSED OUTLOT DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

PRELIMINARY PROPOSED STRIPING

DRAWN: MD
DATE: 12-01-21
PROJECT # 20-056
EXHIBIT: A
CHECKED: JM
REV:

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Richard Silverman
MJK Real Estate Holding Company

FROM: Javier Millan
Principal

Luay R. Aboona, PE, PTOE
Principal

DATE: December 23, 2021

SUBJECT: Summary Traffic and Parking Evaluation
Proposed Outlot - Southpoint Retail Center
Arlington Heights, Illinois

This memorandum summarizes the findings of a traffic and parking evaluation prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed development of a multi-tenant building in an outlot within the Southpoint retail center in Arlington Heights, Illinois. The plans call for constructing two quick service restaurants (QSRs) on an outlot parcel located in the southeast quadrant of the intersection of Palatine Road with the Southpoint retail center west drive. It is important to note that one of the quick service restaurants is proposed to be a Chipotle restaurant with a pick-up window only for those orders placed online or via a food delivery service. There are no specific plans for the other quick service restaurant. However, for analysis purposes, it was assumed to include a drive-through lane.

The purpose of this memorandum is to determine the impact, if any, of the traffic that will be generated by the proposed two quick service restaurants on the internal intersection and the adjacent area roadways as well as to evaluate the existing parking demand and the future parking demand with the proposed outlot.

Existing Conditions

The site of the proposed outlot, as previously indicated, is located in the southeast quadrant of the intersection of Palatine Road with the Southpoint shopping center west drive within the Southpoint retail center. **Figure 1** shows an aerial view of the site. Land uses in the vicinity of the site are mostly commercial consisting of the Floor & Décor store to the east, an Olive Garden and a Chili's restaurant to the west, and single-family homes to the north.

Existing Roadway System Characteristics

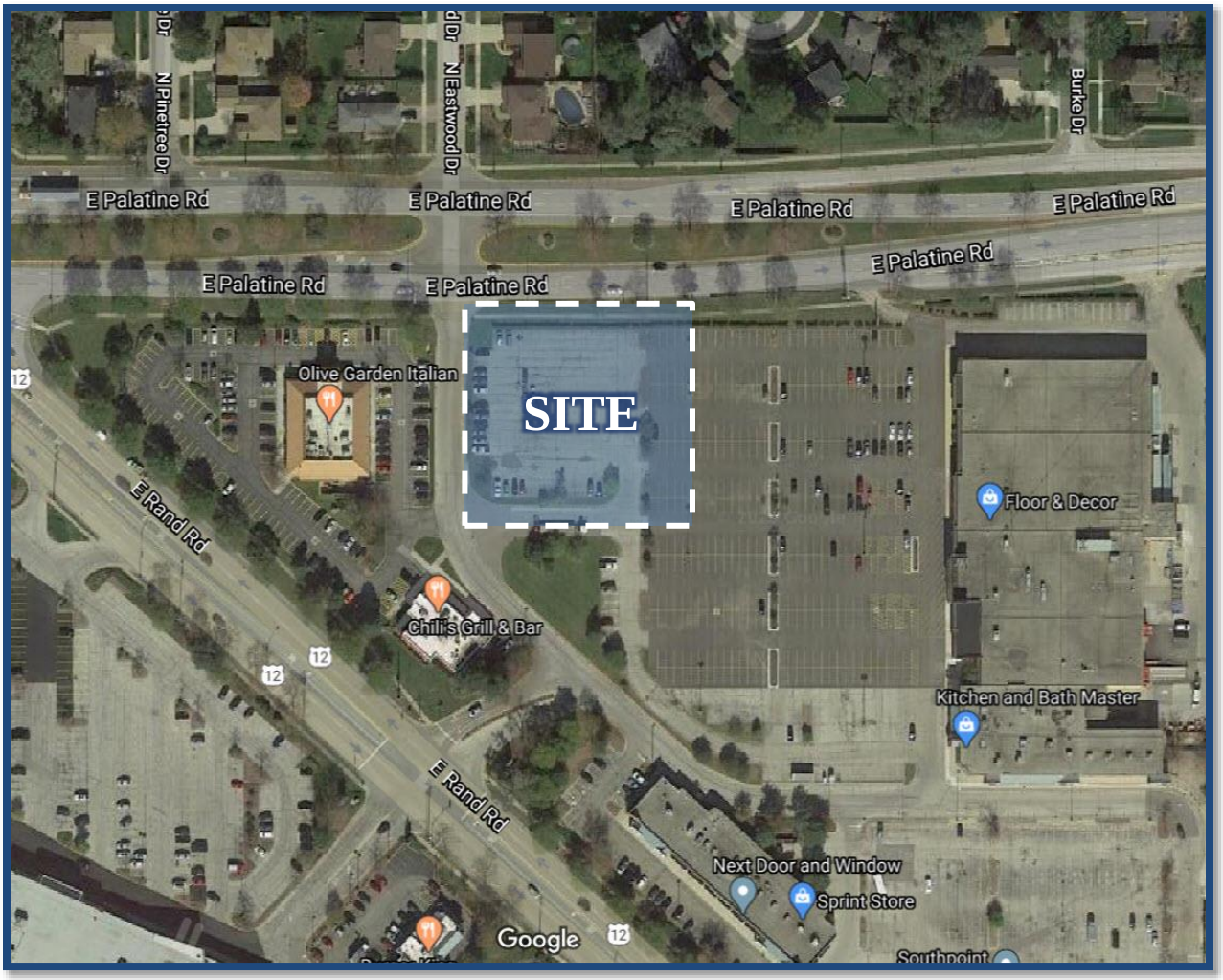
The principal roadways serving the Southpoint retail center are Rand Road and Palatine Road which are major arterials under the jurisdiction of the Illinois Department of Transportation (IDOT). Traffic signal control is provided at the Rand Road intersections with the Southpoint retail center/Town & Country shopping center access drive and at Jane Avenue with exclusive left-turn lanes provided on all approaches of both intersections. One full unsignalized intersection, a right-in/right-out access drive, and a right-in only access drive are provided on Palatine Road. Rand Road and Palatine Road have a posted speed limit of 35 mph.

Internally, the Southpoint retail center is served by a north-south ring road approximately 33 feet wide that provides one lane in each direction. No exclusive turn lanes are provided at its unsignalized intersection with the east-west drive aisle serving the Olive Garden and Chili's restaurant to the west and the Floor & Decor store to the east. The Olive Garden/Chili's restaurant access drive and the Floor & Décor access drive are under stop sign control at their intersection with the north-south ring road.

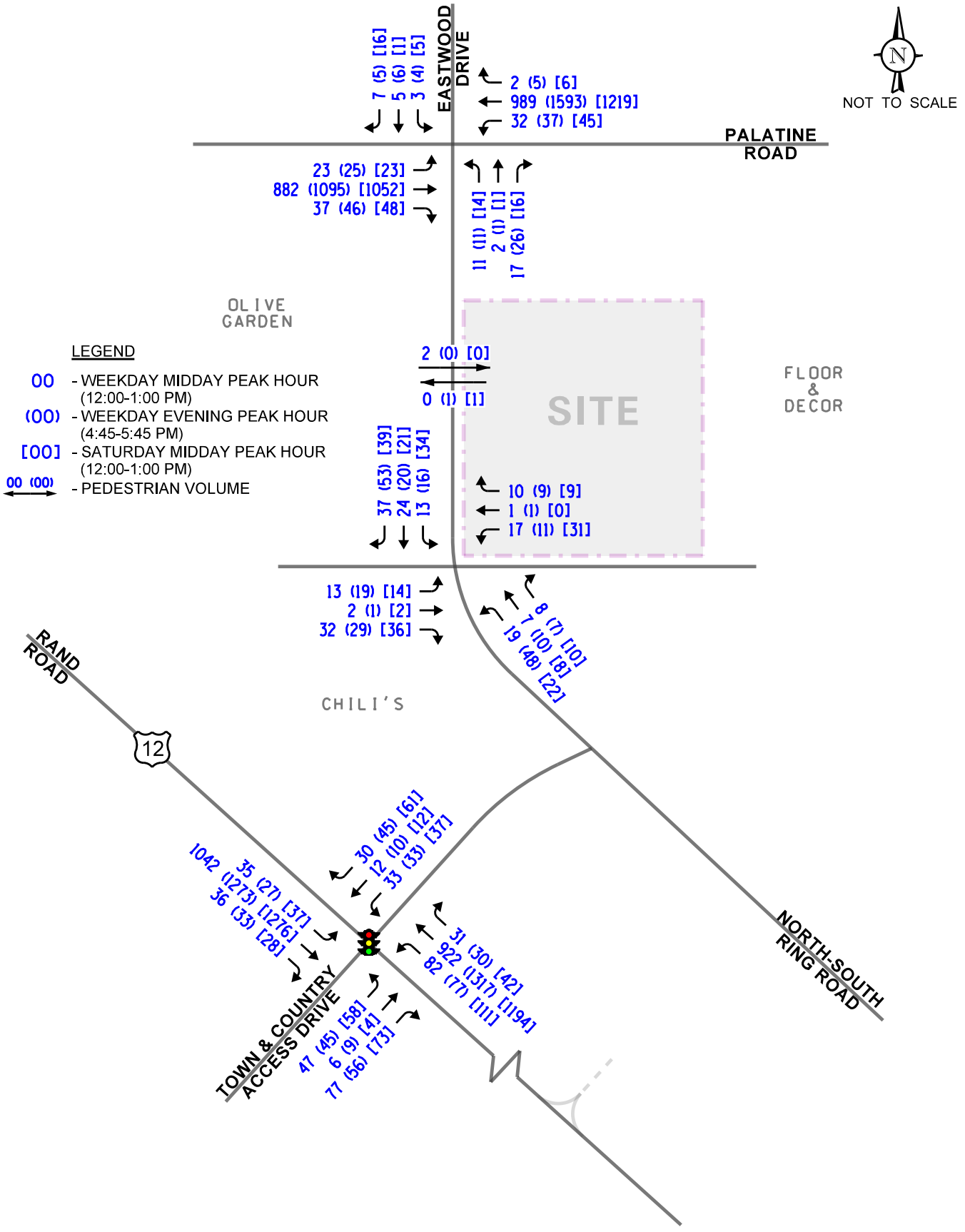
Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic and pedestrian counts on Thursday October 14, 2021 during the weekday midday (11:00 A.M. to 2:00 P.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods and on Saturday, October 16, 2021 during the midday (11:00 A.M. to 2:00 P.M.) peak period at the intersections of Rand Road with the Southpoint access drive/Town & Country access drive and Palatine Road with the Southpoint ring road/Eastwood Drive. The 2021 traffic counts were compared with previous traffic counts conducted in February 2020 before the pandemic. Based on a comparison of the traffic counts, the 2021 traffic counts were generally 10 to 25 percent higher and as such were utilized as based conditions. Previous traffic counts conducted at the intersection of the north-south ring road with the Olive Garden/Chili's restaurant access drive and the Floor & Décor access drive were utilized and adjusted to reflect 2021 traffic volumes.

The results of the traffic counts indicated that the weekday midday peak hour of traffic occurs from 12:00 P.M. to 1:00 P.M., the weekday evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M., and the Saturday midday peak hour of traffic occurs from 12:00 P.M. to 1:00 P.M. **Figure 2** illustrates the existing peak hour traffic and pedestrian volumes. Copies of the traffic count summary sheets are included in the Appendix.



Aerial View of Site **Figure 1**



Proposed Outlot Development
Arlington Heights, Illinois

Existing Traffic and Pedestrian Volumes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 20-056 Figure: 2

Proposed Development Plan and Trip Generation

Currently, the Southpoint center is approximately 225,149 square feet in size (including the vacant Bif Furniture retail space). As proposed, the outlot parcel located in the southeast quadrant of the intersection of Palatine Road with the Southpoint retail center west drive will be redeveloped with two QSR. Based on a review of the latest site plan, the existing north-south drive aisle bisecting the outlot and the Floor & Décor parking lot will be shifted east by approximately 100 feet creating a longer throat length between the ring road and the north-south drive aisle.

The traffic that will be generated by the proposed Chipotle restaurant was based on a survey of a free-standing Chipotle of a similar size (approximately 2,691 square feet) located at 300 Ogden Avenue in Westmont, Illinois. The results of the survey are included in the Appendix. The trips to be generated by the other QSR was estimated based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). **Table 1** shows the site-generated traffic volumes for the proposed development. It is important to note that typical of shopping center, interaction between the existing and proposed land uses, or captured trips, where a patron may go to multiple commercial uses within in the same visit occur. As such, a 10 percent interaction reduction was applied to the weekday midday, evening, and Saturday midday peak hour trip generation.

As previously mentioned, it is important to note that the proposed pick-up window for the Chipotle restaurant is for those orders placed online or via a food delivery service. Based on information provided by Chipotle, on average, approximately 35 percent of customers use the pick-up lane. Also, typical utilization of the widow during the peak hours ranges between 15 and 20 vehicles.

Table 1
PROJECTED PEAK HOUR SITE-GENERATED TRAFFIC VOLUMES

	Weekday Midday Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
Type/Size	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Chipotle (2,385 s.f.)	50	59	109	34	30	64	43	46	89
Quick Casual Restaurant (4,419 s.f.)	114	94	208	35	28	63	79	65	144
Internal Capture Reduction (10%)	*-16*	*-15*	*-31*	*-7*	*-6*	*-13*	*-12*	*-11*	*-23*
Total New Trips	**148**	**138**	**286**	**62**	**52**	**114**	**110**	**100**	**210**

Planned Access Improvements

Based on a recent traffic study prepared for a potential user for the vacant Bif Furniture store, a right-in/right-out access drive is proposed off Rand Road midpoint between the two signalized access drives serving the shopping center. While it is our understanding that the approval of the proposed right-in/right-out is still being evaluated by IDOT, at the request of the Village of Arlington Heights staff, the site traffic assignment and future analyses assume the provision of this right-in/right-out access drive.

Directional Distribution

Based on existing travel patterns and a previous traffic study conducted for a planned fitness center that was to occupy the Bif Furniture storefront, it is estimated that 40 percent of the traffic will arrive/depart to the north and 60 percent will arrive/depart to the south.

Site Traffic Assignment

The peak hour traffic volumes projected to be generated by the proposed development were assigned to the internal and external area roadways based on the previously estimated directional distribution, the proposed land use plan and planned access improvements. **Figure 3** illustrates the assignment of the development-generated traffic volumes.

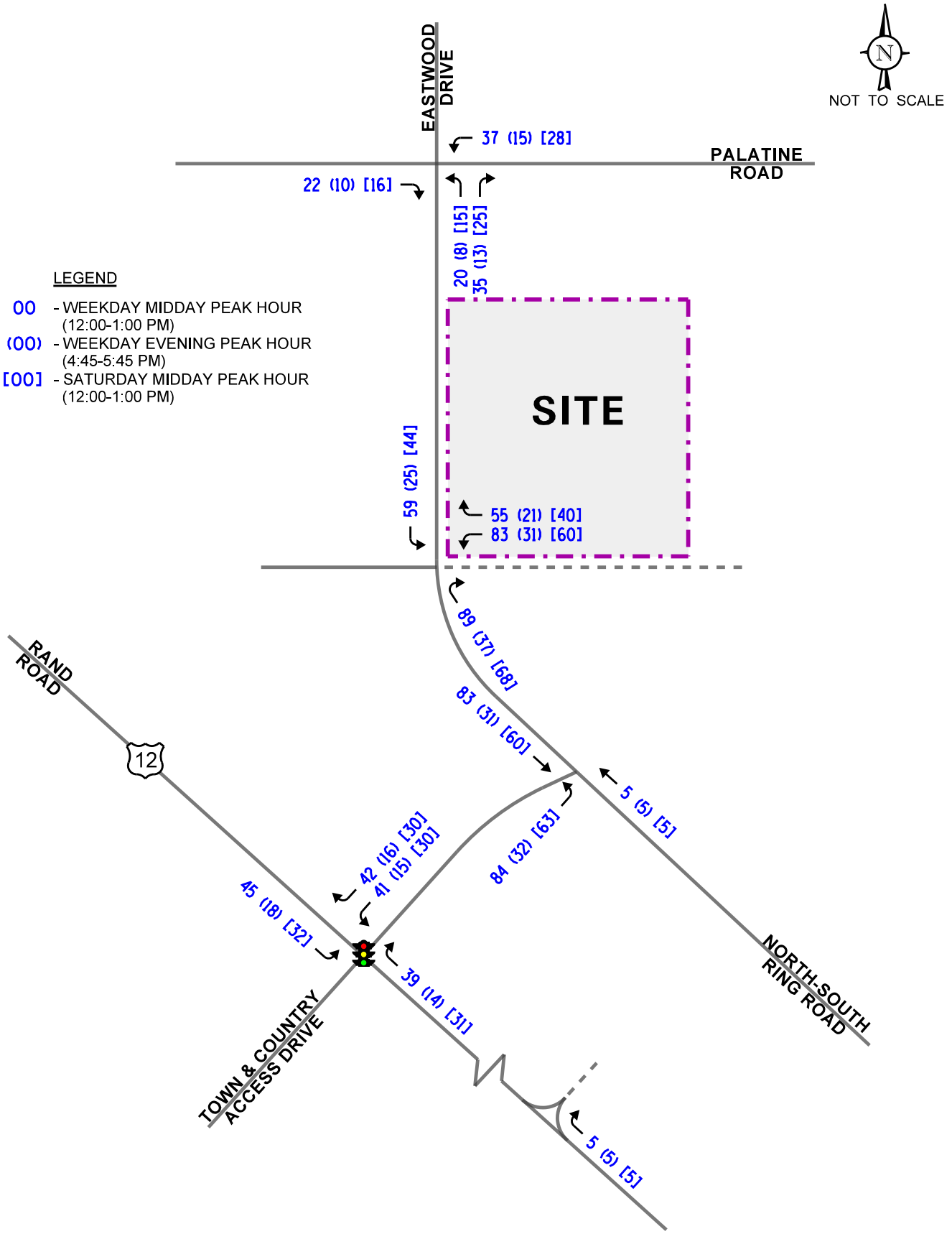
Current Vacancies and Planned Developments

Based on information provided to KLOA, Inc., the Southpoint retail center has approximately 31,229 square feet of vacancies (not including the 110,000 square foot Bif furniture store). The traffic to be generated by these vacancies and the potential developments of a 3,460 square-foot credit union branch was estimated using the ITE *Trip Generation Manual*. **Table 2** shows the traffic to be generated by the current vacancies and the planned credit union. **Figure 4** shows the traffic assignment of these vacancies and future developments.

Table 2
VACANCIES/PLANNED DEVELOPMENT PEAK HOUR TRAFFIC VOLUMES

Type/Size	Weekday Midday Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Retail (141,229 s.f.)	250	232	482	230	250	480	323	298	621
Credit Union (3,460 s.f.)[1]	20	20	40	25	25	50	30	30	60
Internal Capture Reduction (10%)	*-27*	*-25*	*-52*	*-26*	*-28*	*-54*	*-35*	*-33*	*-68*
Total New Trips	**243**	**227**	**470**	**229**	**247**	**476**	**318**	**295**	**613**

1 – Based on transaction data of a similar facility provided by the Credit Union

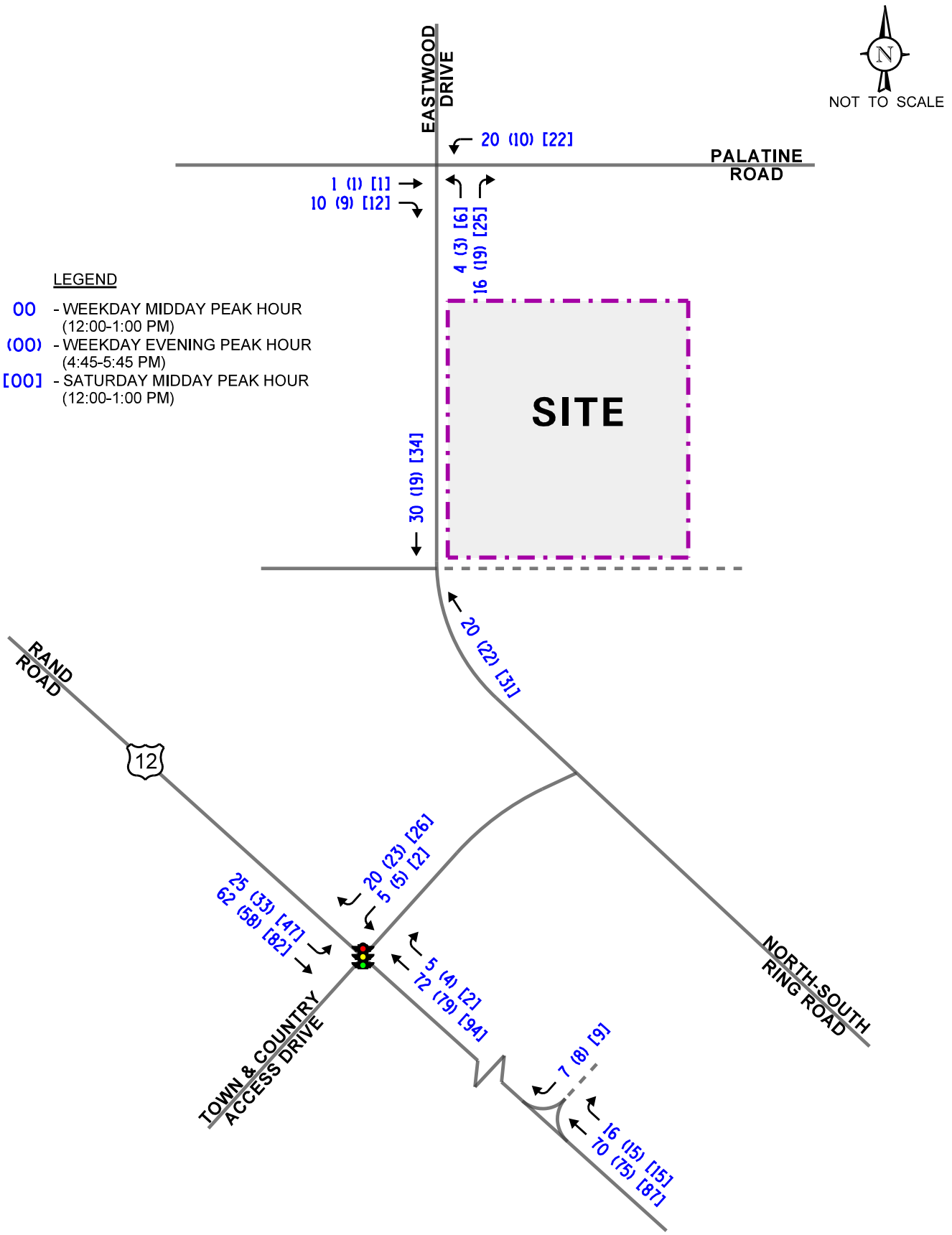


Proposed Outlot Development
Arlington Heights, Illinois

Estimated Site-Generated Traffic Volumes

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 20-056 Figure: 3



Proposed Outlot Development
Arlington Heights, Illinois

Vacancies and Planned Credit Union
Traffic Assignment

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

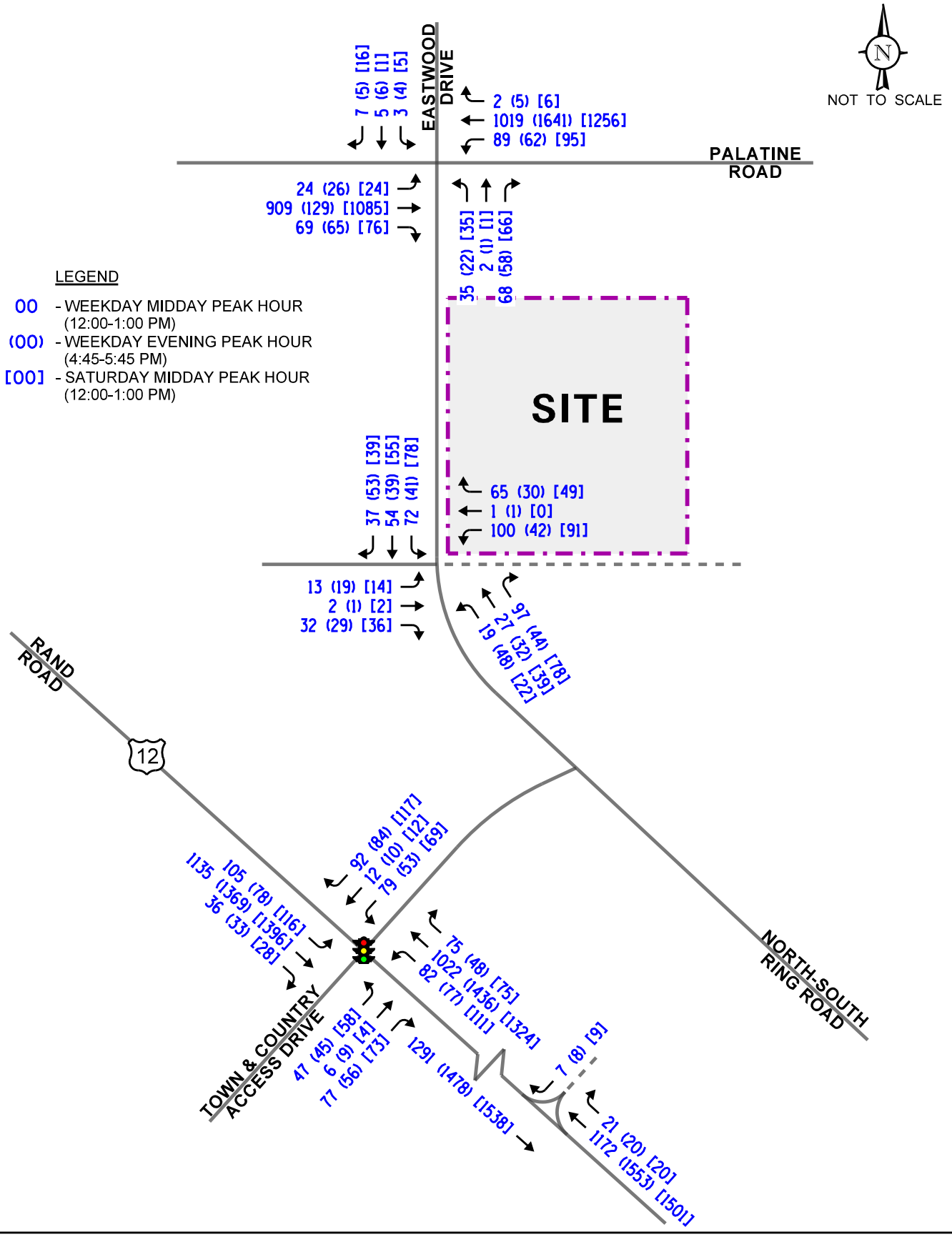
Job No: 20-056 Figure: 4

Total Projected Traffic Volumes

The total projected traffic volumes are comprised of the existing traffic volumes (Figure 2) increased by a growth factor of three percent to reflect Year 2026 conditions, site traffic assignment (Figure 3), and the vacancy/other developments traffic assignments (Figure 4). **Figure 5** illustrates the total traffic volumes.

Evaluation and Recommendations

Capacity analyses using Synchro/SimTraffic 11 capacity analysis software were conducted at the intersections of the north-south ring road with the Olive Garden/Chili's restaurant access drive and the Floor & Décor access drive to determine the impact, if any, of additional traffic generated by the proposed development. The results of the capacity analysis for the existing and projected traffic volumes for the intersections are summarized in **Tables 2** through **4**. A discussion of the operations of each intersection follows. Copies of the capacity analysis summary sheets are included in the Appendix.



Proposed Outlot Development
Arlington Heights, Illinois

Total Projected Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-056 Figure: 5

Table 2
CAPACITY ANALYSIS RESULTS – RAND ROAD/SOUTHPOINT NORTH DRIVE/TOWN & COUNTRY DRIVE

	Peak Hour	Operating Conditions by Approach												Overall
		Southeast-bound			Northwest-bound			Northeast-bound			Southwest-bound			
		L	T	R	L	T	R	L	T	R	L	T	R	
Existing Conditions	Weekday Midday Peak Hour	A 2.4	A 5.7		A 3.4	A 6.4		E 78.8	C 21.1		E 70.7	C 30.4		A 9.2
		A – 5.6			A – 6.2			D – 41.9			D – 48.1			
	Weekday Evening Peak Hour	A 2.3	A 5.3		A 4.4	B 10.1		F 83.7	C 25.4		E 75.2	C 27.3		B 10.3
		A – 5.3			A – 9.8			D – 49.5			D – 45.2			
	Saturday Midday Peak Hour	A 2.9	A 7.0		A 4.4	A 9.2		E 65.8	B 17.2		E 56.8	C 21.1		B 10.2
		A – 7.4			A – 9.7			D – 38.0			C – 33.1			
Year 2026 Conditions (Total Projected)	Weekday Midday Peak Hour	A 4.8	A 7.3		A 4.4	A 9.0		E 74.6	B 17.5		F 83.1	B 18.5		B 11.8
		A – 7.1			A – 8.6			D 38.1			D 46.4			
	Weekday Evening Peak Hour	A 4.5	A 5.8		A 5.0	B 12.7		F 92.9	C 24.3		F 84.4	C 22.6		B 12.1
		A – 5.7			B – 12.3			D – 52.6			D – 44.8			
	Saturday Midday Peak Hour	A 6.4	A 7.7		A 5.7	B 12.8		F 80.9	B 16.3		E 66.3	B 17.7		B 12.7
		A – 7.6			B – 12.3			D – 44.0			C – 34.6			

Delay is measured in seconds.

Table 3
LEVEL OF SERVICE AND DELAY – EXISTING CONDITIONS

Intersection	Weekday Midday Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
North-South Ring Road with Olive Garden/Chili's Drive/Floor & Décor Drive Aisle						
• Eastbound Approach	A	9.1	A	9.4	A	9.1
• Westbound Approach	A	9.9	A	9.5	A	9.9
• Northbound Left	A	7.4	A	7.4	A	7.4
• Southbound Left	A	7.3	A	7.3	A	7.3
Palatine Road with Southpoint West Drive/Eastwood Drive						
• Eastbound Left Turn	C	15.1	D	26.6	C	18.9
• Westbound Left Turn	B	14.5	C	17.5	C	17.8
• Northbound Approach	C	19.8	C	23.4	D	26.2
• Southbound Approach	C	21.4	F	50.1	C	24.7

Table 4
LEVEL OF SERVICE AND DELAY – FUTURE CONDITIONS

Intersection	Weekday Midday Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
North-South Ring Road with Olive Garden/Chili's Drive Aisle/Floor & Décor Drive Aisle						
• Eastbound Approach	B	10.1	B	10.0	B	10.1
• Westbound Approach	B	11.7	B	10.6	B	12.1
• Northbound Left	A	7.4	A	7.5	A	7.4
• Southbound Left	A	7.6	A	7.4	A	7.6
Palatine Road with Southpoint West Drive/Eastwood Drive						
• Eastbound Left Turn	C	15.6	D	28.2	C	19.6
• Westbound Left Turn	C	17.4	C	19.7	C	22.5
• Northbound Approach	D	23.6	D	26.8	D	31.7
• Southbound Approach	D	26.8	F	53,1	D	29.5
Rand Road with Proposed Right-In/Right-Out						
• Southwest-bound Right	B	13.9	C	17.3	C	16.8

Discussion and Recommendations

The following summarizes how the intersections within the study area currently operate and are projected to operate assuming the total projected traffic volumes. It will also identify any roadway and traffic control improvements and/or modifications necessary to accommodate the projected traffic volumes.

Rand Road with Southpoint North Drive/Town & Country Drive

The results of the capacity analyses indicate that this intersection is operating at an overall acceptable Level of Service (LOS) during all three peak hours. Further inspection of the capacity analyses indicates that the left-turn movements from the minor approaches operate at LOS F and E during the weekday evening and Saturday midday peak hours, respectively. This is due to the long time vehicles have to wait as a result of the long cycle length and not due to capacity constraints. Under future conditions, the intersections will continue operating at an overall acceptable LOS with minimal increases in delay. Furthermore, based on a review of the capacity analyses and the simulation runs, the 95th percentile queues for outbound traffic will not extend to the ring road and all of the outbound vehicles will clear the intersections within one cycle length. As such, no geometric or traffic control improvements will be necessary at these intersections in conjunction with the proposed development.

Palatine Road with Southpoint West Drive/Eastwood Drive

The results of the capacity analyses indicate that all of the critical turning movements from Palatine Road are operating at an overall acceptable Level of Service (LOS) during all three peak hours. Further inspection of the capacity analyses indicates that the left-turn movement from Eastwood Drive operates at a LOS E during the weekday evening peak hour. This not uncommon and is expected when a minor road or access drive intersects a major arterial such as Palatine Road. Field observations indicate that the outbound left-turn movement is able to exit more efficiently than what the analyses indicate given the numerous gaps created in the through traffic stream by the traffic signals on Palatine Road at Rand Road to the west and Windsor Drive to the east.

Under future conditions, the Southpoint west drive and Eastwood Drive left-turn movements during the weekday evening peak hour will experience slightly longer delays. However, based on a review of the simulation runs, vehicles will be able to clear the intersections as they currently do under existing conditions. As such, no geometric or traffic control improvements will be necessary at this intersection in conjunction with the proposed development.

North-South Ring Road with Olive Garden/Chili's/Floor & Décor Drive Aisle

The results of the capacity analyses indicate that the outbound movements from this intersection are and will continue operating at a LOS B. Based on the projected traffic volumes, consideration should be given to restriping the north-south ring road to provide an exclusive left-turn lane (a conceptual exhibit is included in the Appendix). No additional geometric or traffic control improvements will be necessary at this intersection in conjunction with the proposed development.

Internal Circulation Evaluation

Based on a review of the current site plan, all two-way drive aisles will be 24 feet wide thus providing for efficient two-way traffic flow throughout the parking field. The westerly and southerly drive aisles adjacent to the buildings will be signed for one-way traffic and will range between 15.5 and 17 feet wide. The relocated north-south drive aisle immediately east of the proposed buildings should be under stop sign control at its intersection with the Floor & Décor drive aisle. This intersection should be periodically monitored to determine if modifications to the recommended traffic control should be implemented.

Chipotle Pick-up Window Evaluation

As previously indicated, the proposed Chipotle restaurant will be providing a drive-through lane for picking up orders placed online or via a food delivery service. No ordering board will be provided. Based on a review of the site plan, the pick-up lane will wrap around the building in a counterclockwise fashion with stacking for five vehicles from the pick-up window to the one-way southbound rive aisle west of the building. Exiting traffic from the pick-up lane will be under stop sign control. Based on information provided by Chipotle, the typical queue/stacking during the peak periods ranges between three to four vehicles with an average customer service time of 24 seconds. This is due to the fact that the drive-through lane is only for picking up orders that have already been paid for online or via a food delivery service. Should the queues be longer, approximately two spaces on the north side of the site will be signed for drive-through customers waiting for their order.

QSR Drive-Through Evaluation

Given that there are no concrete plans for the other QSR, the plan assumes a QSR with a regular drive-through lane that would also wrap around the building in a counterclockwise fashion and provide stacking for approximately 11 vehicles. In addition, the plan proposes an opening along the south side of the building to allow vehicles to by-pass or exit the drive-through lane should they desire to do so. Based on the preliminary plan for this lot, the outbound traffic from the drive-through lane will be under stop sign control and will be directed to turn left and circulate around the site to exit into the north-south drive aisle. Striping and signage indicating no right turns are allowed should be provided at the exit point of the drive-through lane.

Parking Occupancy Surveys

In order to determine the existing parking demand and, as requested by the Village of Arlington Heights, parking occupancy surveys were conducted during the following time periods:

- Friday and Saturday, February 28 and 29, 2021 between 11:30 A.M. and 9:00 P.M.

The parking occupancy surveys were conducted every 30 minutes and the parking field was divided into three areas as illustrated in **Figure 6**.

Area 1:

Serves the Olive Garden and Chili's restaurants and has approximately 144 spaces, of which eight are handicapped (Based on field inspection).

Area 2:

Proposed location of the outlot parcel and provides approximately 63 spaces (Based on Alta/NSPS survey).

Area 3:

Remainder of the parking field that serves Floor & Décor and the vacant space and has approximately 479 spaces, of which 19 are handicapped spaces (Alta/NSPS survey). This number of spaces does not include seven parking spaces on the rear of the building.

Based on the above, the results of the parking occupancy surveys are summarized in **Tables 5** and **6** for Friday and Saturday, respectively.

In reviewing the results of the parking occupancy, the peak periods by area, time of day, and overall per day was determined and are summarized in **Table 7**.



Parking Study Areas **Figure 6**

Table 5
PARKING OCCUPANCY SUMMARY (FRIDAY, FEBRUARY 28, 2020)

Time Period	Area 1 (144 Spaces)		Area 2 (63 Spaces)		Area 3 (479 Spaces)		Total (686 Spaces)	
	Occupancy	Surplus	Occupancy	Surplus	Occupancy	Surplus	Occupancy	Surplus
11:30 A.M.	27	117	19	44	41	438	87	599
12:00 Noon	47	97	18	45	38	441	103	583
12:30 P.M.	**70**	**74**	**18**	**45**	**44**	**435**	**132**	**554**
1:00 P.M.	67	77	17	46	37	442	121	565
1:30 P.M.	54	90	19	44	48	431	121	565
2:00 P.M.	48	96	18	45	42	437	108	578
2:30 P.M.	28	116	21	42	46	433	95	591
3:00 P.M.	23	121	22	41	48	431	93	593
3:30 P.M.	24	120	22	41	47	432	93	593
4:00 P.M.	30	114	23	40	47	432	100	586
4:30 P.M.	37	107	25	38	42	437	104	582
5:00 P.M.	51	93	27	36	53	426	131	555
5:30 P.M.	96	48	32	31	47	432	175	511
6:00 P.M.	131	13	41	22	42	437	214	472
6:30 P.M.	**134**	**10**	**42**	**21**	**40**	**439**	**216**	**470**
7:00 P.M.	122	22	33	30	31	448	186	500
7:30 P.M.	127	17	33	30	30	449	190	496
8:00 P.M.	115	29	31	32	28	451	174	512
8:30 P.M.	110	34	30	33	30	449	170	516
9:00 P.M.	94	50	30	33	24	455	148	538

Table 6
PARKING OCCUPANCY SUMMARY (SATURDAY, FEBRUARY 29, 2020)

Time Period	Area 1 (144 Spaces)		Area 2 (63 Spaces)		Area 3 (479 Spaces)		Total (686 Spaces)	
	Occupancy	Surplus	Occupancy	Surplus	Occupancy	Surplus	Occupancy	Surplus
11:30 A.M.	35	109	19	44	61	418	115	571
12:00 Noon	46	98	22	41	57	422	125	561
12:30 P.M.	65	79	22	41	61	418	148	538
1:00 P.M.	72	72	24	39	56	423	152	534
1:30 P.M.	69	75	25	38	64	415	158	528
2:00 P.M.	**79**	**65**	**26**	**37**	**68**	**411**	**173**	**513**
2:30 P.M.	75	69	27	36	61	418	163	523
3:00 P.M.	75	69	28	35	56	423	159	527
3:30 P.M.	80	84	30	33	56	423	164	522
4:00 P.M.	92	52	33	30	57	422	182	504
4:30 P.M.	113	31	34	29	59	420	206	480
5:00 P.M.	129	15	39	24	52	427	220	466
5:30 P.M.	129	15	49	14	58	421	236	450
6:00 P.M.	137	7	51	12	46	433	234	452
6:30 P.M.	**134**	**10**	**58**	**5**	**52**	**427**	**244**	**442**
7:00 P.M.	127	17	55	8	44	435	226	460
7:30 P.M.	127	17	52	11	37	442	216	470
8:00 P.M.	125	19	39	24	34	445	198	488
8:30 P.M.	109	35	35	28	22	457	166	520
9:00 P.M.	91	53	29	34	18	461	138	548

Table 7
PEAK PARKING OCCUPANCY SUMMARY

Time Period	Area 1 (144 spaces)		Area 2 (63 spaces)		Area 3 (479 Spaces)		Total (686 Spaces)	
	Peak	Percentage	Peak	Percentage	Peak	Percentage	Peak	Percentage
Friday								
Lunchtime	70	49%	18	29%	44	9%	132	19%
Dinner	134	93%	42	66%	40	8%	216	31%
Saturday								
Lunchtime	79	55%	26	41%	68	14%	173	25%
Dinner	134	93%	58	92%	52	11%	244	36%

Projected Parking Demand

Based on a review of the proposed site plan, the number of provided parking spaces in the studied areas will be as follows:

- Area 1 = 144 spaces
- Area 2 = 47 spaces
- Area 3 = 438 spaces
- Total = 629 spaces

Therefore, the new number of parking spaces will present a net loss of 57 parking spaces compared to existing conditions.

The future increase in parking demand in the immediate area was determined based on the following:

- The occupancy of the current vacancies within the northern portion of the Southpoint shopping center (31,229 square feet) with retail use
- The development of a 2,385 square-foot Chipotle restaurant and a 4,419 square-foot QSR

The parking ratio assumed for the two retail uses was based on rates published by the Institute of Transportation Engineers (ITE) in their *Parking Generation Manual,* 5th Edition as follows:

Retail: Friday – 4.09 vehicles per 1,000 square feet
Saturday – 4.58 vehicles per 1,000 square feet

Fast Casual Restaurant: Friday – 9.93 vehicles per 1,000 square feet
Saturday – 8.75 vehicles per 1,000 square feet

It should be noted that these ratios represent parking demand during the peak month of December. Furthermore, the ratios for a weekday and Saturday are higher than the Village Code requirements (one space per 300 square feet).

Based on these ratios, **Table 8** was prepared showing the hourly variations in parking demand for both buildings for the survey days. The hourly variations were based on information provided in the ITE Parking Generation Manual.

To determine the adequacy of the parking supply, the estimated parking demand for the two uses was then added to the existing demand and compared with the overall supply. As indicated above, with the development of the outlot parcel and based on the proposed site plan, there will be a net loss of approximately 57 parking spaces which will reduce the parking supply in Areas 2 and 3 to approximately 485 parking spaces (Area 1 will continue providing 144 parking spaces). **Table 9** summarizes the projected hourly demand combining the existing conditions with estimated future demand for the retail store and outlot parcel.

Table 8
ESTIMATED PARKING DEMAND OF THE PROPOSED OUTLOT PARCEL

Time	Friday	Saturday
11:30 A.M.	44	34
12:00 Noon	68	42
12:30 P.M.	65	47
1:00 P.M.	51	48
1:30 P.M.	45	55
2:00 P.M.	31	60
2:30 P.M.	31	49
3:00 P.M.	21	34
3:30 P.M.	18	34
4:00 P.M.	16	26
4:30 P.M.	24	34
5:00 P.M.	33	36
5:30 P.M.	50	44
6:00 P.M.	52	52
6:30 P.M.	50	41
7:00 P.M.	47	32
7:30 P.M.	32	31
8:00 P.M.	19	26
8:30 P.M.	16	25
9:00 P.M.	14	20

Table 9
PROJECTED PARKING DEMAND

Time	Friday					Saturday				
	Existing	Vacancies	Outlot	Total	Surplus	Existing	Vacancies	Outlot	Total	Surplus
11:30 A.M.	87	118	44	249	380	115	107	34	256	373
12:00 Noon	103	124	68	295	334	125	139	42	306	323
12:30 P.M.	**132**	**125**	**65**	**322**	**307**	148	140	47	335	294
1:00 P.M.	121	128	51	300	329	152	142	48	342	287
1:30 P.M.	121	123	45	289	340	158	143	55	356	273
2:00 P.M.	108	118	31	257	372	**173**	**143**	**60**	**376**	**253**
2:30 P.M.	95	114	31	240	289	163	140	49	352	277
3:00 P.M.	93	109	21	223	406	159	139	34	332	297
3:30 P.M.	93	109	18	220	409	164	133	34	331	298
4:00 P.M.	100	108	16	224	405	182	126	26	334	295
4:30 P.M.	104	104	24	232	397	206	119	34	359	270
5:00 P.M.	131	100	33	264	365	220	110	36	366	263
5:30 P.M.	175	98	50	323	306	**236**	**102**	**44**	**382**	**247**
6:00 P.M.	214	96	52	362	267	234	92	52	378	251
6:30 P.M.	**216**	**88**	**50**	**354**	**275**	244	83	41	368	261
7:00 P.M.	186	81	47	314	315	226	75	32	333	296
7:30 P.M.	190	73	32	295	334	216	67	31	314	315
8:00 P.M.	174	65	19	258	371	198	68	26	292	337
8:30 P.M.	170	58	16	244	385	166	59	25	250	379
9:00 P.M.	148	50	14	212	417	138	50	20	208	421

Inspection of Table 9 indicates that the proposed parking supply will be adequate in accommodating the future demands. During the peak demand periods on Friday (6:30 to 7:30 P.M.) and on Saturday (5:30 to 6:30 P.M.), adequate surplus parking remains (40 to 43 percent of the total supply) which indicates that overall parking supply can accommodate the increased demand from the proposed QSR and the retail vacancies. It should be noted that, in order to address the use of Area 2 for parking by the two restaurants in the future with the development of the outlot parcel, the following measures are recommended:

- Designate a section within Area 3 for employee parking.
- Maximize the usage of Area 1 by customers of the restaurants.
- Designate a section within Area 3 for customer overflow parking.
- Encourage the restaurants to provide valet service.

Parking Evaluation

Based on a review of Table 9, even with a net loss of 57 parking spaces, the future parking supply will be adequate in meeting the overall parking needs of the two existing restaurants as well as the existing Floor & Décor, the vacant retail portion of the building and the proposed outlot parcel. The overflow demand of the restaurants can be accommodated through a number of parking management measures such as the designation of parking areas within Area 3 for employees and/or customers and provision of valet service.

Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed development will be located within the Southpoint retail center and will consist of two QSR restaurants totaling an approximately 6,804 square-foot building to be located in the southeast quadrant of the intersection of Palatine Road with the Southpoint retail center west drive.

- The existing access system will be adequate and ensure that efficient and flexible access is provided, minimizing delays and reducing the traffic load at any specific access drive.

- The results of the capacity analysis show that the existing roadway system and the existing access drives will be able to sufficiently accommodate the estimated site-generated traffic as well as the vacancy and future development traffic.

- Given the proposed shift of the north-south drive aisle further east, additional throat length will be provided to accommodate the additional internal traffic demand.

- Based on the projected traffic volumes, consideration should be given to restriping the north-south ring road to provide exclusive left-turn lanes at its intersection with the Olive Garden/Chilis access drive/Floor & Décor drive aisle.

- The relocated north-south drive aisle immediately east of the proposed buildings should be under stop sign control at its intersection with the Floor & Décor drive aisle.

- The proposed pick-up window for the Chipotle restaurant is for those orders placed online or via a food delivery service. Based on information provided by Chipotle, on average, approximately 35 percent of customers use the pick-up lane. Also, typical utilization of the window during the peak hours ranges between 15 and 20 vehicles.

- The Chipotle pick-up lane will accommodate five vehicles. This stacking will be adequate to accommodate the expected peak utilization of the pick-up lane given that the typical queue/stacking during the peak periods ranges between three to four vehicles with an average customer service tine of 24 seconds. Should additional demand be observed, two number of parking spaces north of the building will be signed and allocated for drive-through /pick-up customers.

- Based on a review of the site plan, the drive-through lane for the other QSR will provide total stacking for 11 vehicles.

- The proposed number of parking spaces will exceed the number of parking spaces required by Village Code and will be more than adequate in accommodating the projected peak parking demand of all of the adjacent land uses.

Appendix

Traffic Count Summary Sheets
Traffic Survey Results
Capacity Analysis Summary Sheets
Conceptual Exhibit

Traffic Count Summary Sheets

Palatine Road with Eastwood Drive - TMC

Thu Oct 14, 2021
Full Length (11 AM-2 PM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888829, Location: 42.10987, -87.97382

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Eastwood Drive						Palatine Road						Eastwood Drive						Palatine Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2021-10-14 11:00AM	0	1	0	0	**1**	-	1	210	6	1	**218**	0	4	1	0	0	**5**	0	6	188	6	1	**201**	0	**425**
11:15AM	3	1	0	0	**4**	-	0	201	3	1	**205**	0	3	2	3	0	**8**	0	8	205	6	3	**222**	1	**439**
11:30AM	2	3	2	0	**7**	-	1	219	10	3	**233**	0	4	0	0	0	**4**	0	5	182	2	1	**190**	0	**434**
11:45AM	3	2	0	0	**5**	-	0	250	12	3	**265**	0	2	2	2	0	**6**	0	11	225	6	1	**243**	0	**519**
Hourly Total	8	7	2	0	**17**	-	2	880	31	8	**921**	0	13	5	5	0	**23**	0	30	800	20	6	**856**	1	**1817**
12:00PM	2	0	2	0	**4**	-	1	254	7	2	**264**	1	5	0	3	0	**8**	1	11	205	5	1	**222**	0	**498**
12:15PM	1	3	0	0	**4**	-	0	242	4	2	**248**	0	3	0	6	0	**9**	0	6	217	6	3	**232**	0	**493**
12:30PM	1	0	1	0	**2**	-	1	243	9	3	**256**	0	7	0	0	0	**7**	0	9	235	6	2	**252**	0	**517**
12:45PM	0	1	1	0	**2**	-	0	236	8	2	**246**	0	7	1	6	0	**14**	0	3	224	0	2	**229**	0	**491**
Hourly Total	4	4	4	0	**12**	-	2	975	28	9	**1014**	1	22	1	15	0	**38**	1	29	881	17	8	**935**	0	**1999**
1:00PM	1	2	1	0	**4**	-	0	229	7	2	**238**	1	7	0	4	0	**11**	0	12	216	8	4	**240**	0	**493**
1:15PM	1	0	0	0	**1**	-	0	267	6	1	**274**	0	7	1	1	0	**9**	0	5	211	6	5	**227**	0	**511**
1:30PM	6	0	0	0	**6**	-	1	282	2	4	**289**	0	7	0	2	0	**9**	0	7	229	9	1	**246**	0	**550**
1:45PM	4	0	0	0	**4**	-	0	291	6	3	**300**	0	7	2	3	0	**12**	0	3	226	2	2	**233**	0	**549**
Hourly Total	12	2	1	0	**15**	-	1	1069	21	10	**1101**	1	28	3	10	0	**41**	0	27	882	25	12	**946**	0	**2103**
4:00PM	3	0	2	0	**5**	-	1	378	15	2	**396**	0	5	0	4	0	**9**	0	10	300	8	4	**322**	0	**732**
4:15PM	5	0	1	0	**6**	-	1	401	8	1	**411**	0	2	2	2	0	**6**	0	5	277	4	1	**287**	0	**710**
4:30PM	0	0	0	0	**0**	-	0	353	4	1	**358**	0	7	0	1	0	**8**	0	13	244	9	3	**269**	0	**635**
4:45PM	1	2	1	0	**4**	-	1	405	10	2	**418**	0	5	0	0	0	**5**	1	10	281	4	4	**299**	0	**726**
Hourly Total	9	2	4	0	**15**	-	3	1537	37	6	**1583**	0	19	2	7	0	**28**	1	38	1102	25	12	**1177**	0	**2803**
5:00PM	1	1	2	0	**4**	-	2	375	7	2	**386**	0	5	0	5	0	**10**	0	12	249	8	4	**273**	0	**673**
5:15PM	2	3	0	0	**5**	-	1	420	12	4	**437**	0	7	0	2	0	**9**	0	11	256	8	3	**278**	0	**729**
5:30PM	1	0	1	0	**2**	-	1	393	8	4	**406**	0	9	1	4	0	**14**	0	13	309	5	2	**329**	0	**751**
5:45PM	3	1	0	0	**4**	-	0	361	12	1	**374**	0	8	0	1	0	**9**	0	13	268	7	1	**289**	0	**676**
Hourly Total	7	5	3	0	**15**	-	4	1549	39	11	**1603**	0	29	1	12	0	**42**	0	49	1082	28	10	**1169**	0	**2829**
2021-10-16 11:00AM	3	0	1	0	**4**	-	1	278	9	1	**289**	0	6	2	3	0	**11**	0	3	243	4	1	**251**	0	**555**
11:15AM	4	1	1	0	**6**	-	1	275	3	1	**280**	0	0	0	0	0	**0**	0	8	249	7	3	**267**	0	**553**
11:30AM	5	0	1	0	**6**	-	0	298	7	3	**308**	0	1	0	2	0	**3**	0	7	253	9	1	**270**	0	**587**
11:45AM	2	2	2	0	**6**	-	0	280	12	2	**294**	0	5	2	2	0	**9**	0	9	250	6	2	**267**	0	**576**
Hourly Total	14	3	5	0	**22**	-	2	1131	31	7	**1171**	0	12	4	7	0	**23**	0	27	995	26	7	**1055**	0	**2271**
12:00PM	6	0	1	0	**7**	-	2	257	7	0	**266**	0	3	0	3	0	**6**	0	9	247	3	4	**263**	0	**542**
12:15PM	2	0	3	0	**5**	-	1	317	15	3	**336**	0	2	0	2	0	**4**	0	12	269	4	4	**289**	0	**634**
12:30PM	4	0	1	0	**5**	-	1	311	13	2	**327**	0	5	1	0	0	**6**	0	10	261	9	4	**284**	1	**622**
12:45PM	4	1	0	0	**5**	-	2	334	10	6	**352**	0	6	0	9	0	**15**	0	17	275	7	1	**300**	0	**672**
Hourly Total	16	1	5	0	**22**	-	6	1219	45	11	**1281**	0	16	1	14	0	**31**	0	48	1052	23	13	**1136**	1	**2470**
1:00PM	3	1	2	0	**6**	-	2	290	9	2	**303**	0	9	0	2	0	**11**	0	12	290	6	3	**311**	0	**631**
1:15PM	3	0	0	0	**3**	-	1	296	12	0	**309**	0	7	0	8	0	**15**	0	11	323	5	0	**339**	0	**666**
1:30PM	2	0	0	0	**2**	-	0	292	7	2	**301**	0	5	1	4	0	**10**	0	10	327	7	5	**349**	0	**662**
1:45PM	3	1	0	0	**4**	-	1	262	6	0	**269**	1	7	0	6	0	**13**	0	11	280	11	5	**307**	0	**593**
Hourly Total	11	2	2	0	**15**	-	4	1140	34	4	**1182**	1	28	1	20	0	**49**	0	44	1220	29	13	**1306**	0	**2552**
Total	81	26	26	0	**133**	-	24	9500	266	66	**9856**	3	167	18	90	0	**275**	2	292	8014	193	81	**8580**	2	**18844**
% Approach	60.9%	19.5%	19.5%	0%	**-**	-	0.2%	96.4%	2.7%	0.7%	**-**	-	60.7%	6.5%	32.7%	0%	**-**	-	3.4%	93.4%	2.2%	0.9%	**-**	-	-
% Total	0.4%	0.1%	0.1%	0%	**0.7%**	-	0.1%	50.4%	1.4%	0.4%	**52.3%**	-	0.9%	0.1%	0.5%	0%	**1.5%**	-	1.5%	42.5%	1.0%	0.4%	**45.5%**	-	-
Lights	81	24	26	0	**131**	-	22	9169	262	64	**9517**	-	164	17	89	0	**270**	-	290	7672	192	78	**8232**	-	18150
% Lights	100%	92.3%	100%	0%	**98.5%**	-	91.7%	96.5%	98.5%	97.0%	**96.6%**	-	98.2%	94.4%	98.9%	0%	**98.2%**	-	99.3%	95.7%	99.5%	96.3%	**95.9%**	-	96.3%
Single-Unit Trucks	0	0	0	0	**0**	-	2	166	4	1	**173**	-	2	0	1	0	**3**	-	1	158	1	0	**160**	-	336
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	8.3%	1.7%	1.5%	1.5%	**1.8%**	-	1.2%	0%	1.1%	0%	**1.1%**	-	0.3%	2.0%	0.5%	0%	**1.9%**	-	1.8%
Articulated Trucks	0	0	0	0	**0**	-	0	155	0	1	**156**	-	1	0	0	0	**1**	-	1	174	0	3	**178**	-	335
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	1.6%	0%	1.5%	**1.6%**	-	0.6%	0%	0%	0%	**0.4%**	-	0.3%	2.2%	0%	3.7%	**2.1%**	-	1.8%
Buses	0	0	0	0	**0**	-	0	10	0	0	**10**	-	0	0	0	0	**0**	-	0	10	0	0	**10**	-	20
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0.1%

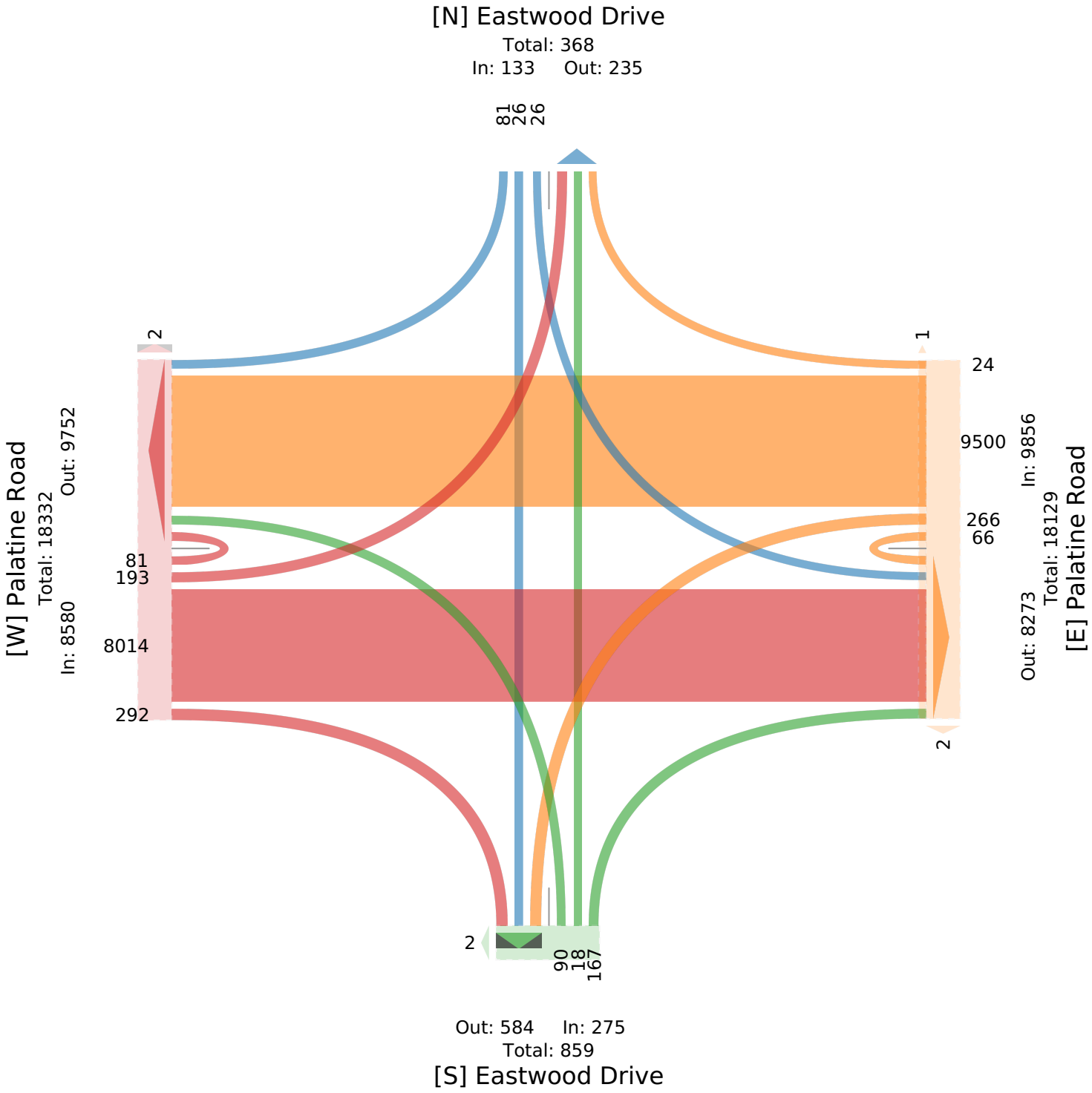
Leg	Eastwood Drive						Palatine Road						Eastwood Drive						Palatine Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
Bicycles on Road	0	2	0	0	**2**	-	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	0	0	**0**	-	3
% Bicycles on Road	0%	7.7%	0%	0%	**1.5%**	-	0%	0%	0%	0%	**0%**	-	0%	5.6%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	2	-	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Palatine Road with Eastwood Drive - TMC

Thu Oct 14, 2021
Full Length (11 AM-2 PM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888829, Location: 42.10987, -87.97382

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Palatine Road with Eastwood Drive - TMC

Thu Oct 14, 2021
Midday Peak (Oct 14 2021 11:45AM - 12:45 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888829, Location: 42.10987, -87.97382

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

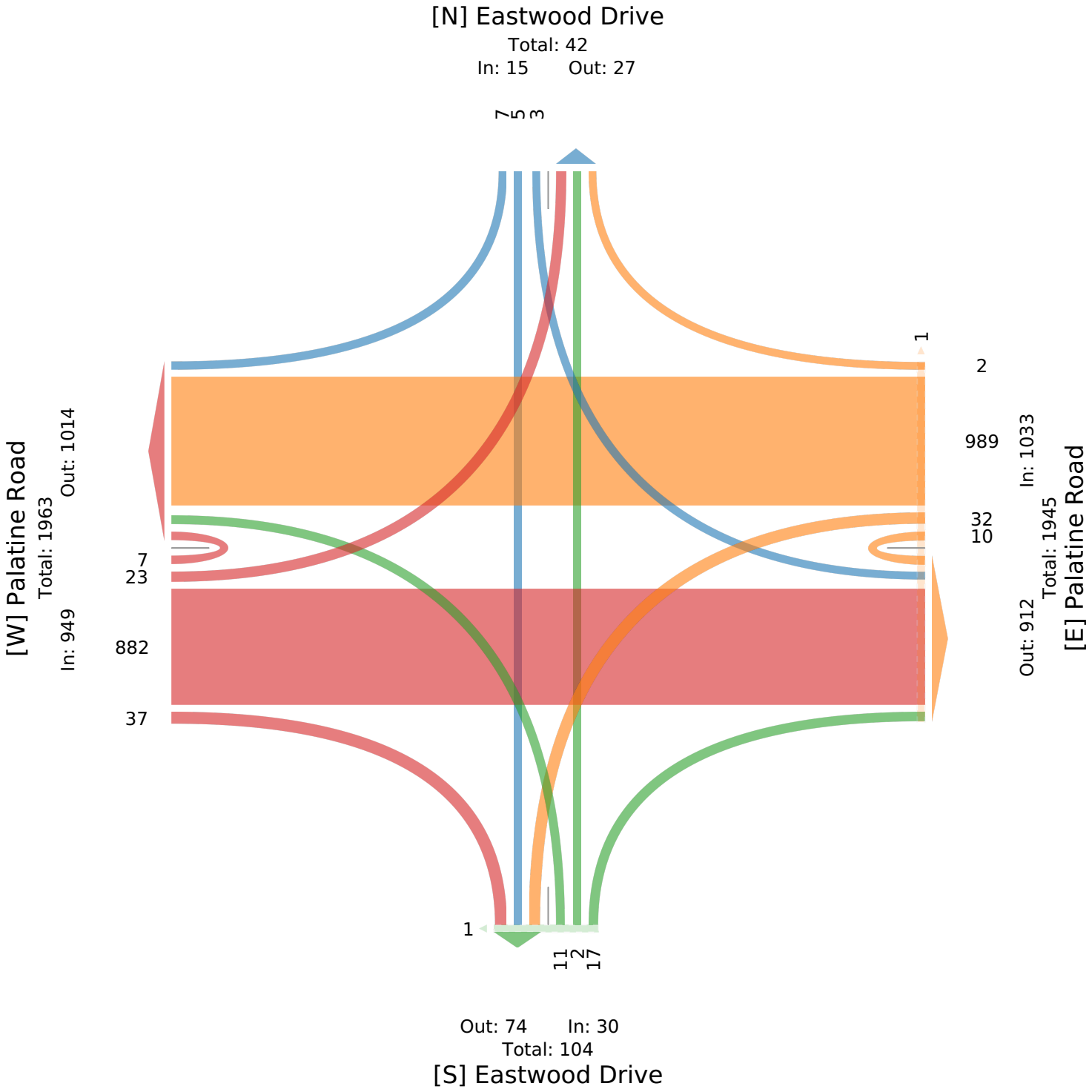
Leg	Eastwood Drive						Palatine Road						Eastwood Drive						Palatine Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2021-10-14 11:45AM	3	2	0	0	**5**	-	0	250	12	3	**265**	0	2	2	2	0	**6**	0	11	225	6	1	**243**	0	**519**
12:00PM	2	0	2	0	**4**	-	1	254	7	2	**264**	1	5	0	3	0	**8**	1	11	205	5	1	**222**	0	**498**
12:15PM	1	3	0	0	**4**	-	0	242	4	2	**248**	0	3	0	6	0	**9**	0	6	217	6	3	**232**	0	**493**
12:30PM	1	0	1	0	**2**	-	1	243	9	3	**256**	0	7	0	0	0	**7**	0	9	235	6	2	**252**	0	**517**
Total	7	5	3	0	**15**	-	2	989	32	10	**1033**	1	17	2	11	0	**30**	1	37	882	23	7	**949**	0	**2027**
% Approach	46.7%	33.3%	20.0%	0%	**-**	-	0.2%	95.7%	3.1%	1.0%	**-**	-	56.7%	6.7%	36.7%	0%	**-**	-	3.9%	92.9%	2.4%	0.7%	**-**	-	-
% Total	0.3%	0.2%	0.1%	0%	**0.7%**	-	0.1%	48.8%	1.6%	0.5%	**51.0%**	-	0.8%	0.1%	0.5%	0%	**1.5%**	-	1.8%	43.5%	1.1%	0.3%	**46.8%**	-	-
PHF	0.583	0.333	0.375	-	**0.875**	-	0.500	0.973	0.667	0.833	**0.975**	-	0.607	0.250	0.458	-	**0.833**	-	0.841	0.938	0.958	0.583	**0.941**	-	0.978
Lights	7	4	3	0	**14**	-	2	919	31	8	**960**	-	17	2	10	0	**29**	-	36	813	23	6	**878**	-	1881
% Lights	100%	80.0%	100%	0%	**93.3%**	-	100%	92.9%	96.9%	80.0%	**92.9%**	-	100%	100%	90.9%	0%	**96.7%**	-	97.3%	92.2%	100%	85.7%	**92.5%**	-	92.8%
Single-Unit Trucks	0	0	0	0	**0**	-	0	39	1	1	**41**	-	0	0	1	0	**1**	-	0	27	0	0	**27**	-	69
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	3.9%	3.1%	10.0%	**4.0%**	-	0%	0%	9.1%	0%	**3.3%**	-	0%	3.1%	0%	0%	**2.8%**	-	3.4%
Articulated Trucks	0	0	0	0	**0**	-	0	30	0	1	**31**	-	0	0	0	0	**0**	-	1	42	0	1	**44**	-	75
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	3.0%	0%	10.0%	**3.0%**	-	0%	0%	0%	0%	**0%**	-	2.7%	4.8%	0%	14.3%	**4.6%**	-	3.7%
Buses	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Bicycles on Road	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1
% Bicycles on Road	0%	20.0%	0%	0%	**6.7%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Palatine Road with Eastwood Drive - TMC

Thu Oct 14, 2021
Midday Peak (Oct 14 2021 11:45AM - 12:45 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888829, Location: 42.10987, -87.97382

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Palatine Road with Eastwood Drive - TMC

Thu Oct 14, 2021
PM Peak (Oct 14 2021 4:45PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888829, Location: 42.10987, -87.97382

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

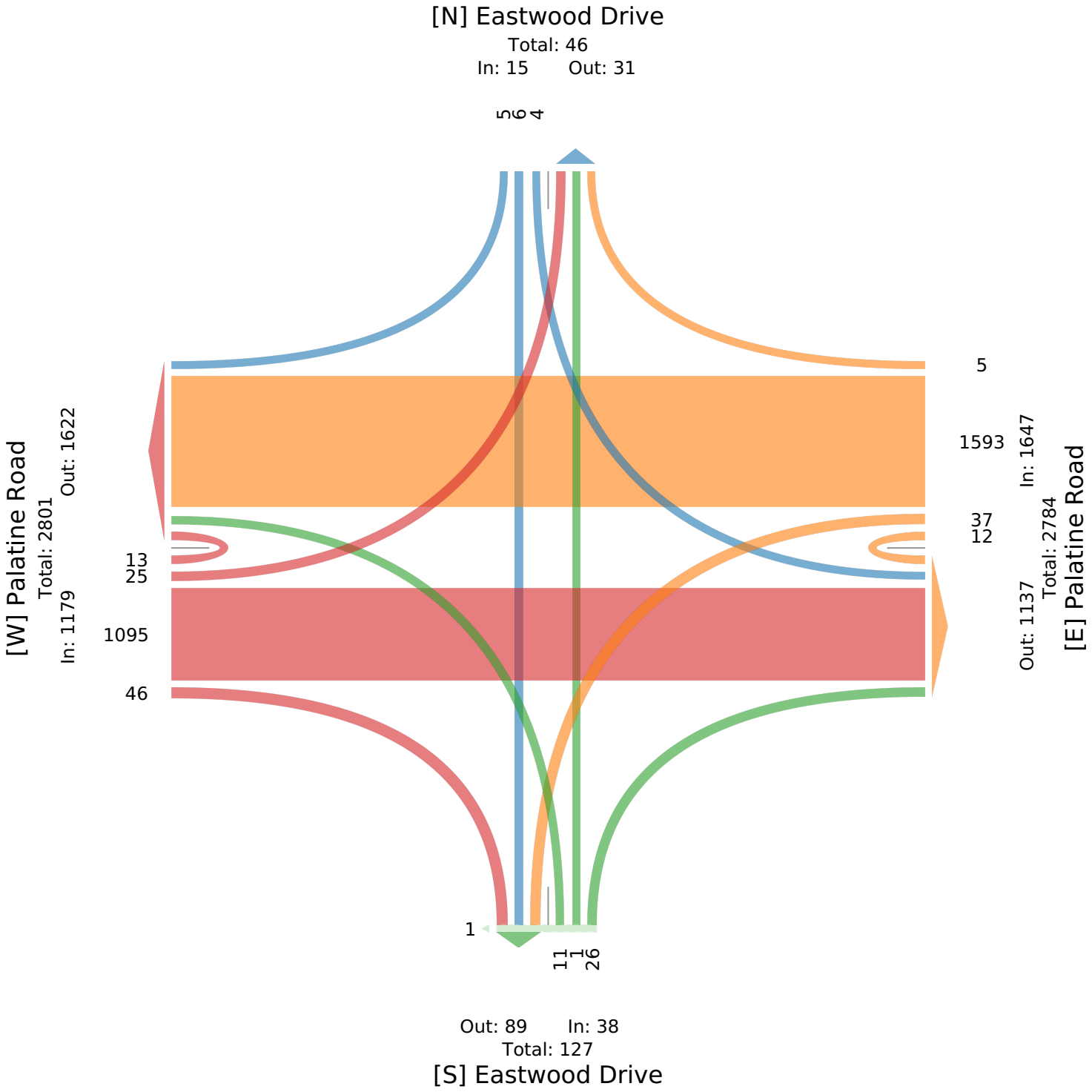
Leg Direction	Eastwood Drive Southbound						Palatine Road Westbound						Eastwood Drive Northbound						Palatine Road Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2021-10-14 4:45PM	1	2	1	0	**4**	-	1	405	10	2	**418**	0	5	0	0	0	**5**	1	10	281	4	4	**299**	0	**726**
5:00PM	1	1	2	0	**4**	-	2	375	7	2	**386**	0	5	0	5	0	**10**	0	12	249	8	4	**273**	0	**673**
5:15PM	2	3	0	0	**5**	-	1	420	12	4	**437**	0	7	0	2	0	**9**	0	11	256	8	3	**278**	0	**729**
5:30PM	1	0	1	0	**2**	-	1	393	8	4	**406**	0	9	1	4	0	**14**	0	13	309	5	2	**329**	0	**751**
Total	5	6	4	0	**15**	-	5	1593	37	12	**1647**	0	26	1	11	0	**38**	1	46	1095	25	13	**1179**	0	**2879**
% Approach	33.3%	40.0%	26.7%	0%	**-**	-	0.3%	96.7%	2.2%	0.7%	**-**	-	68.4%	2.6%	28.9%	0%	**-**	-	3.9%	92.9%	2.1%	1.1%	**-**	-	-
% Total	0.2%	0.2%	0.1%	0%	**0.5%**	-	0.2%	55.3%	1.3%	0.4%	**57.2%**	-	0.9%	0%	0.4%	0%	**1.3%**	-	1.6%	38.0%	0.9%	0.5%	**41.0%**	-	-
PHF	0.625	0.500	0.500		**- 0.750**	-	0.625	0.948	0.771	0.750	**0.942**	-	0.722	0.250	0.550		**- 0.679**	-	0.885	0.886	0.781	0.813	**0.896**	-	0.958
Lights	5	6	4	0	**15**	-	5	1571	37	12	**1625**	-	26	1	11	0	**38**	-	46	1065	25	13	**1149**	-	2827
% Lights	100%	100%	100%	0%	**100%**	-	100%	98.6%	100%	100%	**98.7%**	-	100%	100%	100%	0%	**100%**	-	100%	97.3%	100%	100%	**97.5%**	-	98.2%
Single-Unit Trucks	0	0	0	0	**0**	-	0	14	0	0	**14**	-	0	0	0	0	**0**	-	0	16	0	0	**16**	-	30
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	0.9%	0%	0%	**0.9%**	-	0%	0%	0%	0%	**0%**	-	0%	1.5%	0%	0%	**1.4%**	-	1.0%
Articulated Trucks	0	0	0	0	**0**	-	0	8	0	0	**8**	-	0	0	0	0	**0**	-	0	12	0	0	**12**	-	20
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0.5%	0%	0%	**0.5%**	-	0%	0%	0%	0%	**0%**	-	0%	1.1%	0%	0%	**1.0%**	-	0.7%
Buses	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	2
% Buses	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0.1%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Palatine Road with Eastwood Drive - TMC

Thu Oct 14, 2021
PM Peak (Oct 14 2021 4:45PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888829, Location: 42.10987, -87.97382

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Palatine Road with Eastwood Drive - TMC

Sat Oct 16, 2021
Midday Peak (WKND) (Oct 16 2021 12PM - 1 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888829, Location: 42.10987, -87.97382

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

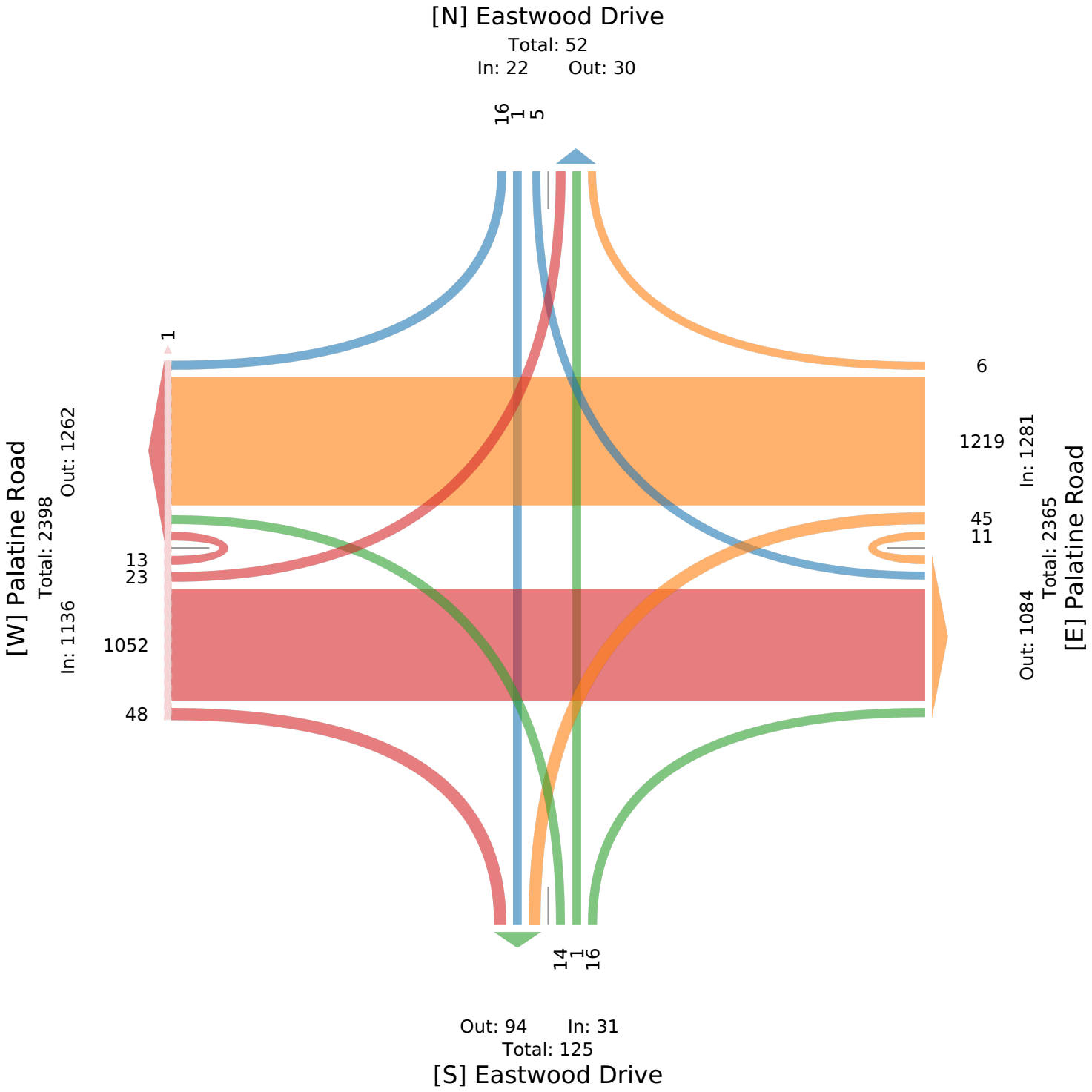
Leg	Eastwood Drive						Palatine Road						Eastwood Drive						Palatine Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2021-10-16 12:00PM	6	0	1	0	**7**	-	2	257	7	0	**266**	0	3	0	3	0	**6**	0	9	247	3	4	**263**	0	**542**
12:15PM	2	0	3	0	**5**	-	1	317	15	3	**336**	0	2	0	2	0	**4**	0	12	269	4	4	**289**	0	**634**
12:30PM	4	0	1	0	**5**	-	1	311	13	2	**327**	0	5	1	0	0	**6**	0	10	261	9	4	**284**	1	**622**
12:45PM	4	1	0	0	**5**	-	2	334	10	6	**352**	0	6	0	9	0	**15**	0	17	275	7	1	**300**	0	**672**
Total	16	1	5	0	**22**	-	6	1219	45	11	**1281**	0	16	1	14	0	**31**	0	48	1052	23	13	**1136**	1	**2470**
% Approach	72.7%	4.5%	22.7%	0%	**-**	-	0.5%	95.2%	3.5%	0.9%	**-**	-	51.6%	3.2%	45.2%	0%	**-**	-	4.2%	92.6%	2.0%	1.1%	**-**	-	-
% Total	0.6%	0%	0.2%	0%	**0.9%**	-	0.2%	49.4%	1.8%	0.4%	**51.9%**	-	0.6%	0%	0.6%	0%	**1.3%**	-	1.9%	42.6%	0.9%	0.5%	**46.0%**	-	-
PHF	0.667	0.250	0.417		**- 0.786**	-	0.750	0.912	0.750	0.458	**0.910**	-	0.667	0.250	0.389		**- 0.517**	-	0.706	0.956	0.639	0.813	**0.947**	-	0.919
Lights	16	1	5	0	**22**	-	6	1199	45	11	**1261**	-	16	1	14	0	**31**	-	48	1037	22	12	**1119**	-	2433
% Lights	100%	100%	100%	0%	**100%**	-	100%	98.4%	100%	100%	**98.4%**	-	100%	100%	100%	0%	**100%**	-	100%	98.6%	95.7%	92.3%	**98.5%**	-	98.5%
Single-Unit Trucks	0	0	0	0	**0**	-	0	8	0	0	**8**	-	0	0	0	0	**0**	-	0	6	1	0	**7**	-	15
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	0%	0.7%	0%	0%	**0.6%**	-	0%	0%	0%	0%	**0%**	-	0%	0.6%	4.3%	0%	**0.6%**	-	0.6%
Articulated Trucks	0	0	0	0	**0**	-	0	11	0	0	**11**	-	0	0	0	0	**0**	-	0	9	0	1	**10**	-	21
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0.9%	0%	0%	**0.9%**	-	0%	0%	0%	0%	**0%**	-	0%	0.9%	0%	7.7%	**0.9%**	-	0.9%
Buses	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1
% Buses	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 100%		-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Palatine Road with Eastwood Drive - TMC

Sat Oct 16, 2021
Midday Peak (WKND) (Oct 16 2021 12PM - 1 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888829, Location: 42.10987, -87.97382

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
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Rosemont, IL, 60018, US



Palatine Road with Eastwood Drive - TMC

Sat Oct 16, 2021
PM Peak (WKND) (Oct 16 2021 1PM - 2 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888829, Location: 42.10987, -87.97382

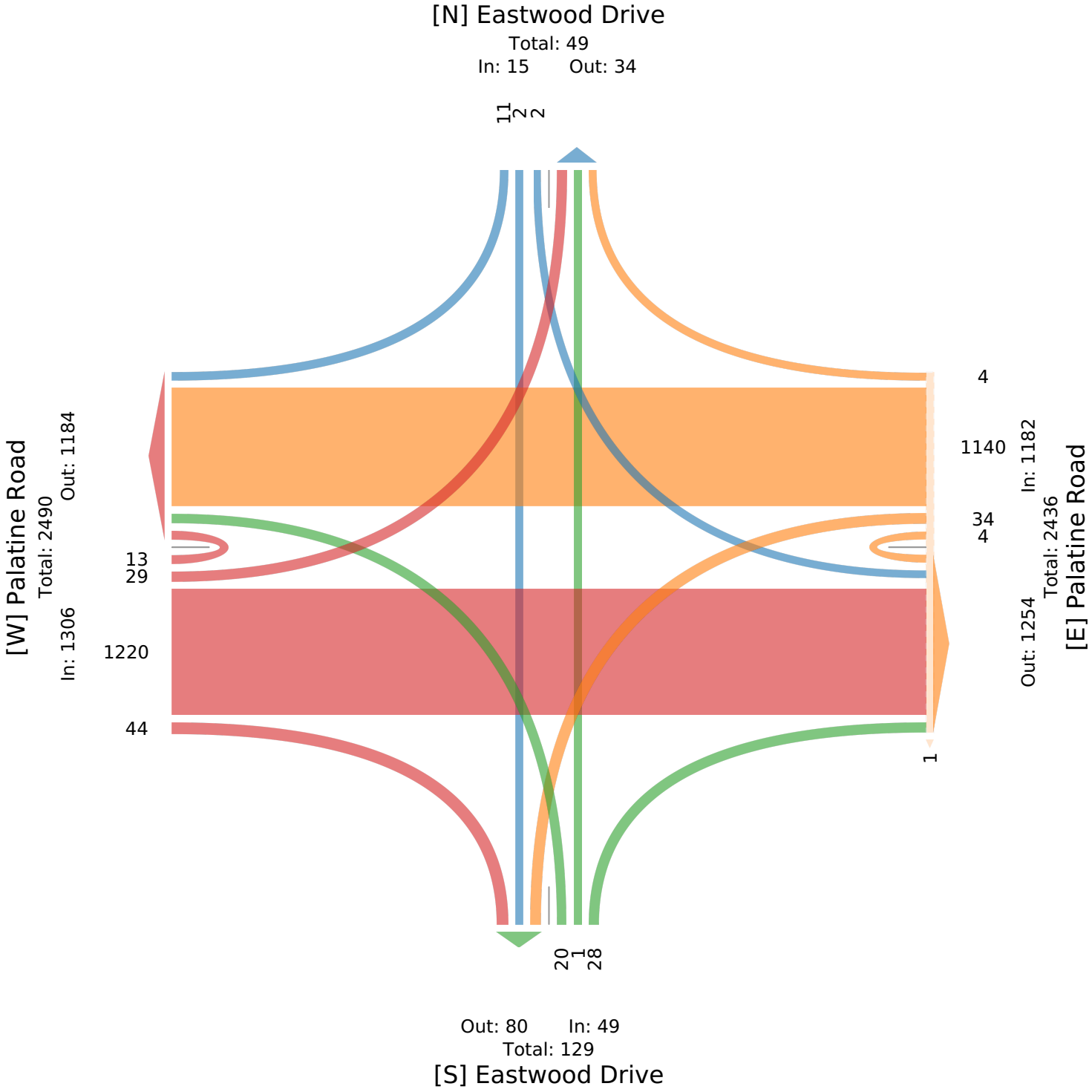
Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Eastwood Drive						Palatine Road						Eastwood Drive						Palatine Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2021-10-16 1:00PM	3	1	2	0	**6**	-	2	290	9	2	**303**	0	9	0	2	0	**11**	0	12	290	6	3	**311**	0	**631**
1:15PM	3	0	0	0	**3**	-	1	296	12	0	**309**	0	7	0	8	0	**15**	0	11	323	5	0	**339**	0	**666**
1:30PM	2	0	0	0	**2**	-	0	292	7	2	**301**	0	5	1	4	0	**10**	0	10	327	7	5	**349**	0	**662**
1:45PM	3	1	0	0	**4**	-	1	262	6	0	**269**	1	7	0	6	0	**13**	0	11	280	11	5	**307**	0	**593**
Total	11	2	2	0	**15**	-	4	1140	34	4	**1182**	1	28	1	20	0	**49**	0	44	1220	29	13	**1306**	0	**2552**
% Approach	73.3%	13.3%	13.3%	0%	**-**	-	0.3%	96.4%	2.9%	0.3%	**-**	-	57.1%	2.0%	40.8%	0%	**-**	-	3.4%	93.4%	2.2%	1.0%	**-**	-	-
% Total	0.4%	0.1%	0.1%	0%	**0.6%**	-	0.2%	44.7%	1.3%	0.2%	**46.3%**	-	1.1%	0%	0.8%	0%	**1.9%**	-	1.7%	47.8%	1.1%	0.5%	**51.2%**	-	-
PHF	0.917	0.500	0.250		**- 0.625**	-	0.500	0.963	0.708	0.500	**0.956**	-	0.778	0.250	0.625		**- 0.817**	-	0.917	0.933	0.659	0.650	**0.936**	-	0.958
Lights	11	2	2	0	**15**	-	3	1119	34	4	**1160**	-	28	1	20	0	**49**	-	43	1203	29	13	**1288**	-	2512
% Lights	100%	100%	100%	0%	**100%**	-	75.0%	98.2%	100%	100%	**98.1%**	-	100%	100%	100%	0%	**100%**	-	97.7%	98.6%	100%	100%	**98.6%**	-	98.4%
Single-Unit Trucks	0	0	0	0	**0**	-	1	14	0	0	**15**	-	0	0	0	0	**0**	-	1	9	0	0	**10**	-	25
% Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	25.0%	1.2%	0%	0%	**1.3%**	-	0%	0%	0%	0%	**0%**	-	2.3%	0.7%	0%	0%	**0.8%**	-	1.0%
Articulated Trucks	0	0	0	0	**0**	-	0	7	0	0	**7**	-	0	0	0	0	**0**	-	0	8	0	0	**8**	-	15
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0.6%	0%	0%	**0.6%**	-	0%	0%	0%	0%	**0%**	-	0%	0.7%	0%	0%	**0.6%**	-	0.6%
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%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Palatine Road with Eastwood Drive - TMC
Sat Oct 16, 2021
PM Peak (WKND) (Oct 16 2021 1PM - 2 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888829, Location: 42.10987, -87.97382

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Rand Road with Signalized Access - TMC

Thu Oct 14, 2021
Full Length (11 AM-2 PM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888830, Location: 42.108233, -87.973935

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

Leg	Rand Road						Dorothy Road						Rand Road						Dorothy Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	R	T	L	U	App	Ped*	Int
2021-10-14 11:00AM	1	213	2	0	**216**	0	8	1	5	0	**14**	0	5	213	14	0	**232**	0	11	1	11	0	**23**	0	**485**
11:15AM	4	239	3	0	**246**	1	1	2	4	0	**7**	0	4	220	17	0	**241**	0	12	1	10	0	**23**	0	**517**
11:30AM	7	251	6	0	**264**	0	3	1	2	0	**6**	0	7	223	14	0	**244**	0	8	1	7	0	**16**	0	**530**
11:45AM	12	257	7	1	**277**	0	12	1	6	0	**19**	0	5	215	15	0	**235**	0	15	2	16	0	**33**	0	**564**
Hourly Total	24	960	18	1	**1003**	1	24	5	17	0	**46**	0	21	871	60	0	**952**	0	46	5	44	0	**95**	0	**2096**
12:00PM	7	286	5	0	**298**	0	5	2	9	0	**16**	0	5	251	15	0	**271**	2	20	1	8	0	**29**	0	**614**
12:15PM	7	233	8	0	**248**	0	10	1	4	0	**15**	0	10	203	27	0	**240**	0	20	2	13	0	**35**	0	**538**
12:30PM	9	260	9	0	**278**	0	3	1	7	0	**11**	0	8	227	18	0	**253**	0	17	1	13	0	**31**	0	**573**
12:45PM	13	263	13	1	**290**	0	12	8	13	0	**33**	0	8	241	22	0	**271**	0	20	2	13	0	**35**	2	**629**
Hourly Total	36	1042	35	1	**1114**	0	30	12	33	0	**75**	0	31	922	82	0	**1035**	2	77	6	47	0	**130**	2	**2354**
1:00PM	8	259	7	0	**274**	0	12	1	7	0	**20**	0	5	214	13	0	**232**	0	21	2	16	0	**39**	0	**565**
1:15PM	7	242	4	0	**253**	0	6	5	6	0	**17**	1	8	248	16	0	**272**	0	10	3	15	0	**28**	0	**570**
1:30PM	6	270	5	0	**281**	0	23	0	6	0	**29**	0	7	212	18	0	**237**	0	12	3	11	0	**26**	1	**573**
1:45PM	11	244	3	1	**259**	0	5	3	7	0	**15**	0	2	247	12	0	**261**	0	25	3	22	0	**50**	0	**585**
Hourly Total	32	1015	19	1	**1067**	0	46	9	26	0	**81**	1	22	921	59	0	**1002**	0	68	11	64	0	**143**	1	**2293**
4:00PM	8	330	5	1	**344**	2	8	4	10	0	**22**	0	6	312	24	0	**342**	0	11	2	13	0	**26**	0	**734**
4:15PM	7	297	7	0	**311**	0	7	8	5	0	**20**	0	2	331	21	0	**354**	0	9	4	3	0	**16**	0	**701**
4:30PM	2	270	8	0	**280**	0	16	2	3	0	**21**	0	10	300	13	0	**323**	0	13	1	11	0	**25**	0	**649**
4:45PM	10	339	8	0	**357**	0	13	4	7	0	**24**	0	5	297	16	0	**318**	0	18	2	10	0	**30**	0	**729**
Hourly Total	27	1236	28	1	**1292**	2	44	18	25	0	**87**	0	23	1240	74	0	**1337**	0	51	9	37	0	**97**	0	**2813**
5:00PM	5	353	4	0	**362**	0	8	2	13	0	**23**	0	9	342	19	0	**370**	1	14	1	13	0	**28**	1	**783**
5:15PM	5	302	13	0	**320**	0	12	3	8	0	**23**	0	7	350	25	2	**384**	1	13	3	11	0	**27**	0	**754**
5:30PM	7	279	8	0	**294**	0	12	1	5	0	**18**	0	9	328	17	0	**354**	0	11	3	11	0	**25**	1	**691**
5:45PM	9	332	7	0	**348**	0	16	4	5	0	**25**	0	6	283	19	0	**308**	0	15	4	9	0	**28**	0	**709**
Hourly Total	26	1266	32	0	**1324**	0	48	10	31	0	**89**	0	31	1303	80	2	**1416**	2	53	11	44	0	**108**	2	**2937**
2021-10-16 11:00AM	4	301	11	0	**316**	0	3	2	7	0	**12**	0	8	259	26	0	**293**	0	26	2	14	0	**42**	0	**663**
11:15AM	7	324	11	0	**342**	0	14	2	8	0	**24**	0	11	304	26	0	**341**	0	25	1	11	0	**37**	0	**744**
11:30AM	4	328	6	1	**339**	0	7	1	7	0	**15**	0	13	311	18	0	**342**	0	21	1	10	0	**32**	0	**728**
11:45AM	6	303	7	0	**316**	0	10	2	4	0	**16**	0	10	314	28	0	**352**	0	20	0	12	0	**32**	1	**716**
Hourly Total	21	1256	35	1	**1313**	0	34	7	26	0	**67**	0	42	1188	98	0	**1328**	0	92	4	47	0	**143**	1	**2851**
12:00PM	7	316	13	1	**337**	0	19	1	9	0	**29**	0	7	272	29	0	**308**	0	19	0	8	0	**27**	0	**701**
12:15PM	5	317	7	0	**329**	1	15	2	10	0	**27**	0	10	283	21	0	**314**	0	19	2	14	0	**35**	0	**705**
12:30PM	7	329	8	0	**344**	0	11	4	7	0	**22**	0	15	313	28	0	**356**	0	18	1	14	0	**33**	0	**755**
12:45PM	9	314	9	0	**332**	0	16	5	11	0	**32**	0	10	326	33	0	**369**	0	17	1	22	0	**40**	0	**773**
Hourly Total	28	1276	37	1	**1342**	1	61	12	37	0	**110**	0	42	1194	111	0	**1347**	0	73	4	58	0	**135**	0	**2934**
1:00PM	7	339	9	0	**355**	0	7	2	9	0	**18**	0	3	279	27	0	**309**	0	22	1	10	0	**33**	0	**715**
1:15PM	9	304	13	0	**326**	0	11	2	9	0	**22**	0	7	310	26	0	**343**	0	17	1	22	0	**40**	0	**731**
1:30PM	9	331	10	0	**350**	0	7	1	6	0	**14**	1	7	285	27	1	**320**	0	19	4	13	0	**36**	0	**720**
1:45PM	5	319	10	0	**334**	1	9	1	14	0	**24**	0	5	284	25	1	**315**	0	19	1	14	0	**34**	1	**707**
Hourly Total	30	1293	42	0	**1365**	1	34	6	38	0	**78**	1	22	1158	105	2	**1287**	0	77	7	59	0	**143**	1	**2873**
Total	224	9344	246	6	**9820**	5	321	79	233	0	**633**	2	234	8797	669	4	**9704**	4	537	57	400	0	**994**	7	**21151**
% Approach	2.3%	95.2%	2.5%	0.1%	**-**	-	50.7%	12.5%	36.8%	0%	**-**	-	2.4%	90.7%	6.9%	0%	**-**	-	54.0%	5.7%	40.2%	0%	**-**	-	-
% Total	1.1%	44.2%	1.2%	0%	**46.4%**	-	1.5%	0.4%	1.1%	0%	**3.0%**	-	1.1%	41.6%	3.2%	0%	**45.9%**	-	2.5%	0.3%	1.9%	0%	**4.7%**	-	-
Lights	219	9171	239	6	**9635**	-	315	73	230	0	**618**	-	231	8622	665	4	**9522**	-	533	57	390	0	**980**	-	20755
% Lights	97.8%	98.1%	97.2%	100%	**98.1%**	-	98.1%	92.4%	98.7%	0%	**97.6%**	-	98.7%	98.0%	99.4%	100%	**98.1%**	-	99.3%	100%	97.5%	0%	**98.6%**	-	98.1%
Single-Unit Trucks	0	117	5	0	**122**	-	5	1	2	0	**8**	-	3	119	3	0	**125**	-	1	0	5	0	**6**	-	261
% Single-Unit Trucks	0%	1.3%	2.0%	0%	**1.2%**	-	1.6%	1.3%	0.9%	0%	**1.3%**	-	1.3%	1.4%	0.4%	0%	**1.3%**	-	0.2%	0%	1.3%	0%	**0.6%**	-	1.2%
Articulated Trucks	3	38	1	0	**42**	-	1	0	1	0	**2**	-	0	46	0	0	**46**	-	1	0	5	0	**6**	-	96
% Articulated Trucks	1.3%	0.4%	0.4%	0%	**0.4%**	-	0.3%	0%	0.4%	0%	**0.3%**	-	0%	0.5%	0%	0%	**0.5%**	-	0.2%	0%	1.3%	0%	**0.6%**	-	0.5%
Buses	1	18	0	0	**19**	-	0	0	0	0	**0**	-	0	9	0	0	**9**	-	1	0	0	0	**1**	-	29

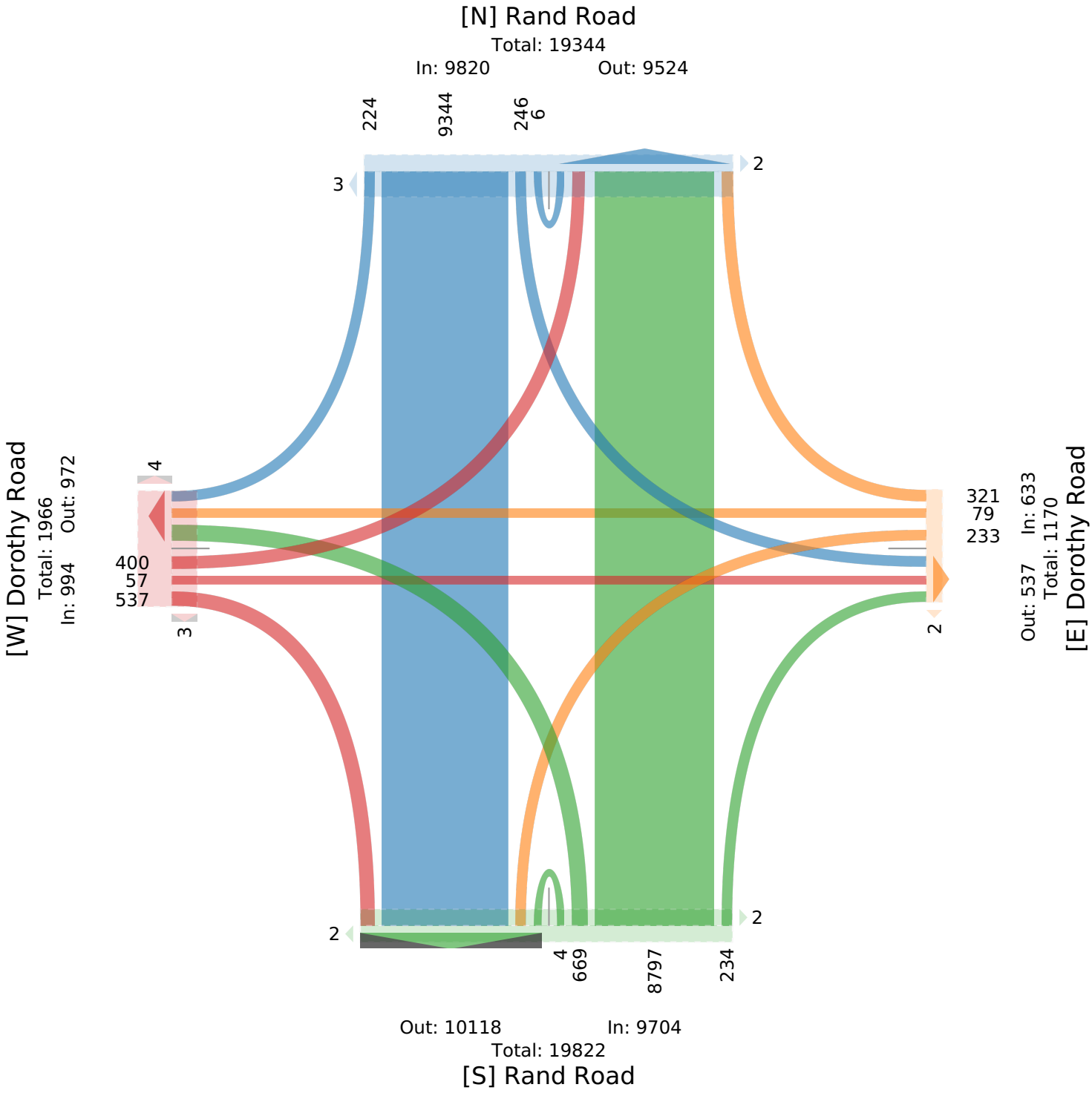
Leg Direction	Rand Road Southbound						Dorothy Road Westbound						Rand Road Northbound						Dorothy Road Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
% Buses	0.4%	0.2%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0.2%	0%	0%	0%	**0.1%**	-	0.1%
Bicycles on Road	1	0	1	0	**2**	-	0	5	0	0	**5**	-	0	1	1	0	**2**	-	1	0	0	0	**1**	-	10
% Bicycles on Road	0.4%	0%	0.4%	0%	**0%**	-	0%	6.3%	0%	0%	**0.8%**	-	0%	0%	0.1%	0%	**0%**	-	0.2%	0%	0%	0%	**0.1%**	-	0%
Pedestrians	-	-	-	-	-	5	-	-	-	-	-	2	-	-	-	-	-	4	-	-	-	-	-	7	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Rand Road with Signalized Access - TMC

Thu Oct 14, 2021
Full Length (11 AM-2 PM, 4 PM-6 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888830, Location: 42.108233, -87.973935

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Rand Road with Signalized Access - TMC

Thu Oct 14, 2021
Midday Peak (Oct 14 2021 12PM - 1 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888830, Location: 42.108233, -87.973935

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

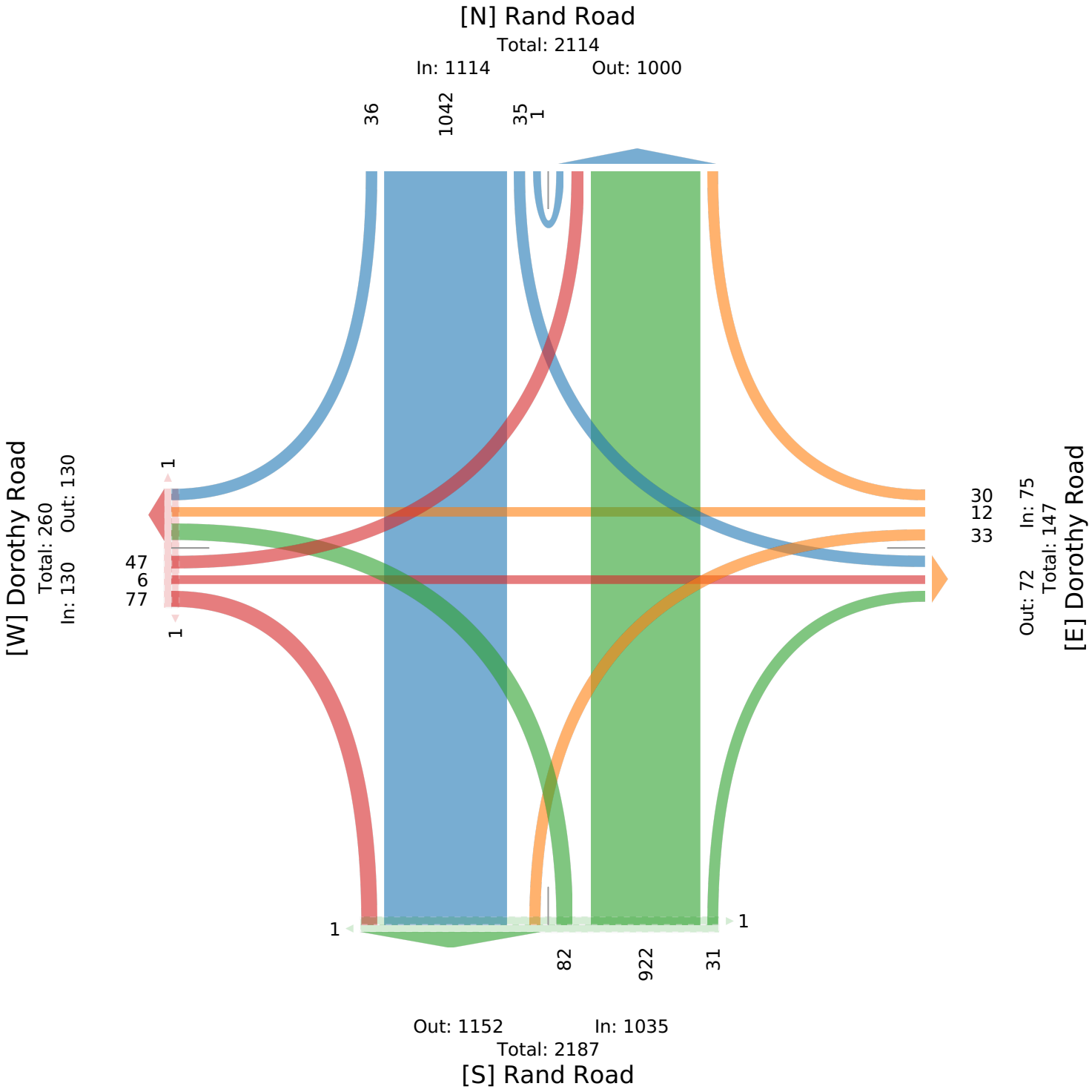
Leg	Rand Road						Dorothy Road						Rand Road						Dorothy Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2021-10-14 12:00PM	7	286	5	0	**298**	0	5	2	9	0	**16**	0	5	251	15	0	**271**	2	20	1	8	0	**29**	0	**614**
12:15PM	7	233	8	0	**248**	0	10	1	4	0	**15**	0	10	203	27	0	**240**	0	20	2	13	0	**35**	0	**538**
12:30PM	9	260	9	0	**278**	0	3	1	7	0	**11**	0	8	227	18	0	**253**	0	17	1	13	0	**31**	0	**573**
12:45PM	13	263	13	1	**290**	0	12	8	13	0	**33**	0	8	241	22	0	**271**	0	20	2	13	0	**35**	2	**629**
Total	36	1042	35	1	**1114**	0	30	12	33	0	**75**	0	31	922	82	0	**1035**	2	77	6	47	0	**130**	2	**2354**
% Approach	3.2%	93.5%	3.1%	0.1%	**-**	-	40.0%	16.0%	44.0%	0%	**-**	-	3.0%	89.1%	7.9%	0%	**-**	-	59.2%	4.6%	36.2%	0%	**-**	-	-
% Total	1.5%	44.3%	1.5%	0%	**47.3%**	-	1.3%	0.5%	1.4%	0%	**3.2%**	-	1.3%	39.2%	3.5%	0%	**44.0%**	-	3.3%	0.3%	2.0%	0%	**5.5%**	-	-
PHF	0.692	0.911	0.673	0.250	**0.935**	-	0.625	0.375	0.635	-	**0.568**	-	0.775	0.918	0.759	-	**0.955**	-	0.963	0.750	0.904	-	**0.929**	-	0.936
Lights	35	1008	33	1	**1077**	-	28	11	32	0	**71**	-	31	896	82	0	**1009**	-	77	6	46	0	**129**	-	2286
% Lights	97.2%	96.7%	94.3%	100%	**96.7%**	-	93.3%	91.7%	97.0%	0%	**94.7%**	-	100%	97.2%	100%	0%	**97.5%**	-	100%	100%	97.9%	0%	**99.2%**	-	97.1%
Single-Unit Trucks	0	23	2	0	**25**	-	1	1	1	0	**3**	-	0	17	0	0	**17**	-	0	0	0	0	**0**	-	45
% Single-Unit Trucks	0%	2.2%	5.7%	0%	**2.2%**	-	3.3%	8.3%	3.0%	0%	**4.0%**	-	0%	1.8%	0%	0%	**1.6%**	-	0%	0%	0%	0%	**0%**	-	1.9%
Articulated Trucks	1	8	0	0	**9**	-	1	0	0	0	**1**	-	0	7	0	0	**7**	-	0	0	1	0	**1**	-	18
% Articulated Trucks	2.8%	0.8%	0%	0%	**0.8%**	-	3.3%	0%	0%	0%	**1.3%**	-	0%	0.8%	0%	0%	**0.7%**	-	0%	0%	2.1%	0%	**0.8%**	-	0.8%
Buses	0	3	0	0	**3**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	0	0	0	0	**0**	-	5
% Buses	0%	0.3%	0%	0%	**0.3%**	-	0%	0%	0%	0%	**0%**	-	0%	0.2%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0.2%
Bicycles on Road	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Rand Road with Signalized Access - TMC

Thu Oct 14, 2021
Midday Peak (Oct 14 2021 12PM - 1 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888830, Location: 42.108233, -87.973935

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Rand Road with Signalized Access - TMC

Thu Oct 14, 2021
PM Peak (Oct 14 2021 4:45PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888830, Location: 42.108233, -87.973935

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US

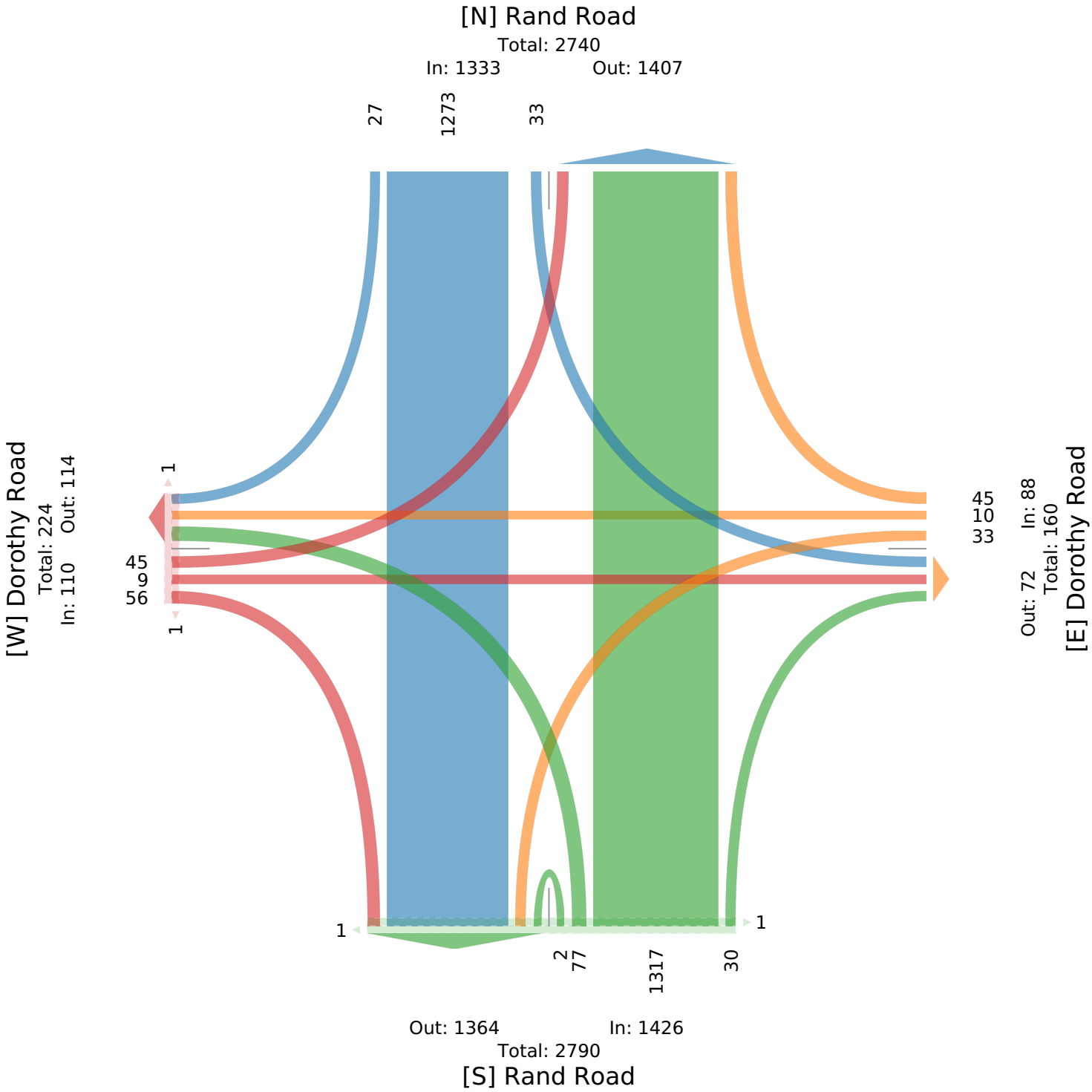
Leg	Rand Road						Dorothy Road						Rand Road						Dorothy Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2021-10-14 4:45PM	10	339	8	0	**357**	0	13	4	7	0	**24**	0	5	297	16	0	**318**	0	18	2	10	0	**30**	0	**729**
5:00PM	5	353	4	0	**362**	0	8	2	13	0	**23**	0	9	342	19	0	**370**	1	14	1	13	0	**28**	1	**783**
5:15PM	5	302	13	0	**320**	0	12	3	8	0	**23**	0	7	350	25	2	**384**	1	13	3	11	0	**27**	0	**754**
5:30PM	7	279	8	0	**294**	0	12	1	5	0	**18**	0	9	328	17	0	**354**	0	11	3	11	0	**25**	1	**691**
Total	27	1273	33	0	**1333**	0	45	10	33	0	**88**	0	30	1317	77	2	**1426**	2	56	9	45	0	**110**	2	**2957**
% Approach	2.0%	95.5%	2.5%	0%	**-**	-	51.1%	11.4%	37.5%	0%	**-**	-	2.1%	92.4%	5.4%	0.1%	**-**	-	50.9%	8.2%	40.9%	0%	**-**	-	-
% Total	0.9%	43.1%	1.1%	0%	**45.1%**	-	1.5%	0.3%	1.1%	0%	**3.0%**	-	1.0%	44.5%	2.6%	0.1%	**48.2%**	-	1.9%	0.3%	1.5%	0%	**3.7%**	-	-
PHF	0.675	0.902	0.615	-	**0.920**	-	0.865	0.500	0.635	-	**0.896**	-	0.833	0.940	0.770	0.250	**0.928**	-	0.778	0.750	0.865	-	**0.917**	-	0.944
Lights	27	1257	32	0	**1316**	-	44	8	33	0	**85**	-	30	1303	76	2	**1411**	-	55	9	44	0	**108**	-	2920
% Lights	100%	98.7%	97.0%	0%	**98.7%**	-	97.8%	80.0%	100%	0%	**96.6%**	-	100%	98.9%	98.7%	100%	**98.9%**	-	98.2%	100%	97.8%	0%	**98.2%**	-	98.7%
Single-Unit Trucks	0	12	0	0	**12**	-	1	0	0	0	**1**	-	0	5	1	0	**6**	-	1	0	1	0	**2**	-	21
% Single-Unit Trucks	0%	0.9%	0%	0%	**0.9%**	-	2.2%	0%	0%	0%	**1.1%**	-	0%	0.4%	1.3%	0%	**0.4%**	-	1.8%	0%	2.2%	0%	**1.8%**	-	0.7%
Articulated Trucks	0	3	0	0	**3**	-	0	0	0	0	**0**	-	0	7	0	0	**7**	-	0	0	0	0	**0**	-	10
% Articulated Trucks	0%	0.2%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0%	0.5%	0%	0%	**0.5%**	-	0%	0%	0%	0%	**0%**	-	0.3%
Buses	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	0	0	**0**	-	2
% Buses	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0.1%
Bicycles on Road	0	0	1	0	**1**	-	0	2	0	0	**2**	-	0	1	0	0	**1**	-	0	0	0	0	**0**	-	4
% Bicycles on Road	0%	0%	3.0%	0%	**0.1%**	-	0%	20.0%	0%	0%	**2.3%**	-	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0.1%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	2	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Rand Road with Signalized Access - TMC

Thu Oct 14, 2021
PM Peak (Oct 14 2021 4:45PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888830, Location: 42.108233, -87.973935

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
Rosemont, IL, 60018, US



Rand Road with Signalized Access - TMC

Sat Oct 16, 2021
Midday Peak (WKND) (Oct 16 2021 12PM - 1 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888830, Location: 42.108233, -87.973935

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
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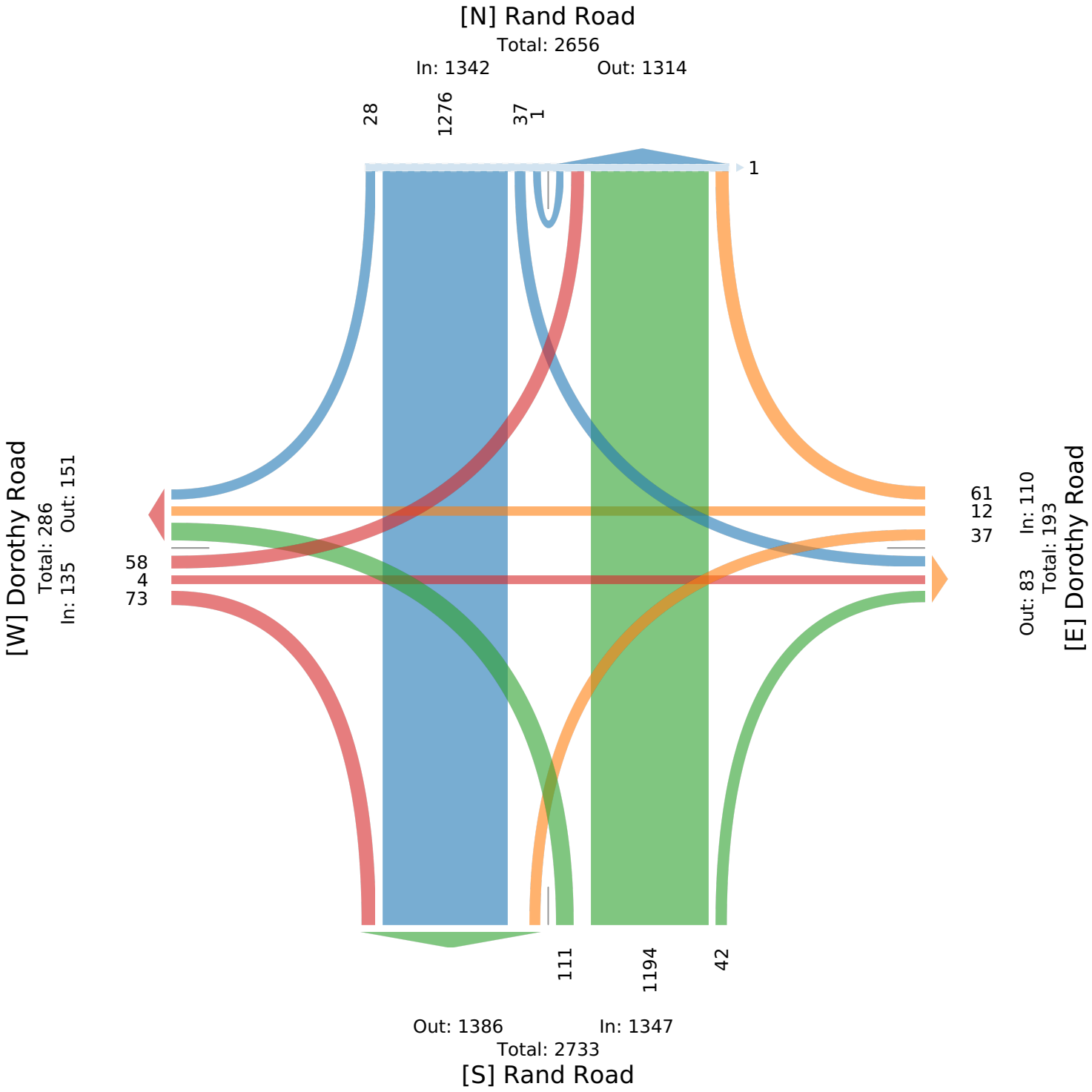
Leg	Rand Road						Dorothy Road						Rand Road						Dorothy Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2021-10-16 12:00PM	7	316	13	1	**337**	0	19	1	9	0	**29**	0	7	272	29	0	**308**	0	19	0	8	0	**27**	0	**701**
12:15PM	5	317	7	0	**329**	1	15	2	10	0	**27**	0	10	283	21	0	**314**	0	19	2	14	0	**35**	0	**705**
12:30PM	7	329	8	0	**344**	0	11	4	7	0	**22**	0	15	313	28	0	**356**	0	18	1	14	0	**33**	0	**755**
12:45PM	9	314	9	0	**332**	0	16	5	11	0	**32**	0	10	326	33	0	**369**	0	17	1	22	0	**40**	0	**773**
Total	28	1276	37	1	**1342**	1	61	12	37	0	**110**	0	42	1194	111	0	**1347**	0	73	4	58	0	**135**	0	**2934**
% Approach	2.1%	95.1%	2.8%	0.1%	**-**	-	55.5%	10.9%	33.6%	0%	**-**	-	3.1%	88.6%	8.2%	0%	**-**	-	54.1%	3.0%	43.0%	0%	**-**	-	-
% Total	1.0%	43.5%	1.3%	0%	**45.7%**	-	2.1%	0.4%	1.3%	0%	**3.7%**	-	1.4%	40.7%	3.8%	0%	**45.9%**	-	2.5%	0.1%	2.0%	0%	**4.6%**	-	-
PHF	0.750	0.970	0.712	0.250	**0.975**	-	0.803	0.600	0.841	-	**0.859**	-	0.700	0.916	0.841	-	**0.913**	-	0.961	0.500	0.659	-	**0.844**	-	0.949
Lights	27	1265	36	1	**1329**	-	61	12	36	0	**109**	-	42	1169	111	0	**1322**	-	73	4	58	0	**135**	-	2895
% Lights	96.4%	99.1%	97.3%	100%	**99.0%**	-	100%	100%	97.3%	0%	**99.1%**	-	100%	97.9%	100%	0%	**98.1%**	-	100%	100%	100%	0%	**100%**	-	98.7%
Single-Unit Trucks	0	10	1	0	**11**	-	0	0	1	0	**1**	-	0	22	0	0	**22**	-	0	0	0	0	**0**	-	34
% Single-Unit Trucks	0%	0.8%	2.7%	0%	**0.8%**	-	0%	0%	2.7%	0%	**0.9%**	-	0%	1.8%	0%	0%	**1.6%**	-	0%	0%	0%	0%	**0%**	-	1.2%
Articulated Trucks	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	3	0	0	**3**	-	0	0	0	0	**0**	-	4
% Articulated Trucks	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0.3%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0.1%
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%
Bicycles on Road	1	0	0	0	**1**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1
% Bicycles on Road	3.6%	0%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Rand Road with Signalized Access - TMC

Sat Oct 16, 2021
Midday Peak (WKND) (Oct 16 2021 12PM - 1 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888830, Location: 42.108233, -87.973935

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
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Rand Road with Signalized Access - TMC

Sat Oct 16, 2021
PM Peak (WKND) (Oct 16 2021 1PM - 2 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888830, Location: 42.108233, -87.973935

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
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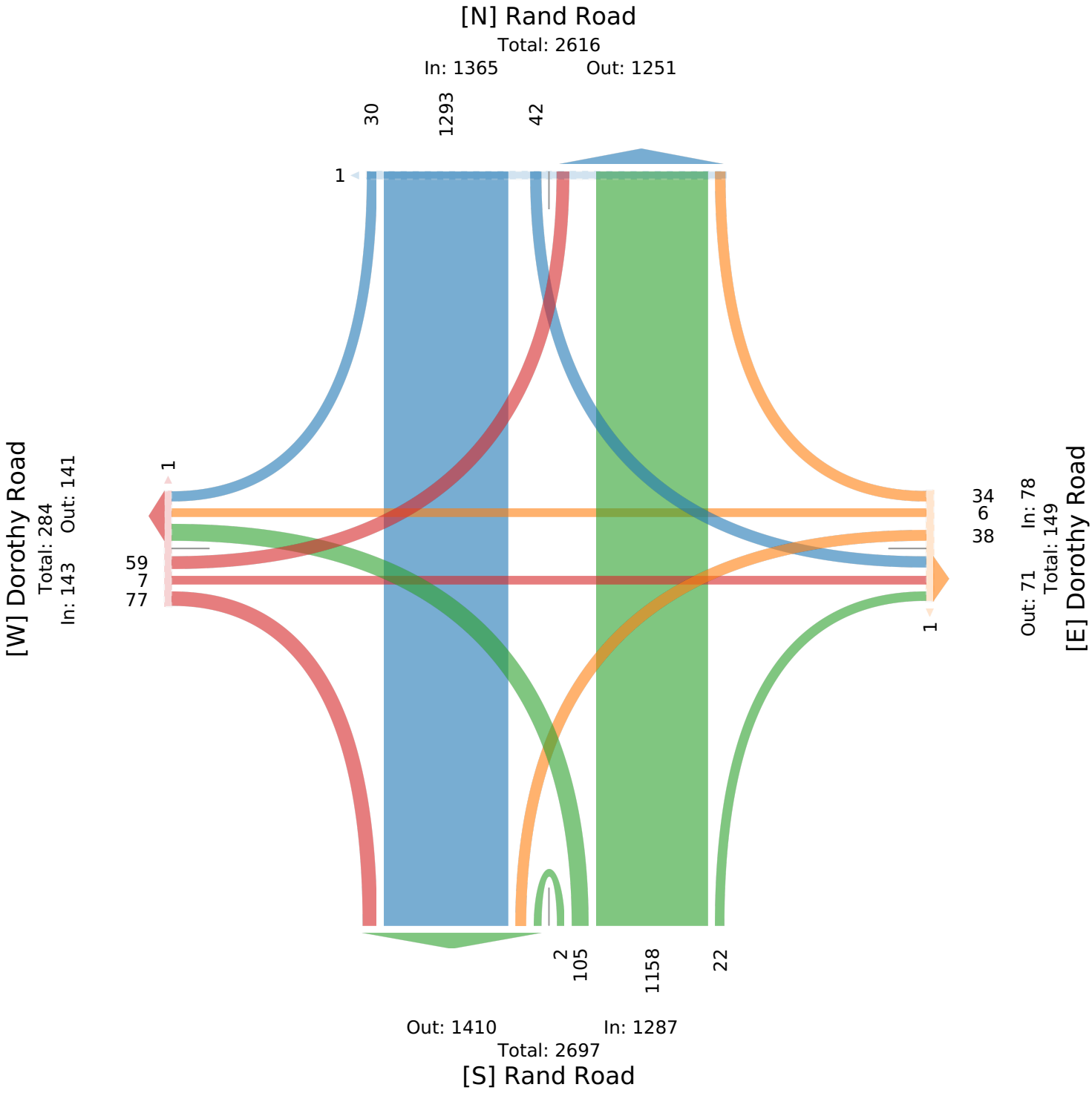
Leg	Rand Road						Dorothy Road						Rand Road						Dorothy Road						
Direction	Southbound						Westbound						Northbound						Eastbound						
Time	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	R	T	L	U	**App**	Ped*	**Int**
2021-10-16 1:00PM	7	339	9	0	**355**	0	7	2	9	0	**18**	0	3	279	27	0	**309**	0	22	1	10	0	**33**	0	**715**
1:15PM	9	304	13	0	**326**	0	11	2	9	0	**22**	0	7	310	26	0	**343**	0	17	1	22	0	**40**	0	**731**
1:30PM	9	331	10	0	**350**	0	7	1	6	0	**14**	1	7	285	27	1	**320**	0	19	4	13	0	**36**	0	**720**
1:45PM	5	319	10	0	**334**	1	9	1	14	0	**24**	0	5	284	25	1	**315**	0	19	1	14	0	**34**	1	**707**
Total	30	1293	42	0	**1365**	1	34	6	38	0	**78**	1	22	1158	105	2	**1287**	0	77	7	59	0	**143**	1	**2873**
% Approach	2.2%	94.7%	3.1%	0%	**-**	-	43.6%	7.7%	48.7%	0%	**-**	-	1.7%	90.0%	8.2%	0.2%	**-**	-	53.8%	4.9%	41.3%	0%	**-**	-	-
% Total	1.0%	45.0%	1.5%	0%	**47.5%**	-	1.2%	0.2%	1.3%	0%	**2.7%**	-	0.8%	40.3%	3.7%	0.1%	**44.8%**	-	2.7%	0.2%	2.1%	0%	**5.0%**	-	-
PHF	0.833	0.954	0.808	-	**0.961**	-	0.773	0.625	0.679	-	**0.802**	-	0.786	0.934	0.963	0.500	**0.937**	-	0.864	0.438	0.670	-	**0.888**	-	0.982
Lights	30	1275	41	0	**1346**	-	33	5	38	0	**76**	-	22	1150	104	2	**1278**	-	76	7	59	0	**142**	-	2842
% Lights	100%	98.6%	97.6%	0%	**98.6%**	-	97.1%	83.3%	100%	0%	**97.4%**	-	100%	99.3%	99.0%	100%	**99.3%**	-	98.7%	100%	100%	0%	**99.3%**	-	98.9%
Single-Unit Trucks	0	14	1	0	**15**	-	1	0	0	0	**1**	-	0	5	0	0	**5**	-	0	0	0	0	**0**	-	21
% Single-Unit Trucks	0%	1.1%	2.4%	0%	**1.1%**	-	2.9%	0%	0%	0%	**1.3%**	-	0%	0.4%	0%	0%	**0.4%**	-	0%	0%	0%	0%	**0%**	-	0.7%
Articulated Trucks	0	3	0	0	**3**	-	0	0	0	0	**0**	-	0	3	0	0	**3**	-	0	0	0	0	**0**	-	6
% Articulated Trucks	0%	0.2%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0%	0.3%	0%	0%	**0.2%**	-	0%	0%	0%	0%	**0%**	-	0.2%
Buses	0	1	0	0	**1**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	0	0	0	**0**	-	1
% Buses	0%	0.1%	0%	0%	**0.1%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%
Bicycles on Road	0	0	0	0	**0**	-	0	1	0	0	**1**	-	0	0	1	0	**1**	-	1	0	0	0	**1**	-	3
% Bicycles on Road	0%	0%	0%	0%	**0%**	-	0%	16.7%	0%	0%	**1.3%**	-	0%	0%	1.0%	0%	**0.1%**	-	1.3%	0%	0%	0%	**0.7%**	-	0.1%
Pedestrians	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	1	
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

Rand Road with Signalized Access - TMC

Sat Oct 16, 2021
PM Peak (WKND) (Oct 16 2021 1PM - 2 PM)
All Classes (Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road)
All Movements
ID: 888830, Location: 42.108233, -87.973935

Provided by: Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400,
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Traffic Survey Results

TRAFFIC SURVEY RESULTS – CHIPOTLE RESTAURANT
300 OGDEN AVENUE, WESTMONT, ILLINOIS

Time Period	In	Out	Total
Weekday Midday Peak Hour			
12:00 PM	21	20	41
12:15 PM	9	12	21
12:30 PM	16	12	28
12:45 PM	10	23	33
Total	**56**	**67**	**123**
Weekday Evening Peak Hour			
5:00 PM	12	10	22
5:15 PM	13	11	24
5:30 PM	6	6	12
5:45 PM	7	7	14
Total	**38**	**34**	**72**
Saturday Midday Peak Hour			
12:00 PM	8	14	22
12:15 PM	12	10	22
12:30 PM	12	14	26
12:45 PM	16	14	30
Total	**48**	**52**	**100**

Capacity Analysis Summary Sheets

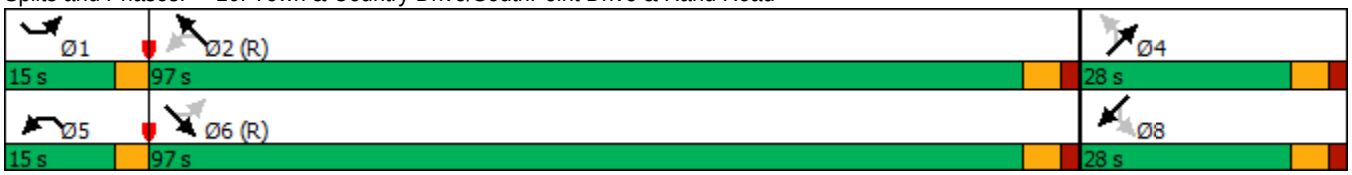
Weekday Midday Peak Hour – Existing Conditions

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	35	1042	36	82	922	31	47	6	77	33	12	30
Future Volume (vph)	35	1042	36	82	922	31	47	6	77	33	12	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		0	230		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	120			110			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.995			0.861			0.892	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	5003	0	1805	3524	0	1656	1550	0	1805	1550	0
Flt Permitted	0.258			0.213			0.727			0.638		
Satd. Flow (perm)	490	5003	0	405	3524	0	1267	1550	0	1212	1550	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		7			5			85			33	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		795			490			187			123	
Travel Time (s)		18.1			11.1			4.3			2.8	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	3%	8%	0%	2%	0%	9%	0%	6%	0%	33%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	38	1185	0	90	1047	0	52	92	0	36	46	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Detector Phase	1	6		5	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		24.0	24.0		24.0	24.0	
Total Split (s)	15.0	97.0		15.0	97.0		28.0	28.0		28.0	28.0	
Total Split (%)	10.7%	69.3%		10.7%	69.3%		20.0%	20.0%		20.0%	20.0%	
Yellow Time (s)	3.5	4.0		3.5	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Max		None	C-Max		None	None		None	None	
Act Effct Green (s)	115.3	106.8		117.2	109.2		11.1	11.1		11.1	11.1	
Actuated g/C Ratio	0.82	0.76		0.84	0.78		0.08	0.08		0.08	0.08	
v/c Ratio	0.08	0.31		0.22	0.38		0.52	0.46		0.38	0.30	
Control Delay	2.4	5.7		3.4	6.4		78.8	21.1		70.7	30.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	2.4	5.7		3.4	6.4		78.8	21.1		70.7	30.4	
LOS	A	A		A	A		E	C		E	C	
Approach Delay		5.6			6.2			41.9			48.1	
Approach LOS		A			A			D			D	
Queue Length 50th (ft)	4	106		10	142		46	6		32	11	
Queue Length 95th (ft)	11	152		26	247		90	60		67	51	

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Internal Link Dist (ft)		715			410			107			43	
Turn Bay Length (ft)	145			230								
Base Capacity (vph)	525	3817		460	2750		199	315		190	271	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.07	0.31		0.20	0.38		0.26	0.29		0.19	0.17	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 47 (34%), Referenced to phase 2:NWTL and 6:SETL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.52			
Intersection Signal Delay: 9.2		Intersection LOS: A	
Intersection Capacity Utilization 53.2%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 10: Town & Country Drive/SouthPoint Drive & Rand Road



Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	23	882	37	32	989	2	11	2	17	3	5	7
Future Vol, veh/h	23	882	37	32	989	2	11	2	17	3	5	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	95	-	-	175	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	2	-	-	2	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	8	0	3	0	0	0	25	0	0	0
Mvmt Flow	24	928	39	34	1041	2	12	2	18	3	5	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1043	0	0	967	0	0	1483	2107	484	1530	2125	522
Stage 1	-	-	-	-	-	-	996	996	-	1110	1110	-
Stage 2	-	-	-	-	-	-	487	1111	-	420	1015	-
Critical Hdwy	5.3	-	-	5.3	-	-	6.4	6.5	7.6	6.4	6.5	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	7.3	5.5	-	7.3	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	6.7	5.5	-
Follow-up Hdwy	3.1	-	-	3.1	-	-	3.8	4	4.15	3.8	4	3.9
Pot Cap-1 Maneuver	379	-	-	412	-	-	134	52	407	126	51	432
Stage 1	-	-	-	-	-	-	203	325	-	169	287	-
Stage 2	-	-	-	-	-	-	489	287	-	537	318	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	379	-	-	412	-	-	115	45	407	107	44	432
Mov Cap-2 Maneuver	-	-	-	-	-	-	177	182	-	149	181	-
Stage 1	-	-	-	-	-	-	190	305	-	158	263	-
Stage 2	-	-	-	-	-	-	432	263	-	478	298	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.5	19.8	21.4
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	178	407	379	-	-	412	-	-	235
HCM Lane V/C Ratio	0.077	0.044	0.064	-	-	0.082	-	-	0.067
HCM Control Delay (s)	26.9	14.3	15.1	-	-	14.5	-	-	21.4
HCM Lane LOS	D	B	C	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.2	0.1	0.2	-	-	0.3	-	-	0.2

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	13	2	32	17	1	10	19	7	8	13	24	37
Future Vol, veh/h	13	2	32	17	1	10	19	7	8	13	24	37
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	14	2	34	18	1	11	20	7	8	14	25	39

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	130	128	45	142	143	11	64	0	0	15	0	0
Stage 1	73	73	-	51	51	-	-	-	-	-	-	-
Stage 2	57	55	-	91	92	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	847	766	1031	832	752	1076	1551	-	-	1616	-	-
Stage 1	942	838	-	967	856	-	-	-	-	-	-	-
Stage 2	960	853	-	921	823	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	824	749	1031	790	735	1076	1551	-	-	1616	-	-
Mov Cap-2 Maneuver	824	749	-	790	735	-	-	-	-	-	-	-
Stage 1	930	830	-	954	845	-	-	-	-	-	-	-
Stage 2	937	842	-	881	816	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9	9.3	4.1	1.3
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1551	-	-	950	870	1616	-	-
HCM Lane V/C Ratio	0.013	-	-	0.052	0.034	0.008	-	-
HCM Control Delay (s)	7.4	0	-	9	9.3	7.2	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-	-

Capacity Analysis Summary Sheets

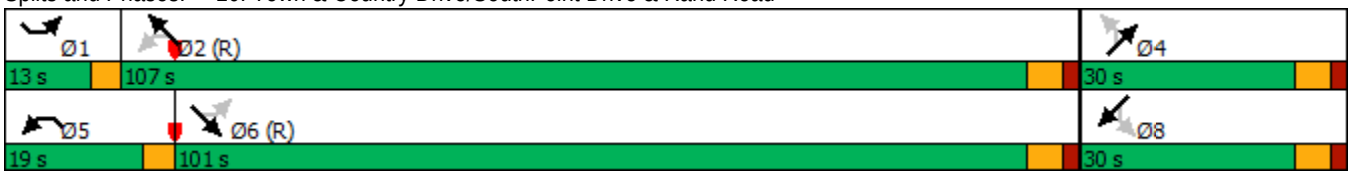
Weekday Evening Peak Hour – Existing Conditions

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	27	1273	33	77	1317	30	45	9	56	33	10	45
Future Volume (vph)	27	1273	33	77	1317	30	45	9	56	33	10	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		0	230		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	120			110			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.996			0.997			0.870			0.876	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	5116	0	1805	3564	0	1770	1653	0	1805	1664	0
Flt Permitted	0.172			0.173			0.720			0.713		
Satd. Flow (perm)	327	5116	0	329	3564	0	1341	1653	0	1355	1664	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		5			3			58			47	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		795			459			187			157	
Travel Time (s)		18.1			10.4			4.3			3.6	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	0%	1%	0%	0%	1%	0%	2%	0%	0%	0%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	28	1360	0	80	1403	0	47	67	0	34	57	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Detector Phase	1	6		5	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		24.0	24.0		24.0	24.0	
Total Split (s)	13.0	101.0		19.0	107.0		30.0	30.0		30.0	30.0	
Total Split (%)	8.7%	67.3%		12.7%	71.3%		20.0%	20.0%		20.0%	20.0%	
Yellow Time (s)	3.5	4.0		3.5	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Max		None	C-Max		None	None		None	None	
Act Effct Green (s)	125.7	117.4		128.3	121.7		10.6	10.6		10.6	10.6	
Actuated g/C Ratio	0.84	0.78		0.86	0.81		0.07	0.07		0.07	0.07	
v/c Ratio	0.08	0.34		0.23	0.49		0.50	0.39		0.36	0.35	
Control Delay	2.3	5.3		4.4	9.9		83.7	25.4		75.2	27.3	
Queue Delay	0.0	0.0		0.0	0.2		0.0	0.0		0.0	0.0	
Total Delay	2.3	5.3		4.4	10.1		83.7	25.4		75.2	27.3	
LOS	A	A		A	B		F	C		E	C	
Approach Delay		5.3			9.8			49.5			45.2	
Approach LOS		A			A			D			D	
Queue Length 50th (ft)	3	124		8	218		45	8		32	9	
Queue Length 95th (ft)	9	172		41	550		88	58		69	55	

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Internal Link Dist (ft)		715			379			107			77	
Turn Bay Length (ft)	145			230								
Base Capacity (vph)	375	4005		437	2891		214	313		216	305	
Starvation Cap Reductn	0	0		0	601		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.07	0.34		0.18	0.61		0.22	0.21		0.16	0.19	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 48 (32%), Referenced to phase 2:NWTL and 6:SETL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.50			
Intersection Signal Delay: 10.3		Intersection LOS: B	
Intersection Capacity Utilization 64.0%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 10: Town & Country Drive/SouthPoint Drive & Rand Road



Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	1095	46	37	1593	5	11	1	26	4	6	5
Future Vol, veh/h	25	1095	46	37	1593	5	11	1	26	4	6	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	95	-	-	175	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	2	-	-	2	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	2	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	26	1129	47	38	1642	5	11	1	27	4	6	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1647	0	0	1176	0	0	1941	2928	588	2225	2949	824
Stage 1	-	-	-	-	-	-	1205	1205	-	1721	1721	-
Stage 2	-	-	-	-	-	-	736	1723	-	504	1228	-
Critical Hdwy	5.3	-	-	5.3	-	-	6.4	6.5	7.1	6.4	6.5	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	7.3	5.5	-	7.3	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	6.7	5.5	-
Follow-up Hdwy	3.1	-	-	3.1	-	-	3.8	4	3.9	3.8	4	3.9
Pot Cap-1 Maneuver	192	-	-	327	-	-	71	15	391	47	15	275
Stage 1	-	-	-	-	-	-	145	259	-	63	146	-
Stage 2	-	-	-	-	-	-	346	145	-	478	253	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	192	-	-	327	-	-	54	11	391	35	11	275
Mov Cap-2 Maneuver	-	-	-	-	-	-	113	87	-	51	98	-
Stage 1	-	-	-	-	-	-	125	224	-	54	129	-
Stage 2	-	-	-	-	-	-	286	128	-	383	219	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.4	23.4	50.1
HCM LOS			C	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	110	391	192	-	-	327	-	-	95
HCM Lane V/C Ratio	0.112	0.069	0.134	-	-	0.117	-	-	0.163
HCM Control Delay (s)	41.8	14.9	26.6	-	-	17.5	-	-	50.1
HCM Lane LOS	E	B	D	-	-	C	-	-	F
HCM 95th %tile Q(veh)	0.4	0.2	0.5	-	-	0.4	-	-	0.6

Intersection	
Int Delay, s/veh	5.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	19	1	29	11	1	9	48	10	7	16	20	53
Future Vol, veh/h	19	1	29	11	1	9	48	10	7	16	20	53
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	20	1	31	12	1	9	51	11	7	17	21	56

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	205	203	49	216	228	15	77	0	0	18	0	0
Stage 1	83	83	-	117	117	-	-	-	-	-	-	-
Stage 2	122	120	-	99	111	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	757	697	1025	745	675	1070	1535	-	-	1612	-	-
Stage 1	930	830	-	892	803	-	-	-	-	-	-	-
Stage 2	887	800	-	912	807	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	724	666	1025	697	645	1070	1535	-	-	1612	-	-
Mov Cap-2 Maneuver	724	666	-	697	645	-	-	-	-	-	-	-
Stage 1	898	821	-	862	776	-	-	-	-	-	-	-
Stage 2	848	773	-	874	798	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.4	9.5	5.5	1.3
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1535	-	-	874	816	1612	-	-
HCM Lane V/C Ratio	0.033	-	-	0.059	0.027	0.01	-	-
HCM Control Delay (s)	7.4	0	-	9.4	9.5	7.3	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.1	0	-	-

Capacity Analysis Summary Sheets

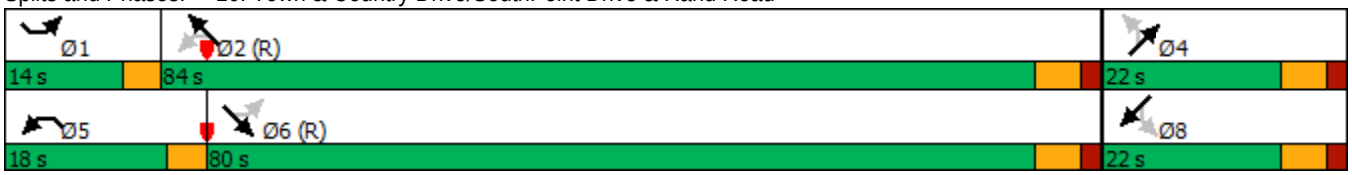
Saturday Midday Peak Hour – Existing Conditions

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	37	1276	28	111	1194	42	58	4	73	37	12	61
Future Volume (vph)	37	1276	28	111	1194	42	58	4	73	37	12	61
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		0	230		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	120			110			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.997			0.995			0.857			0.875	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	5118	0	1787	3558	0	1770	1594	0	1805	1619	0
Flt Permitted	0.193			0.168			0.707			0.705		
Satd. Flow (perm)	367	5118	0	316	3558	0	1317	1594	0	1340	1619	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		5			6			76			64	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		795			467			187			157	
Travel Time (s)		18.1			10.6			4.3			3.6	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	0%	1%	3%	1%	1%	0%	2%	5%	2%	0%	1%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	39	1358	0	116	1288	0	60	80	0	39	77	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Detector Phase	1	6		5	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		24.0	24.0		24.0	24.0	
Total Split (s)	14.0	80.0		18.0	84.0		22.0	22.0		22.0	22.0	
Total Split (%)	11.7%	66.7%		15.0%	70.0%		18.3%	18.3%		18.3%	18.3%	
Yellow Time (s)	3.5	4.0		3.5	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Max		None	C-Max		None	None		None	None	
Act Effct Green (s)	95.2	86.7		98.4	91.3		10.8	10.8		10.8	10.8	
Actuated g/C Ratio	0.79	0.72		0.82	0.76		0.09	0.09		0.09	0.09	
v/c Ratio	0.11	0.37		0.34	0.48		0.51	0.38		0.33	0.38	
Control Delay	2.9	7.0		4.4	9.2		65.8	17.2		56.8	21.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	2.9	7.0		4.4	9.2		65.8	17.2		56.8	21.1	
LOS	A	A		A	A		E	B		E	C	
Approach Delay		6.9			8.8			38.0			33.1	
Approach LOS		A			A			D			C	
Queue Length 50th (ft)	4	127		11	301		45	3		29	9	
Queue Length 95th (ft)	12	184		23	408		88	49		63	55	

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Internal Link Dist (ft)		715			387			107			77	
Turn Bay Length (ft)	145			230								
Base Capacity (vph)	429	3698		440	2709		175	278		178	271	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.09	0.37		0.26	0.48		0.34	0.29		0.22	0.28	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 62 (52%), Referenced to phase 2:NWTL and 6:SETL, Start of Green			
Natural Cycle: 65			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.51			
Intersection Signal Delay: 10.2		Intersection LOS: B	
Intersection Capacity Utilization 61.7%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 10: Town & Country Drive/SouthPoint Drive & Rand Road



Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	23	1052	48	45	1219	6	14	1	16	5	1	16
Future Vol, veh/h	23	1052	48	45	1219	6	14	1	16	5	1	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	95	-	-	175	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	2	-	-	2	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	3	0	0	1	0	0	0	4	0	0	0
Mvmt Flow	24	1119	51	48	1297	6	15	1	17	5	1	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1303	0	0	1170	0	0	1808	2592	585	1892	2614	652
Stage 1	-	-	-	-	-	-	1193	1193	-	1396	1396	-
Stage 2	-	-	-	-	-	-	615	1399	-	496	1218	-
Critical Hdwy	5.3	-	-	5.3	-	-	6.4	6.5	7.18	6.4	6.5	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	7.3	5.5	-	7.3	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	6.7	5.5	-
Follow-up Hdwy	3.1	-	-	3.1	-	-	3.8	4	3.94	3.8	4	3.9
Pot Cap-1 Maneuver	284	-	-	329	-	-	85	25	385	76	25	356
Stage 1	-	-	-	-	-	-	148	263	-	107	210	-
Stage 2	-	-	-	-	-	-	410	209	-	483	255	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	284	-	-	329	-	-	67	20	385	60	20	356
Mov Cap-2 Maneuver	-	-	-	-	-	-	124	122	-	93	121	-
Stage 1	-	-	-	-	-	-	135	241	-	98	179	-
Stage 2	-	-	-	-	-	-	331	178	-	421	233	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.6	26.2	24.7
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	124	385	284	-	-	329	-	-	206
HCM Lane V/C Ratio	0.129	0.044	0.086	-	-	0.146	-	-	0.114
HCM Control Delay (s)	38.3	14.8	18.9	-	-	17.8	-	-	24.7
HCM Lane LOS	E	B	C	-	-	C	-	-	C
HCM 95th %tile Q(veh)	0.4	0.1	0.3	-	-	0.5	-	-	0.4

Intersection	
Int Delay, s/veh	5.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	14	2	36	31	0	9	22	8	10	34	21	39
Future Vol, veh/h	14	2	36	31	0	9	22	8	10	34	21	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	15	2	38	33	0	9	23	8	11	36	22	41

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	179	180	43	195	195	14	63	0	0	19	0	0
Stage 1	115	115	-	60	60	-	-	-	-	-	-	-
Stage 2	64	65	-	135	135	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	787	717	1033	769	704	1072	1553	-	-	1611	-	-
Stage 1	895	804	-	957	849	-	-	-	-	-	-	-
Stage 2	952	845	-	873	789	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	758	690	1033	717	677	1072	1553	-	-	1611	-	-
Mov Cap-2 Maneuver	758	690	-	717	677	-	-	-	-	-	-	-
Stage 1	882	786	-	943	836	-	-	-	-	-	-	-
Stage 2	929	832	-	819	771	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.1	9.9	4	2.6
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1553	-	-	925	775	1611	-	-
HCM Lane V/C Ratio	0.015	-	-	0.059	0.054	0.022	-	-
HCM Control Delay (s)	7.4	0	-	9.1	9.9	7.3	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.2	0.1	-	-

Capacity Analysis Summary Sheets

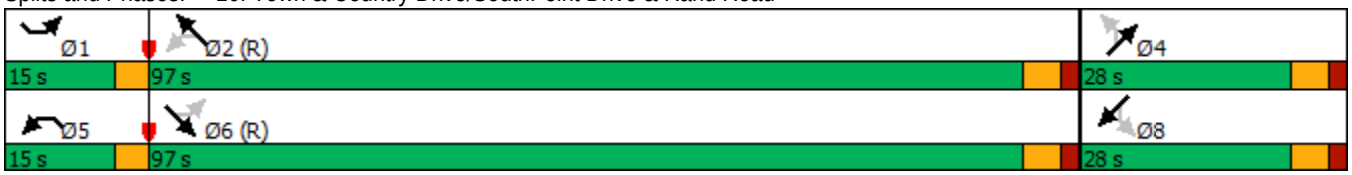
Weekday Midday Peak Hour – Future Conditions

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	105	1135	36	82	1022	75	47	6	77	79	12	92
Future Volume (vph)	105	1135	36	82	1022	75	47	6	77	79	12	92
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		0	230		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	120			110			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.990			0.861			0.867	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	5003	0	1805	3509	0	1656	1550	0	1805	1588	0
Flt Permitted	0.200			0.190			0.568			0.661		
Satd. Flow (perm)	380	5003	0	361	3509	0	990	1550	0	1256	1588	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		7			11			85			101	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		795			377			187			123	
Travel Time (s)		18.1			8.6			4.3			2.8	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	3%	8%	0%	2%	0%	9%	0%	6%	0%	33%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	115	1287	0	90	1205	0	52	92	0	87	114	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Detector Phase	1	6		5	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		24.0	24.0		24.0	24.0	
Total Split (s)	15.0	97.0		15.0	97.0		28.0	28.0		28.0	28.0	
Total Split (%)	10.7%	69.3%		10.7%	69.3%		20.0%	20.0%		20.0%	20.0%	
Yellow Time (s)	3.5	4.0		3.5	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Max		None	C-Max		None	None		None	None	
Act Effct Green (s)	112.8	103.0		112.0	102.6		14.6	14.6		14.6	14.6	
Actuated g/C Ratio	0.81	0.74		0.80	0.73		0.10	0.10		0.10	0.10	
v/c Ratio	0.30	0.35		0.25	0.47		0.50	0.39		0.66	0.45	
Control Delay	4.8	7.3		4.4	9.0		74.6	17.5		83.1	18.5	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	4.8	7.3		4.4	9.0		74.6	17.5		83.1	18.5	
LOS	A	A		A	A		E	B		F	B	
Approach Delay		7.1			8.6			38.1			46.4	
Approach LOS		A			A			D			D	
Queue Length 50th (ft)	15	135		12	205		46	6		78	11	
Queue Length 95th (ft)	35	195		28	321		88	58		133	68	

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Internal Link Dist (ft)		715			297			107			43	
Turn Bay Length (ft)	145			230								
Base Capacity (vph)	431	3683		416	2575		155	315		197	334	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.27	0.35		0.22	0.47		0.34	0.29		0.44	0.34	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 47 (34%), Referenced to phase 2:NWTL and 6:SETL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay: 11.8		Intersection LOS: B	
Intersection Capacity Utilization 60.8%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 10: Town & Country Drive/SouthPoint Drive & Rand Road



Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	909	69	89	1019	2	35	2	68	3	5	7
Future Vol, veh/h	24	909	69	89	1019	2	35	2	68	3	5	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	95	-	-	175	-	-	50	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	2	-	-	2	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	8	0	3	0	0	0	25	0	0	0
Mvmt Flow	25	957	73	94	1073	2	37	2	72	3	5	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1075	0	0	1030	0	0	1664	2307	515	1696	2342	538
Stage 1	-	-	-	-	-	-	1044	1044	-	1262	1262	-
Stage 2	-	-	-	-	-	-	620	1263	-	434	1080	-
Critical Hdwy	5.3	-	-	5.3	-	-	6.4	6.5	7.6	6.4	6.5	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	7.3	5.5	-	7.3	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	6.7	5.5	-
Follow-up Hdwy	3.1	-	-	3.1	-	-	3.8	4	4.15	3.8	4	3.9
Pot Cap-1 Maneuver	366	-	-	384	-	-	104	39	388	100	37	422
Stage 1	-	-	-	-	-	-	188	309	-	133	243	-
Stage 2	-	-	-	-	-	-	407	243	-	527	297	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	366	-	-	384	-	-	76	27	388	62	26	422
Mov Cap-2 Maneuver	-	-	-	-	-	-	152	132	-	115	124	-
Stage 1	-	-	-	-	-	-	175	288	-	124	183	-
Stage 2	-	-	-	-	-	-	293	183	-	397	277	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	1.4	23.6	26.8
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	151	388	366	-	-	384	-	-	181
HCM Lane V/C Ratio	0.258	0.184	0.069	-	-	0.244	-	-	0.087
HCM Control Delay (s)	36.9	16.4	15.6	-	-	17.4	-	-	26.8
HCM Lane LOS	E	C	C	-	-	C	-	-	D
HCM 95th %tile Q(veh)	1	0.7	0.2	-	-	0.9	-	-	0.3

Intersection	
Int Delay, s/veh	6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	2	32	100	1	65	19	27	97	72	54	37
Future Vol, veh/h	13	2	32	100	1	65	19	27	97	72	54	37
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	92	95	92	92	92	95	95	92	92	95	95
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	14	2	34	109	1	71	20	28	105	78	57	39

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	390	406	77	372	373	81	96	0	0	133	0	0
Stage 1	233	233	-	121	121	-	-	-	-	-	-	-
Stage 2	157	173	-	251	252	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	573	534	990	585	557	979	1510	-	-	1452	-	-
Stage 1	775	712	-	883	796	-	-	-	-	-	-	-
Stage 2	850	756	-	753	698	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	504	499	990	535	520	979	1510	-	-	1452	-	-
Mov Cap-2 Maneuver	504	499	-	535	520	-	-	-	-	-	-	-
Stage 1	765	674	-	872	786	-	-	-	-	-	-	-
Stage 2	777	746	-	686	660	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.1	11.7	1	3.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1510	-	-	756	535	979	1452	-	-
HCM Lane V/C Ratio	0.013	-	-	0.066	0.205	0.072	0.054	-	-
HCM Control Delay (s)	7.4	-	-	10.1	13.5	9	7.6	-	-
HCM Lane LOS	A	-	-	B	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.8	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	0

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	0	1291	1172	21	0	7
Future Vol, veh/h	0	1291	1172	21	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1403	1274	23	0	8

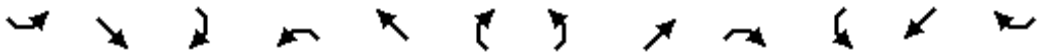
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	649
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	412
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	412
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Control Delay, s	0	0	13.9
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 412
HCM Lane V/C Ratio	-	-	- 0.018
HCM Control Delay (s)	-	-	- 13.9
HCM Lane LOS	-	-	- B
HCM 95th %tile Q(veh)	-	-	- 0.1

Capacity Analysis Summary Sheets

Weekday Evening Peak Hour – Future Conditions

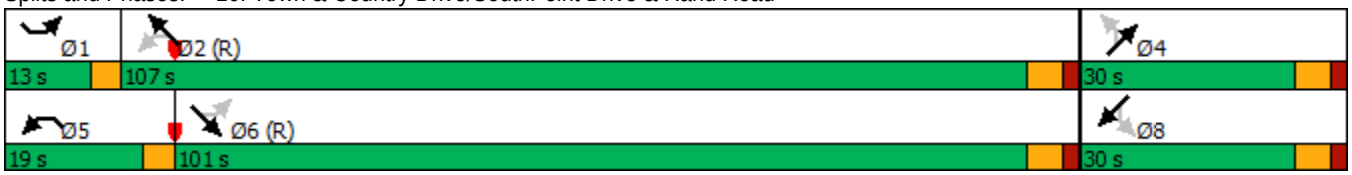


Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	78	1369	33	77	1436	48	45	9	56	53	10	84
Future Volume (vph)	78	1369	33	77	1436	48	45	9	56	53	10	84
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		0	230		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	120			110			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.997			0.995			0.870			0.865	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	5121	0	1805	3558	0	1770	1653	0	1805	1644	0
Flt Permitted	0.135			0.157			0.573			0.713		
Satd. Flow (perm)	256	5121	0	298	3558	0	1067	1653	0	1355	1644	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			5			58			88	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		795			459			187			157	
Travel Time (s)		18.1			10.4			4.3			3.6	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	0%	1%	0%	0%	1%	0%	2%	0%	0%	0%	0%	0%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	81	1460	0	80	1546	0	47	67	0	55	98	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Detector Phase	1	6		5	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		24.0	24.0		24.0	24.0	
Total Split (s)	13.0	101.0		19.0	107.0		30.0	30.0		30.0	30.0	
Total Split (%)	8.7%	67.3%		12.7%	71.3%		20.0%	20.0%		20.0%	20.0%	
Yellow Time (s)	3.5	4.0		3.5	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Max		None	C-Max		None	None		None	None	
Act Effct Green (s)	125.6	116.5		125.5	116.5		11.4	11.4		11.4	11.4	
Actuated g/C Ratio	0.84	0.78		0.84	0.78		0.08	0.08		0.08	0.08	
v/c Ratio	0.29	0.37		0.25	0.56		0.58	0.37		0.54	0.48	
Control Delay	4.5	5.8		5.0	12.4		92.9	24.3		84.4	22.6	
Queue Delay	0.0	0.0		0.0	0.3		0.0	0.0		0.0	0.0	
Total Delay	4.5	5.8		5.0	12.7		92.9	24.3		84.4	22.6	
LOS	A	A		A	B		F	C		F	C	
Approach Delay		5.7			12.3			52.6			44.8	
Approach LOS		A			B			D			D	
Queue Length 50th (ft)	9	141		9	272		45	8		53	9	
Queue Length 95th (ft)	21	197		42	654		89	57		100	67	

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Internal Link Dist (ft)		715			379			107			77	
Turn Bay Length (ft)	145			230								
Base Capacity (vph)	317	3979		412	2764		170	313		216	336	
Starvation Cap Reductn	0	0		0	551		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.26	0.37		0.19	0.70		0.28	0.21		0.25	0.29	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 48 (32%), Referenced to phase 2:NWTL and 6:SETL, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.58			
Intersection Signal Delay: 12.1		Intersection LOS: B	
Intersection Capacity Utilization 68.5%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 10: Town & Country Drive/SouthPoint Drive & Rand Road



Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	1129	65	62	1641	5	22	1	58	4	6	5
Future Vol, veh/h	26	1129	65	62	1641	5	22	1	58	4	6	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	95	-	-	175	-	-	50	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	2	-	-	2	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	2	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	27	1164	67	64	1692	5	23	1	60	4	6	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1697	0	0	1231	0	0	2060	3077	616	2343	3108	849
Stage 1	-	-	-	-	-	-	1252	1252	-	1823	1823	-
Stage 2	-	-	-	-	-	-	808	1825	-	520	1285	-
Critical Hdwy	5.3	-	-	5.3	-	-	6.4	6.5	7.1	6.4	6.5	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	7.3	5.5	-	7.3	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	6.7	5.5	-
Follow-up Hdwy	3.1	-	-	3.1	-	-	3.8	4	3.9	3.8	4	3.9
Pot Cap-1 Maneuver	182	-	-	308	-	-	60	12	375	40	12	265
Stage 1	-	-	-	-	-	-	135	246	-	53	130	-
Stage 2	-	-	-	-	-	-	313	129	-	468	237	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	182	-	-	308	-	-	41	8	375	25	8	265
Mov Cap-2 Maneuver	-	-	-	-	-	-	100	66	-	43	76	-
Stage 1	-	-	-	-	-	-	115	210	-	45	103	-
Stage 2	-	-	-	-	-	-	229	102	-	333	202	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.7	26.8	61.3
HCM LOS			D	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	98	375	182	-	-	308	-	-	79
HCM Lane V/C Ratio	0.242	0.159	0.147	-	-	0.208	-	-	0.196
HCM Control Delay (s)	53.1	16.4	28.2	-	-	19.7	-	-	61.3
HCM Lane LOS	F	C	D	-	-	C	-	-	F
HCM 95th %tile Q(veh)	0.9	0.6	0.5	-	-	0.8	-	-	0.7

Intersection	
Int Delay, s/veh	5.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	1	29	42	1	30	48	32	44	41	39	53
Future Vol, veh/h	19	1	29	42	1	30	48	32	44	41	39	53
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	92	95	92	92	92	95	95	92	92	95	95
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	20	1	31	46	1	33	51	34	48	45	41	56

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	336	343	69	335	347	58	97	0	0	82	0	0
Stage 1	159	159	-	160	160	-	-	-	-	-	-	-
Stage 2	177	184	-	175	187	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	622	579	1000	619	576	1008	1509	-	-	1515	-	-
Stage 1	848	766	-	842	766	-	-	-	-	-	-	-
Stage 2	829	747	-	827	745	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	572	543	1000	571	540	1008	1509	-	-	1515	-	-
Mov Cap-2 Maneuver	572	543	-	571	540	-	-	-	-	-	-	-
Stage 1	819	743	-	813	740	-	-	-	-	-	-	-
Stage 2	774	722	-	777	723	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10	10.6	2.9	2.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1509	-	-	765	570	1008	1515	-	-
HCM Lane V/C Ratio	0.033	-	-	0.067	0.082	0.032	0.029	-	-
HCM Control Delay (s)	7.5	-	-	10	11.9	8.7	7.4	-	-
HCM Lane LOS	A	-	-	B	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.3	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	0

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	0	1478	1553	20	0	8
Future Vol, veh/h	0	1478	1553	20	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1607	1688	22	0	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	855
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	302
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	-	-	-	-	-	302
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Control Delay, s	0	0	17.3
HCM LOS			C

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 302
HCM Lane V/C Ratio	-	-	- 0.029
HCM Control Delay (s)	-	-	- 17.3
HCM Lane LOS	-	-	- C
HCM 95th %tile Q(veh)	-	-	- 0.1

Capacity Analysis Summary Sheets

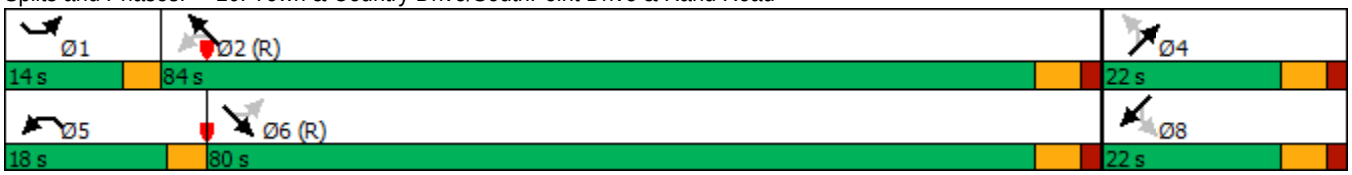
Saturday Midday Peak Hour – Future Conditions

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	116	1396	28	111	1324	75	58	4	73	69	12	117
Future Volume (vph)	116	1396	28	111	1324	75	58	4	73	69	12	117
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	145		0	230		0	0		0	0		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	120			110			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.997			0.992			0.857			0.864	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	5118	0	1787	3548	0	1770	1594	0	1805	1597	0
Flt Permitted	0.140			0.148			0.513			0.705		
Satd. Flow (perm)	266	5118	0	278	3548	0	956	1594	0	1340	1597	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			10			76			122	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		795			467			187			157	
Travel Time (s)		18.1			10.6			4.3			3.6	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	0%	1%	3%	1%	1%	0%	2%	5%	2%	0%	1%	3%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	121	1483	0	116	1457	0	60	80	0	72	135	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Detector Phase	1	6		5	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		24.0	24.0		24.0	24.0	
Total Split (s)	14.0	80.0		18.0	84.0		22.0	22.0		22.0	22.0	
Total Split (%)	11.7%	66.7%		15.0%	70.0%		18.3%	18.3%		18.3%	18.3%	
Yellow Time (s)	3.5	4.0		3.5	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Recall Mode	None	C-Max		None	C-Max		None	None		None	None	
Act Effct Green (s)	95.3	85.7		95.2	85.6		11.8	11.8		11.8	11.8	
Actuated g/C Ratio	0.79	0.71		0.79	0.71		0.10	0.10		0.10	0.10	
v/c Ratio	0.40	0.41		0.38	0.57		0.65	0.36		0.55	0.51	
Control Delay	6.4	7.7		5.7	12.8		80.9	16.3		66.3	17.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	6.4	7.7		5.7	12.8		80.9	16.3		66.3	17.7	
LOS	A	A		A	B		F	B		E	B	
Approach Delay		7.6			12.3			44.0			34.6	
Approach LOS		A			B			D			C	
Queue Length 50th (ft)	14	151		14	368		45	3		54	9	
Queue Length 95th (ft)	30	209		25	495		91	49		100	68	

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Internal Link Dist (ft)		715			387			107			77	
Turn Bay Length (ft)	145			230								
Base Capacity (vph)	352	3656		411	2534		127	278		178	318	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.34	0.41		0.28	0.57		0.47	0.29		0.40	0.42	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 62 (52%), Referenced to phase 2:NWTL and 6:SETL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay: 12.7		Intersection LOS: B	
Intersection Capacity Utilization 75.8%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 10: Town & Country Drive/SouthPoint Drive & Rand Road



Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	1085	76	95	1256	6	35	1	66	5	1	16
Future Vol, veh/h	24	1085	76	95	1256	6	35	1	66	5	1	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	95	-	-	175	-	-	75	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	2	-	-	2	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	3	0	0	1	0	0	0	4	0	0	0
Mvmt Flow	26	1154	81	101	1336	6	37	1	70	5	1	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1342	0	0	1235	0	0	1984	2791	618	2055	2828	671
Stage 1	-	-	-	-	-	-	1247	1247	-	1541	1541	-
Stage 2	-	-	-	-	-	-	737	1544	-	514	1287	-
Critical Hdwy	5.3	-	-	5.3	-	-	6.4	6.5	7.18	6.4	6.5	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	7.3	5.5	-	7.3	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.7	5.5	-	6.7	5.5	-
Follow-up Hdwy	3.1	-	-	3.1	-	-	3.8	4	3.94	3.8	4	3.9
Pot Cap-1 Maneuver	272	-	-	306	-	-	66	19	367	60	18	346
Stage 1	-	-	-	-	-	-	136	247	-	84	179	-
Stage 2	-	-	-	-	-	-	346	178	-	472	237	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	272	-	-	306	-	-	43	12	367	33	11	346
Mov Cap-2 Maneuver	-	-	-	-	-	-	105	81	-	71	77	-
Stage 1	-	-	-	-	-	-	123	223	-	76	120	-
Stage 2	-	-	-	-	-	-	218	119	-	344	214	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	1.6	31.7	29.5
HCM LOS			D	D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	104	367	272	-	-	306	-	-	170
HCM Lane V/C Ratio	0.368	0.191	0.094	-	-	0.33	-	-	0.138
HCM Control Delay (s)	58.5	17.1	19.6	-	-	22.5	-	-	29.5
HCM Lane LOS	F	C	C	-	-	C	-	-	D
HCM 95th %tile Q(veh)	1.5	0.7	0.3	-	-	1.4	-	-	0.5

Intersection	
Int Delay, s/veh	0

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑↑	↑↱			↱
Traffic Vol, veh/h	0	1538	1501	20	0	9
Future Vol, veh/h	0	1538	1501	20	0	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1672	1632	22	0	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	827
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	315
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	315
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Control Delay, s	0	0	16.8
HCM LOS			C

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 315
HCM Lane V/C Ratio	-	-	- 0.031
HCM Control Delay (s)	-	-	- 16.8
HCM Lane LOS	-	-	- C
HCM 95th %tile Q(veh)	-	-	- 0.1

Intersection	
Int Delay, s/veh	6

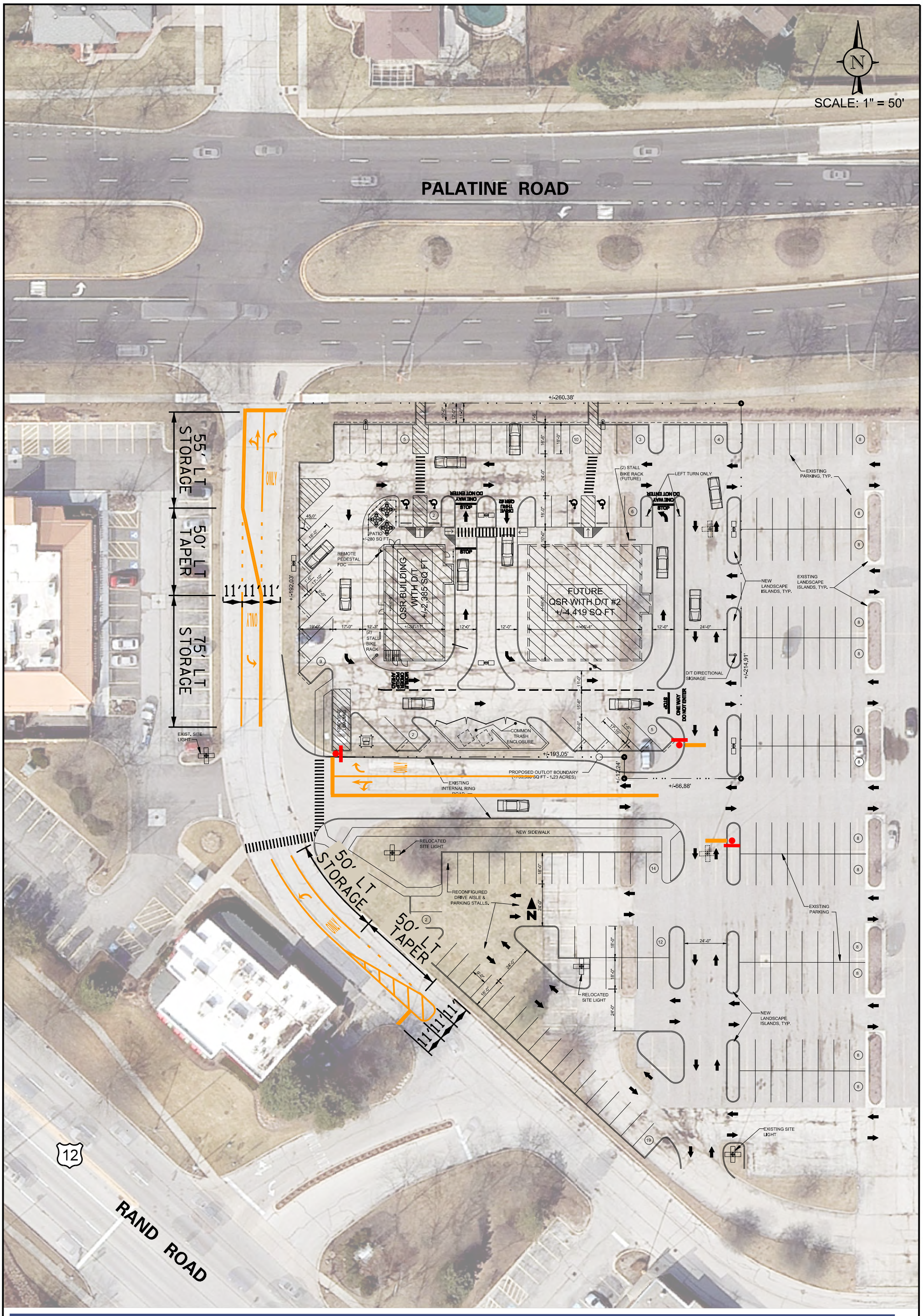
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	2	36	91	0	49	22	39	78	78	55	39
Future Vol, veh/h	14	2	36	91	0	49	22	39	78	78	55	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	50	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	92	95	92	92	92	95	95	92	92	95	95
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	15	2	38	99	0	53	23	41	85	85	58	41

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	405	421	79	399	399	84	99	0	0	126	0	0
Stage 1	249	249	-	130	130	-	-	-	-	-	-	-
Stage 2	156	172	-	269	269	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	560	524	987	561	539	975	1507	-	-	1460	-	-
Stage 1	759	701	-	874	789	-	-	-	-	-	-	-
Stage 2	851	756	-	737	687	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	500	486	987	508	500	975	1507	-	-	1460	-	-
Mov Cap-2 Maneuver	500	486	-	508	500	-	-	-	-	-	-	-
Stage 1	748	660	-	861	777	-	-	-	-	-	-	-
Stage 2	792	745	-	665	647	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.1	12.1	1.2	3.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1507	-	-	758	508	975	1460	-	-
HCM Lane V/C Ratio	0.015	-	-	0.072	0.195	0.055	0.058	-	-
HCM Control Delay (s)	7.4	-	-	10.1	13.8	8.9	7.6	-	-
HCM Lane LOS	A	-	-	B	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.7	0.2	0.2	-	-

Conceptual Exhibit



PROPOSED OUTLOT DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

PRELIMINARY PROPOSED STRIPING

DRAWN: MD
DATE: 12-01-21
PROJECT # 20-056
EXHIBIT: A
CHECKED: JM
REV:

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Village of Arlington Heights, IL
Building & Life Safety Department

Building & Fire Safety Review

Date: 9/7/2021 P.C. Number: 21-018 Round 1

Project Name: Southpoint Outlot PUD Amendment – To allow a Two-Building Phased Development, Special Use Permit to allow a Drive-Thru

Project Location: Floor and Décor Outlot

Planning Department Contact: Sam Hubbard

Building & Life Safety Dept Contact: Deb Pierce

General Comments:

The information provided is conceptual only and subject to a formal plan review.

RECEIVED
SEP 07 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1. The following currently adopted codes shall apply:
   a. 2018 International Building Code with amendments
   b. 2018 International Fire Code with amendments
   c. 2018 International Fuel Gas Code with amendments
   d. 2018 International Mechanical Code with amendments
   e. 2018 Illinois Energy Conservation Code with state amendments
   f. 2018 Illinois Accessibility Code
   g. 2017 National Electrical Code with amendments
   h. 2014 Illinois Plumbing Code with amendments

2. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

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 by the *fire code official*.

4. A complete NFPA compliant fire suppression system is required.

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.

7. Buildings shall have approved radio coverage for emergency responders within the building.

8. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.

9. The fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village.

10. A visible exterior weatherproof alarm notification device, emitting a white in color flashing light when activated, shall be located within closest proximity to the front main entrance of the building or tenant space as approved by the Fire Code Official.

11. Separate permits are required for fire suppression and fire alarm systems.

12. 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.

13. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

14. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly.

PLAN COMMISSION PC #21-018
Southpoint Outlot PUD Amendment
600 W Rand Rd
Round 1 REVISED

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 preliminary drainage report plan of action is reasonable. A detailed drainage report shall be submitted including the following:
    a) The existing detention basin is deficient. Provide additional information to show how the pond will be modified to provide the deficient storage as well as the additional detention volume required by the development. If additional facilities are necessary to meet the required volume, such as an underground detention system, this shall be identified in the report and on the plan.
    b) If an underground detention storage system under pavement is needed, it must be designed to AASHTO HS-25 loading standard.
    c) Provide additional information for the volume control facilities.
    d) The existing system includes 0.76 ac-ft of parking lot detention. The location of this parking lot detention shall be shown on the plans. Indicate in the report and on the plan if any of this parking lot detention will be impacted by the proposed development of site one and/or site two.
    e) The Preliminary Engineering shall be revised to show the modifications to the existing detention facility, volume control, and any other detention facilities that may be required.
    f) Detention calculations should include existing conditions, proposed conditions, pervious and impervious areas.

14. An MWRD permit is required.

15. The facilities 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.

16. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be addressed at final engineering.

17. The proposed modifications to the parking lot and interior drive aisles for both sites will alter the existing circulation for the entire complex. Please address the following comments:
    a) Regarding site one, there is a shift in the drive aisle between the QSR site and the parking lot modification to the south. The drive aisles should be aligned.
    b) Provide an overall plan of the parking lot to show the modifications for both sites and the areas of the parking lot that will remain.
    c) Provide an exhibit showing how the trash enclosure will be accessed.
    d) The right out for site one as currently designed would allow a vehicle to enter off of the service road. Revise the alignment to clearly define the right out movement.
    e) Vehicles wanting to turn south from the second QSR exit aisle will have difficulty making the turn.

18. The east/west crosswalk from site one is curved and should be a straight alignment. This can be addressed at final engineering.

19. The fire truck turning exhibit for site one shows limited clearance at the southwest, northwest and northeast corners of the emergency access around. Provide additional clearance. The exhibit must also be revised to show both the wheel path and overhang of the truck.

20. Provide a fire truck turning exhibit for site two to verify the preliminary site plan to be included in the drainage calculations is sufficient to provide emergency access.

21. Provide the cross section for the heavy-duty pavement required for the fire lane. 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.

22. A permit from the Illinois Department of Transportation is required for all work within the right-of-way of Palatine Road, including the utility connections.

Public Works:

23. A meter pit must be installed on any connections to the Village water mains.

24. For site one, end the water main at the second water service connection to avoid a dead-end loop.

25. For site two, only make one water main connection off of Rand Rd.

Traffic:

26. Site one shows two QSR's with aisles adjacent to each other. Provide an example of an existing similar site to show how vehicles will be queued at the same time.

27. There is potential for the vehicles to stack up in the 17 ft exit aisle to the west of the restaurant. This could present an issue with vehicles wanting to exit the site and turn right to access Palatine Road.

28. The proposed new right-in / right-out on Rand Road as part of a separate project should be incorporated into the traffic report for the two QSR's.

10/5/21

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 21-018

Project Name Southpoint Outlot

Project Location Southpoint Shopping cneter

Planning Department Contact Sam Hubbard

General Comments

Round 1
General Comments:

1)Building is to be sprinkled per code.

2) The Fire Department Connection shall be located at the main front entrances of each building. It shall be fully visible, accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

3) A Knox Box shall be located at the main front entrance of each building.

4) Install a fully operational annunciator panel or alarm panel at the main front entrance.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date September 2, 2021 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

RECEIVED
SEP 10 2021
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

DEPARTMENT PLAN REVIEW SUMMARY

Southpoint Outlot PUD
Southpoint Shopping Center

Round 1 Review Comments

09/08/2021

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

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

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

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

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

   - Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

   - Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

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

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.

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

Print Form (To Mail)

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

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

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-018
Petitioner: Richard Silverman
MJK Real Estate Holding Company, LLC

Owner: 600 Rand Rd. LLC an Illinois limited liability company

Contact Person: Richard Silverman
Address: 1622 Willow Road, Suite 201
Northfield, IL 60093
Phone #: 847-919-4804
Fax #:
E-Mail: rs@usanfsc.com

P.I.N.# 32-20-200-007-0000
Location: 600 E Rand Road
Rezoning: ____ Current: B-3 Proposed: N/A
Subdivision:
# of Lots: 1 Current: N/A Proposed: N/A
PUD: ✓ For: Amendment
Special Use: ✓ For: D/T - Restaurant
Land Use Variation: ____ For:
Land Use: ____ Current: Parking Field
Proposed: Retail Building
Site Gross Area: +/-53,590 SQ FT
# of Units Total: 1
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.

See the attached accessibility comments.

RECEIVED
AUG 30 2021
PLANNING & COMMUNITY DEVELOPMENT

Sean Freres 9/2/21
Environmental Health Officer Date

James McCalister 9/2/21
Director 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 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 if 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.

Plan Review

Address: Southpoint Out lot PUD Amendment
PUD Amendment to allow a Two Building Phased Development,
Special Use Permit to Permit a Drive Thru

P.C. #21-018 Round 1

Submitted to: Sam Hubbard, Development Planner

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

David Robb

Date: September 1, 2021

Re: Illinois Accessibility Code (IAC), Effective October 23, 2018
https://www2.illinois.gov/cdb/business/codes/IllinoisAccessibilityCode/Documents/2018%20Illinois%20Accessibility%20Code.pdf

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Sheet A-06

Accessible Routes All sidewalks leading into the site from public sidewalks and pedestrian routes within the site from building to building shall be accessible per IAC Sections 206.1; 206.2.1 and 206.2.2. in accordance with Chapter 4.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-018
Petitioner: Richard Silverman
MJK Real Estate Holding Company, LLC

Owner: 600 Rand Rd, LLC an Illinois limited liability company

Contact Person: Richard Silverman
Address: 1622 Willow Road, Suite 201
Northfield, IL 60093
Phone #: 847-919-4804
Fax #:
E-Mail: rs@usanfsc.com

P.I.N.# 03-20-200-007-0000
Location: 600 E Rand Road
Rezoning: ____ Current: B-3 Proposed: N/A
Subdivision: ____
# of Lots: 1 Current: N/A Proposed: N/A
PUD: ✓ For: Amendment
Special Use: ✓ For: D/T - Restaurant
Land Use Variation: ____ For: ____

Land Use: ____ Current: Parking Field
Proposed: Retail Building
Site Gross Area: +/-53,590 SQ FT
# of Units Total: 1
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.			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

RECEIVED
AUG 30 2021
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

9/22/21
Date

Planning & Community Development Dept. Review

September 22, 2021

REVIEW ROUND 1

Project: Southpoint PUD Amendment - Chipotle
600 E. Rand Rd.

Case Number: PC 21-018

General:

7. The Plan Commission must review the following zoning actions:
   a) **Amendment to PUD Ordinance #90-014 to modify the approved development plan to allow construction of two outlot buildings.**
   b) **Special Use Permit approval for a 2,325 square foot restaurant with a drive-through, and Conceptual Special Use Permit for a 4,419 square foot future restaurant with a drive through.**

8. Please provide the hours of operation for Chipotle and the drive-through. Is alcohol served and would it be served via the drive-through?

9. Please verify that outdoor dining will comply with all "Outdoor Eating Café On Private Property" regulations as contained within Section 5.1-21 of the Zoning Code.

10. Please provide a current copy of the Floor & Décor Plat of Survey. As portions of this lot would be altered with the proposed improvements, a current copy of the legal description and Plat of Survey is needed. Legal description for Floor & Décor lot must be provided electronically (via email is acceptable).

11. Please provide a copy of the updated CCR's and REA for shared access and parking (via email is acceptable). Is permission needed from any other owners within the PUD for the newly proposed parking area in the "triangle" and associated changes to the drive aisles in that location?

12. These review comments have taken into consideration the proposed work by Floor and Décor; the proposed credit union was reviewed for stormwater impact only and the zoning implications of that development were not reviewed. A future PUD amendment shall be required for the proposed credit union and any potential approval of the Chipotle PUD amendment shall not be construed as an endorsement of the proposed credit union project. Proceeding with stormwater improvements as necessary to accommodate for the credit union development is at the developers own risk.

13. A future Special Use Permit application and Design Commission application will be needed for the 4,419 square foot building once a tenant has been identified and construction is ready to commence.

14. Please ensure that any plans, documents, or studies to be resubmitted as a result of these Round 1 review comments include a revision date.

15. Please provide the resubmittal in both paper format as well as within a USB flash drive.

Floor Plan:

16. Please reevaluate the outdoor seating area and incorporate enhancements to this site element.

17. Please work with your tenant to provide a more detailed floorplan showing interior seating areas. Floorplan must include a dashed line indicating indoor seating area location and square footage. How many square feet will the outdoor seating area be? Please add a note to the site plan indicating size of outdoor seating area.

18. Would future building include an outdoor seating area? There does not appear to be sufficient space for an outdoor seating area for the future building.

19. Please provide a detail for the fence around the outdoor eating area.

Site and Building:

20. The north/south driveway on the eastern side of the site shall be revised to align with the driveway to the south of the east/west entry drive to Floor & Décor from the Ring Road.

21. The pedestrian connections to the west should be enhanced. Please add an additional crosswalk on the north leg of the Floor & Décor access drive/the Ring Road intersection. Connections should be stamped concrete or be of a comparable decorative design.

22. Section 10.2-8 requires that all 45-degree parking stalls be 19' in depth as measured from face of curb to end of striping. The proposed 45-degree parking stalls do not appear to conform to this regulation.

23. Please provide aisle widths and parking stall dimensions for the new "triangle" parking lot.

24. Trash enclosure should be located within an interior trash room, where feasible. If on the exterior of the site, should be appropriately located towards the center of the site and away from viewing corridors. Please revise the location of the proposed dumpster enclosure and transformer. The enclosure area around the dumpster should provide a complete enclosure of the dumpster and shall not contain openings.

25. Other than the proposed transformer, is there any other exterior mechanical equipment (ground mounted AC condensers, utility pedestals, generators, etc.) proposed?

26. Please revise the photometric plan to include the new parking area in the "triangle" at the south of the Chipotle outlot. Will new fixtures be proposed in this area?

27. Two light poles do not appear to meet the spacing standards of Section 10.2-12.3.c.3.

Parking, Traffic, and Circulation:

28. The KLOA traffic and parking study is not acceptable. The study has "draft" watermarked on it, has incomplete text in certain areas, and was prepared under a previous 2020 development concept for the site that is no longer under consideration. The study and analysis must be corrected to reflect the current proposal.

29. Does the Westmont Chipotle include a drive-thru? When were the observations done on the Westmont Chipotle?

30. The Trip Generation/Current Vacancies and Planned Unit Development section needs to be updated. Please verify current vacancies in Southpoint. Vasa proposal has been withdrawn and is no longer under consideration. Please assume Bif furniture is re-occupied by another furniture store for traffic/parking projections and please incorporate the proposed credit union into the traffic projections.

31. The section of the report that evaluates internal circulation should discuss and analyze the following:
    a) Stacking at Chipotle drive through, which could queue to block the 17' wide drive aisle.
    b) Evaluation of the site design with areas that are 1-way and 2-way and the potential this creates for vehicle conflicts.
    c) Evaluation of egress from the future building drive through lane, which would require a 180° turning movement to head southbound in the north/south drive aisle and would place vehicles into oncoming traffic. It is recommended that this configuration be revised to provide better circulation.

32. Revised study and analysis should take into consideration the proposed parking lot within the "triangle" area.

33. Would parking for Chili's and Olive Garden on the subject property be restricted in any way?

34. Where will delivery vehicles park?

35. Eight bicycle parking spaces are required. Please show location of these spaces on the site plan.

36. The KLOA study recommends assigning certain areas for employee parking. Have the other nearby property/business owners in Southpoint been contacted to discuss these policies and any concerns they have with the proposed work?

Prepared by: 

Southpoint Outlot
PC #21-018
September 16, 2021

Landscape Comments

1) Per Chapter 28, Section 6.15, four-inch caliper shade trees are required at the ends of all parking rows. Incorporate shade trees within the islands (two per island for a double row) where the trees are absent. Please increase the size of the trees and provide the additional code required trees. In addition, a landscape island with a shade tree must be provided at the end of every 20 parking spaces. Provide an additional island along the north row of parking.

2) It is recommended that shrubs or ornamental grasses be provided in the west island between the drive aisle and parking area.

3) Provide foundation plantings adjacent to the phase one building on the north, west and south elevation where space permits.

4) Adjacent to the trash enclosure it is recommended that the Hydrangea, Sumac and Yews be replaced with Upright Juniper or Arborvitae.

5) Please evaluate the overall pedestrian circulation. For the crosswalks at the 'T' intersection incorporate specialty pavement such as stamped concrete.

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.

ASOOSOCIATES

Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
847-368-5223
shubbard@vah.com
November 4, 2021

RE: MJK Southpoint Chipotle Outlot Development (PC 21-018, Round 1)
Staff & Department Comments
600 e. Rand Road
Arlington Heights, IL 60004
Soos Project Number: 21-047 MJ

Please note this letter corresponds to Staff & Department Comments sent and received on September 22, 2021.

Building & Fire Safety Review – Deb Pierce

1. The following currently adopted codes shall apply:
    a. 2018 International Building Code with amendments
    b. 2018 International Fire Code with amendments
    c. 2018 International Fuel Gas Code with amendments
    d. 2018 International Mechanical Code with amendments
    e. 2018 Illinois Energy Conservations Code with state amendments
    f. 2018 Illinois Accessibility Code
    g. 2017 National Electrical Code with amendments
    h. 2014 Illinois Plumbing Code with amendments

    Response: Acknowledged.

2. Overhead utility and power lines shall not be located over the aerial fire apparatus road or between the aerial fire apparatus road and the building. Other obstruction shall be permitted to be placed with the approval of the *fire code official*.

    Response: Acknowledged. Additionally, the proposed retail development does not propose any overhead utility lines.

3. Fire department connections shall be located on the street side of building, 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 by the *fire code official*.

    Response: Acknowledged. The Fire Department Connection will be located as outlined. Recently requested Design Commission updates to the exterior elevations will not allow the FDC near the main front doors. The proposed FDC will be located at the secondary door along the west elevation. The Fire Hydrant will be located at the southwest corner of the site (west of the Trash Corral).

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4. A complete NFPA compliant fire suppression system is required.

   Response: Acknowledged. A compliant fire sprinkler system will be provided.

5. Fire protection equipment and service rooms shall be identified in an approved manner.

   Response: Acknowledged. Compliant labeling of fire protection equipment service rooms will be provided.

6. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.

   Response: Acknowledged. Adequate clearances surrounding fire protection equipment will be provided.

7. Buildings shall have approved radio coverage for emergency responders within the building.

   Response: Acknowledged.

8. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.

   Response: Acknowledged. We're proposing to locate the fire alarm annunciator panel near the secondary door along the west elevation. This location will coincide with the FDC.

9. The fire alarm shall be capable of sending a wireless signal and shall be monitored by the Northwest Central Dispatch. Ince accepted, fire alarm system shall not be placed out of service unless approved by the Village.

   Response: Acknowledged.

10. A visible exterior weatherproof alarm notification device, emitting a white color flash when activated, shall be located within closet proximity to the front main entrance of the building or tenant space as approved by the Fire Code Official.

    Response: Acknowledged. We're proposing to locate the fire alarm notification device near the secondary door along the west elevation. This location will coincide with the FDC & the Fire Alarm Annunciator Panel.

11. Separate permits are required for fire suppression and fire alarm systems.

    Response: Acknowledged.

12. A zoning indicator panel and the associated controls, or fire alarm control panel shall be located within the closet proximity to the front main entrance.

    Response: Acknowledged. We're proposing to locate the zoning indicator panel near the secondary door along the west elevation.

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13. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

    Response: Acknowledged. A Knox Box will be located near the secondary door along the west elevation.

14. Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly.

    Response: Acknowledged.

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ENGINEERING – Michael Pagones, P.E., Village Engineer

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 provide upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

    Response: Acknowledged.

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are detail about project:

Projected Coordinate System:	NAD_1983_StatePlane_Illionois_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: Greenich Angular Unit: Degree

    Response: Drawings have been created using the State-Plan coordinate system and NAV1988. Benchmarks are shown on the cover sheet.

13. The preliminary drainage report plan of action is reasonable. A detailed drainage report shall be submitted including the following:
    a) The existing detention basin is deficient. Provide additional information to show how the pond will be modified to provide the deficient storage as well as the additional detention volume required by the development. If additional facilities are necessary to meet the required volume, such as an underground detention system, this shall be identified in the report and on the plan.

    Response: Design of the detention and volume control facilities is ongoing.

    b) If an underground detention storage system under the pavement us needed, it must be designed to AASHTO HS-25 loading standard.

    Response: Design of the detention and volume control facilities is ongoing.

    c) Provide additional information for the volume control facilities.

    Response: Design of the detention and volume control facilities is ongoing.

    d) The existing system includes 0.76 ac-ft of parking lot detention. The location of this parking lot detention shall be shown on the plans. Indicate in the

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report and on the plan if any of this parking lot detention will be impacted by the proposed development of site one and/or site two.

Response: The existing parking lot detention has been added to Exhibit C – Proposed Drainage Exhibit. The drainage report has been updated to include language that this detention will remain undisturbed.

e) The Preliminary Engineering shall be revised to show the modification to the existing detention facility, volume control, and any other detention facilities that may be required.

Response: Design of the detention and volume control facilities is ongoing.

f) Detention calculations should include existing conditions, proposed conditions, pervious and impervious areas.

Response: Design of the detention and volume control facilities is ongoing.

14. An MWRD permit is required.

Response: Acknowledged.

15. The facilities will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

Response: Acknowledged.

16. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be addressed at final engineering.

Response: Fixture cutsheets have been provided. Please refer to attachments.

17. The proposed modification to the parking lot and interior drive aisles for both sites will alter the existing circulation for the entire complex. Please address the following comments:
    a) Regarding site one, there is a shift in the drive aisle between the QSR site and the parking lot modification to the south. The drive aisles should be aligned.

Response: Drive aisles have been aligned. Please refer to updated Civil Drawings.

b) Provide an overall plan of the parking lot to show the modification for both sites and the areas of the parking lot that will remain.

Response: An overall plan of the parking lot to show disturbed versus undisturbed areas can be found in the Parking Exhibit has been provided. Please refer to updated Civil Drawings.

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c) Provide an exhibit showing how the trash enclosure will be accessed.

Response: A Refuse Truck Exhibit has been provided.

d) The right out for site one as currently designed would allow a vehicle to enter off of the service road. Revise the alignment to clearly define the right out movement.

Response: Driveway in questions has been omitted. Please refer to updated Civil Drawings.

e) Vehicles wanting to turn south from the second QSR exit aisle will have difficulty making a turn.

Response: The future building and its D/T aisle is schematic in nature. Once a tenant is known a formal submittal addressing this concern will be provided at that time.

18. The east/west crosswalk from site one is curved and should be a straight alignment. This can be addressed at final engineering.

Response: Crosswalk has been revised. Please refer to updated Civil Drawings.

19. The fire truck turning exhibit for site one shows limited clearance at the southwest, northwest and northeast corners of the emergency access around. Provide additional clearance. The exhibit must also be revised to show both eh wheel path and overhang of the truck.

Response: The site layout has been revised to provide additional clearance for the fire truck to make the turns. See the Fire Truck Turning Exhibit.

20. Provide a fire truck turning exhibit for site two to verify the preliminary site plan to be included in the drainage calculations is sufficient to provide emergency access.

Response: A fire truck turning exhibit will be provided by the Credit Union petitioner. The anticipated Consumers Credit Union site plan has been accounted for in the stormsewer design/alterations.

21. Provide the cross section for the heavy-duty pavement required for the fire lane. Asphalt pavement section to consist of: 2” Surface, 2-1/4” N-50 Binder, and 4” CA-6 Stone Subbase. Concrete driveway apron to be 8” thick.

Response: Please refer to updated Civil drawings.

22. A permit from the Illinois Department of Transportation is required for all work within the right-of-way of Palatine Rd, including the utility connections.

Response: Acknowledged. An IDOT Right of way permit will be secured.

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Public Works:

23. A meter pit must be installed on any connections to the Village water mains.

    Response: The callout for the water connection to be in a meter pit has been added to the Utility Plans.

24. For site one, end the water main at the second water service connection to avoid a dead-end loop.

    Response: The water main at Site One has been revised to avoid the dead-end loop, see Utility Plan - 1. Please refer to updated Civil Drawings.

25. For site one, only make one water connection off of Rand Rd.

    Response: The utility plan for Site Two has been revised to only show one water main connection on Rand Road, see Utility Plan - 2.

Traffic:

26. Site one shows two QSR's with aisles adjacent to each other. Provide an example of an existing similar site to show how vehicles will be queued at the same time.

    Response: The future building and its D/T aisle is schematic in nature. Once a tenant is known a formal submittal addressing this concern will be provided at that time.

27. There is potential for the vehicles to stack up in the 17 ft exit aisle to the west of the restaurant. This could present an issue with vehicles wanting to exit the site and turn right to access Palatine Road.

    Response: Chipotle's Pickup operation is Mobile Order Pickup only. There are no typical Drive Through components (Menu Board/Order Station, Speaker Post, etc.) Pickup's will be sequenced using their mobile app thus minimizing car stacking. Please refer to updated Traffic Report.

28. The proposed new right-in / right-out on Rand Road as part of a separate project should be incorporated into the traffic report for the two QSR's.

    Response: The proposed Rand Road curb-cut has been accounted for in the traffic report. Please refer to updated traffic study.

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Arlington Heights Fire Department – LT. Mark Aleckson

1. Building is to be sprinkled per code.

   Response: Acknowledged.

2. The Fire Department Connection shall be located at the main front entrances of each building. It shall be fully visible, accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

   Response: The Fire Department Connection will be located as outlined. Recently requested Design Commission updates to the exterior elevations will not allow the FDC near the main front doors. The proposed FDC will be located at the secondary door along the west elevation. The Fire Hydrant will be located at the southwest corner of the site (west of the Trash Corral).

3. A Knox Box shall be located at the main front entrance of each building.

   Response: Acknowledged. For the Chipotle building, a Knox Box will be located near the secondary door along the west elevation.

4. Install a fully operational annunciator panel or alarm panel at the main front entrance.

   Response: Acknowledged. We're proposing to locate the fire alarm annunciator panel near the secondary door along the west elevation. This location will coincide with the FDC.

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Arlington Heights Police Department – Alexandra Ovington

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

   Response: Acknowledged.

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights code. The exterior building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility – potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

   Response: Acknowledged. Adequate light levels are provided.

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

   Response: Acknowledged.

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

   Response: Acknowledged.

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

   Response: Acknowledged.

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.

     Response: Acknowledged. The Emergency Information/Contact Card will be provided.

   - Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush location and havens for illegal activity- theft, trespassing, vandalism, underage drinking, drug use, etc.

     Response: Acknowledged.

   - Consider posting no trespassing / loitering / no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

     Response: Acknowledged.

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HEALTH SERVICES DEPARTMENT- Sean Freres & James McCalister

NOTE:
FOR REFERENCE, ATTACHED ARE CHIPOTLE PREPARED DRAWING EXHIBITS. ALL FOOD SERVICE & RESTAURANT OPERATION COMMENTS WILL BE ADDRESSED BY CHIPOTLE, UNDER SEPARATE PERMIT SUBMITTAL AT PLAN REVIEW FOR THE INTERIOR BUILDOUT.

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food 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.)

   Response: Please refer to tenant provided Floor Plan for requested information.

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.

   Response: Please refer to tenant provided Floor Plan & Equipment Schedules for requested information. Additionally, tenant will provide comprehensive food service equipment criteria at plan review for the interior buildout under separate submittal.

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.

   Response: Please refer to tenant provided Floor Plan & Equipment Schedules for information. Additionally, tenant will provide comprehensive food service equipment criteria at plan review for the interior buildout under separate submittal.

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 drawings and sinks must 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 may not drain through the grease trap. All ice machines must be air cooled.

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Response: An exterior Grease Interceptor is being provided. Please refer to Civil Engineering drawings. Additionally, tenant will provide comprehensive food service equipment criteria at plan review for the interior buildout under separate submittal.

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 (mare 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.

   Response: Acknowledged. tenant will provide comprehensive food service equipment criteria at plan review for the interior buildout under separate submittal.

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.

   Response: Acknowledged. tenant will provide comprehensive food service equipment criteria at plan review for the interior buildout under separate submittal.

7. **Floors, Walls, and ceilings.** The surface 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 the 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.

   Response: Acknowledged. tenant will provide comprehensive food service criteria at plan review for the interior buildout under separate submittal.

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.

   Response: Acknowledged. tenant will provide comprehensive food service equipment criteria at plan review for the interior buildout under separate submittal.

9. **Dry Storage Areas.** A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculation showing how the dry storage requirement is met. Show dimensions and number of tiers for each shelving unit. All shelving must be at

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least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

Response: Acknowledged. Tenant will provide comprehensive food service equipment criteria at plan review for the interior buildout under separate submittal.

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.

    Response: Acknowledged. Tenant will provide comprehensive food service criteria at plan review for the interior buildout under separate submittal.

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 accumulation of liquids. Visual screening for the area must be provided.

    Response: A dedicated exterior trash area/enclosure is provided. Please refer to Architectural attachments.

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.

    Response. Acknowledged. Tenant will provide comprehensive food service equipment criteria at plan review for the interior buildout under separate submittal.

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.

    Response: Acknowledged. Tenant will provide comprehensive food service criteria at plan review for the interior buildout under separate submittal.

14. **Menu.** A copy of the proposed menu board must be submitted.

    Response: Acknowledged. Tenant will provide under separate submittal.

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.

    Response: Acknowledged. Tenant will provide under separate submittal.

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.

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Response: Acknowledged. Tenant will provide under separate submittal.

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 sold 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 if 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.

Response: Acknowledged. Tenant will provide comprehensive food service criteria at plan review for the interior buildout under separate submittal.

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 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 Office 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 847/368-5730 or by fax at 847/368-5980.

Response: Acknowledged. Tenant will provide comprehensive food service operations criteria at plan review for the interior buildout under separate submittal.

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Plan Review – David Robb, Disability Services Coordinator
Sheet A-06

Accessible Routes All sidewalks leading into the site from public sidewalks and pedestrian routes within the site from the building to building shall be accessible per IAC Sections 206.1; 206.2.1 and 206.2.2. in accordance with Chapter 4.

Response: A dedicated path leading from the public sidewalk to the building's main entrance has been provided. Please refer to updated drawings.

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Planning & Community Development Dept. Review- Sam Hubbard

General:

7. The Plan Commission must review the following zoning actions:

   a) Amendment to PUD Ordinance #90-014 to modify the approved development plan to allow construction of two outlot buildings.
   b) Special Use Permit approval for a 2,325 square foot restaurant with a drive-through, and Conceptual Special Use Permit for a 4,419 square foot future restaurant with a drive through.

   Response: Acknowledged. Clarification regarding the proposed Chipotle building: its square footage has been increased to accommodate a dedicated Fire Sprinkler Room. The new area is 2,385 square feet. Regarding the future building, this layout is schematic in nature. Once a tenant is known a fully developed site plan will be provided for Staff's review.

8. Please provide the hours of operation for Chipotle and the drive-through. Is alcohol served and would it be served via the drive-through??

   Response: Anticipated hours of restaurant operation are 10:45 AM to 10:00PM. Alcohol is offered and it is to be consumed on the premises. It will not be served via the drive-through. Additionally, tenant will provide comprehensive restaurant operations criteria at plan review for the interior buildout under separate submittal.

9. Please verify that outdoor dining will comply with all "Outdoor Eating Café On Private Property" regulations as contained within Section 5.1-21 of the Zoning Code.

   Response: Acknowledged. See tenant provided Patio floor plan. Additionally, tenant will provide outdoor eating criteria at plan review for the interior buildout under separate submittal.

10. Please provide a current copy of the Floor & Décor Plat of Survey. As portions of this lot would be altered with the proposed improvements, a current copy of the legal description and plat of Survey is needed. Legal description for Floor & Décor lot must be provided electronically (via email is acceptable).

    Response: An update Floor & Décor Plat of Survey has been provided. Please refer to attachments.

11. Please provide a copy of the updated CCR's and REA for shared access and parking (via email is acceptable). Is permission needed from the owners within the PUD for the newly proposed parking area in the "triangle" and associated changes to the drive aisles in that location?

    Response: The REA has been provided. Please refer to attachments.

12. The review comments have taken into consideration the proposed work by Floor and Décor; the proposed credit union was reviewed for stormwater impact only and the

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zoning implications of that development were not reviewed. A future PUD amendment shall be required for the proposed credit union and any potential approval of the Chipotle PUD amendment shall not be construed as an endorsement of the proposed credit union development is at the developers own risk.

Response: Acknowledged.

13. A future Special Use Permit application and Design Commission application will be needed for the 4,419 square foot building once a tenant has been identified and construction is ready to commence.

Response: Acknowledged.

14. Please ensure that any plans, documents, or studies to be submitted as a result of these Round 1 review comments include a revision date.

Response: Acknowledged.

15. Please provide the resubmittal in both paper format as well as within a USB flash drive.

Response: Acknowledged.

Floor Plan:

16. Please reevaluate the outdoor seating area and incorporate enhancements to this site elements.

Response: Please refer to Chipotle Floor Plan for outdoor seating information.

17. Please work with your tenant to provide a more detailed floor plan showing interior seating areas. Floor plan must include a dashed line indicating indoor seating area location and square footage. How many square feet will the outdoor seating area be? Please add a note to the site plan indicating size of outdoor seating area.

Response: Please refer to Chipotle provided interior floor plan layout. The outdoor seating is approximately 280 square feet.

18. Would future building include an outdoor seating area? There does not appear to be sufficient space for an outdoor seating area for the future building.

Response: The identified future building layout is schematic in nature. Once a tenant is known a fully developed site plan will be provided for Staff's review.

19. Please provide a detail for the fence around the outdoor eating area.

Response: Please refer to Chipotle Floor Plan for outdoor seating information.

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Site and Building:

20. The north/south driveway on the eastern side of the site shall be revised to align with the driveway to the south of the east/west entry drive to Floor & Décor from the Ring Road.

    Response: The new north/south drive aisle has been reconfigured to align with the drive aisle to the south. Please refer to attachments. Please refer to updated drawings.

21. The pedestrian connections to the west should be enhanced. Please add an additional crosswalk on the north leg of the Floor & Décor access drive/the Ring Road intersection. Connections should be stamped concrete or be of a comparable decorative design.

    Response: Pavement markings will be provided and/or paver patterned asphalt concrete painted brick red with pavement marking paint.

22. Section 10.2-8 requires that all 45-degree parking stalls be 19' in depth as measured from face of curb to end of stripping. The proposed 45-degree parking stalls do not appear to conform to this regulation.

    Response: Diagonal parking has been revised. Please refer to updated drawings.

23. Please provide aisle widths and parking stall dimensions for the new "triangle" parking lot.

    Response: Requested dimensions have been provided. Please refer to updated drawings.

24. Trash enclosure should be located within an interior trash room, where feasible. If on the exterior of the site, should be approximately located towards the center of the site and away from viewing corridors. Please revise the location of the proposed dumpster enclosure and transformer. The enclosure area around the dumpster should provide a complete enclosure of the dumpster and shall not contain openings.

    Response: The Trash Enclosure has been reconfigured to limit site lines into the T/E by vehicles circulating the site. The small opening between the swing gate and the curb will allow Chipotle associates to access the enclosure without having to operate a gate.

25. Other than the proposed transformer, is there any other exterior mechanical equipment (ground mounted AC condensers, utility pedestals, generator, etc.) proposed?

    Response: All the anticipated ground mounted utility equipment has been identified on the drawings.

26. Please revise the photometric plan to include the new parking area in the "triangle" at the south of the Chipotle outlot. Will new fixtures be proposed in this area?

    Response: Site lighting has been provided within the new parking field to the south. Existing poles will be relocated within that area. Please refer to attachments.

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27. Two light poles do not appear to meet the spacing standards of Section 10.2-12.3.c.3.

Response: Site lights have been revised. Please refer to revised Site Lighting Plan.

Parking, Traffic and Circulation:

28. The KLOA traffic and parking study is not acceptable. The study has "draft" watermarked on it, has incomplete text in certain areas, and was prepared under a previous development concept for the site that is no longer under consideration. The study and analysis must be corrected to reflect the current proposal.

Response: Traffic and Parking study has been revised.

29. Does the Westmont Chipotle include a drive-thru?? When were the observations done on the Westmont Chipotle?

Response: Please refer to updated Traffic and Parking study.

30. The trip Generation/Current Vacancies and Planned Unit Development section needs to be updated. Please verify current vacancies in Southpoint. Vasa proposal has been withdrawn and is no longer under consideration. Please confirm Bif furniture is re-occupied by another furniture store for traffic/parking projections and please incorporate the proposed credit union into the traffic projections.

Response: Please refer to updated Traffic and Parking study.

31. The section of the report that evaluates internal circulation should discuss and analyze the following:
    a) Stacking at Chipotle drive through, which could queue to block the 17' wide drive aisle.

Response: Chipotle's D/T window is limited to as a Mobile Order Pickup only. There are no onsite ordering devices which will affect D/T stacking. Additionally, please refer to updated Traffic and Parking study.

    b) Evaluation of the site design with areas that are 1-way and 2-way and the potential this creates for vehicle conflicts.
    c) Evaluation of egress from the future building drive through lane, which would require a 180* turning movement to head southbound in the north/south drive aisle and would place vehicles into oncoming traffic. It is recommended that this configuration be revised to provide better circulation.

Response: The future building and its D/T aisle is schematic in nature. Once a tenant is known a formal submittal addressing this concern will be provided at that time.

32. Revised study and analysis should take into consideration the proposed parking lot within the "triangle" area.

Response: Please refer to updated Traffic and Parking study.

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33. Would parking for Chili's and Olive Garden on the subject property be restricted in any way?

    Response: Please refer to updated Traffic and Parking study. Newly created parking stalls within the south 'triangle' parking field will accommodate spillover patrons from Chili's & Olive Garden.

34. Where will delivery vehicles park?

    Response: All deliveries will be scheduled during off hours.

35. Eight bicycle spaces are required. Please show location of these spaces on the site plan.

    Response: Bicycle racks have been added. Please refer to updated drawings.

36. The KLOA study recommends assigning certain areas for employee parking. Have the other nearby property/business owners in Southpoint been contacted to discuss these policies and any concerns they have with the proposed work??

    Response: Please refer to updated Traffic and Parking study. Preliminary discussions have taken place with Southpoint owners. Initial feedback has been positive.

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Landscape Comments

1) Per Chapter 28, Section 6.15, four-inch caliper shade trees are required at the ends of all parking rows. Incorporate shade trees within the islands (two per island for a double row) where the trees are absent. Please increase the size of the trees and provide the additional code required trees. In addition, a landscape island with a shade tree must be provided at the end of every 20 parking spaces. Provide an additional island along the north row of parking.

   Response: Shade trees have been updated. Please refer to updated Landscape Drawings.

2) It is recommended that shrubs or ornamental grasses be provided in the west island between the drive aisle and parking area.

   Response: Ornamental Grasses have been added/ Please refer to updated Landscape Drawings.

3) Provide foundation plantings adjacent to the phase one building on the north, west and south elevation where space permits.

   Response: Foundation landscaping has been provided along the west building elevation. Please refer to updated Landscape Drawings.

4) Adjacent to the trash enclosure it is recommended that the Hydrangea, Sumac and Yews be replaced with Upright Juniper or Arborvitae.

   Response: Plantings adjacent to the trash enclosure have been updated. Please refer to updated Landscape Drawings.

5) Please evaluate the overall pedestrian circulation. For the crosswalks at the 'T' intersection incorporate specialty pavement such as stamped concrete.

   Response: Pavement markings will be provided and/or paver patterned asphalt concrete painted brick red with pavement marking paint.

6) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

   Response: Acknowledged. Please refer to updated Landscape Drawings.

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.

   Response: Acknowledged. A landscape compliance bond and tree fee will be provided.

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Please contact me directly with any additional comments or questions.

Thank you,

Orlando Vivacqua
Soos & Associates, Inc.

Soos & Associates, Inc.
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Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Planning and Community Development**

From: **Nusrat Jahan, Building & Life Safety Department**

Subject: **600 E Rand Road- Southpoint PUD Amendment**

PC #: **21- 018**

Date: **November 10, 2021**

General Comments:

The Information provided is conceptual only and subject to a formal plan review.

1. The Applicant has acknowledged and agreed to review Building and Life Safety 1St round comments.

   There are no additional comments.

PLAN COMMISSION PC #21-018
Southpoint Outlot PUD Amendment
600 W Rand Rd
Round 2

29. The petitioner's response to comment nos. 11, 12, 14, 15, 16, 18, 19, 22, 23, 25, 26 and 28 are acceptable.

30. The petitioner's response to comment no. 13 is not acceptable. There are significant changes from the Round 1 to Round 2 preliminary drainage report showing an increase in the area disturbed from 5.11 acres to 10.08 acres, and an increase in additional detention required from 2 ac-ft to 4.82 ac-ft. A detailed drainage report shall be submitted including the following:
    a) The existing detention basin is deficient. Provide additional information to show how the pond will be modified to provide the deficient storage as well as the additional detention volume required by the development. If additional facilities are necessary to meet the required volume, such as an underground detention system, this shall be identified in the report and on the plan.
    b) If an underground detention storage system under pavement is needed, it must be designed to AASHTO HS-25 loading standard.
    c) Provide additional information for the volume control facilities.
    d) The Preliminary Engineering shall be revised to show the modifications to the existing detention facility, volume control, and any other detention facilities that may be required.
    e) Detention calculations should include existing conditions, proposed conditions, pervious and impervious areas.

31. The petitioner's response to comment no. 17 items a), b), c) and d) are acceptable, and the petitioner's response to comment e) is noted. The petitioner shall acknowledge that additional modifications to the site may be needed to address the circulation from the second QSR and that this modification may impact the detention requirements.

32. The petitioner's response to comment no. 20 is not acceptable. No fire turning movement exhibit was included for the credit union site. Additional modifications to the site may be needed to accommodate the fire truck, and these modifications may impact the detention requirements.

33. The petitioner's response to comment no. 21 is noted. The fire lane is labeled as heavy-duty pavement; however, the cross section is not provided. This can be addressed at permit.

Public Works:

34. The petitioner's response to comment no. 24 is noted. The second water service needs to be tapped within 5 ft of the last fire hydrant on the water main. This can be addressed at permit.

Traffic:

35. The petitioner's response to comment no. 27 is noted. Once QSR 1 (Chipotle) is operational, the queueing of vehicles will be monitored to determine if stacking of vehicles is a concern.

Michael L. Pagones, P.E. 11/19/21
Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 21-018

Project Name Southpoint Outlot

Project Location Southpoint Shopping cneter

Planning Department Contact Sam Hubbard

General Comments

Round 2
General Comments:

1) The Fire Department Connection shall be located at the main front entrances of each building. It shall be fully visible, accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

2) A Knox Box shall be located at the main front entrance of each building.

3) Install a fully operational annunciator panel or alarm panel at the main front entrance.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date Novemeber 16, 2021 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Southpoint Outlot PUD
Southpoint Shopping Center

Round 2 Review Comments **11/15/2021**

1. **Character of use:**
   Nothing further.
2. **Are lighting requirements adequate?**
   Nothing further.
3. **Present traffic problems?**
   Nothing further.
4. **Traffic accidents at particular location?**
   Nothing further.
5. **Traffic problems that may be created by the development.**
   Nothing further.
6. **General comments:**
   Nothing further.

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NOV 17 2021
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

A-O #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature

Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

CC: James McCalister, Health & Human Services Director

Date: November 16, 2021

Re: PC# 21-018, Southpoint PUD Amendment, Round 2

See attached accessibility comments.

Plan Review

Address:	Southpoint PUD Amendment Floor & Décor Out lot, Southpoint Shopping Center
	P.C. #21-018 Round 2
Submitted to:	Sam Hubbard, Planning & Community Development
Submitted by:	David Robb, Disability Services Coordinator (847) 368-5793
Date:	November 16, 2021
Re:	Illinois Accessibility Code (IAC), Effective Oct. 23, 2018 https://www2.illinois.gov/cdb/business/codes/IllinoisAccessibilityCode/Documents/2018%20Illinois%20Accessibility%20Code.pdf

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Sheet A-06

Provide accessible pedestrian routes:

1. From the public sidewalk to the "Future QSR with D/T #2 Building"
2. Connecting QSR Building with Future QSR Building #2

per Illinois Accessibility Code Section 206.2.2

Planning & Community Development Dept. Review

November 18, 2021

REVIEW ROUND 2

Project: Southpoint PUD Amendment - Chipotle
600 E. Rand Rd.

Case Number: PC 21-018

37. The response to comments #11 - #16, #17, #18 - #20, #22, #23, #27, #28, and #30 are acceptable.

38. The response to comment #7 is noted. Based on a review of the revised plans, the Plan Commission must review the following zoning actions:

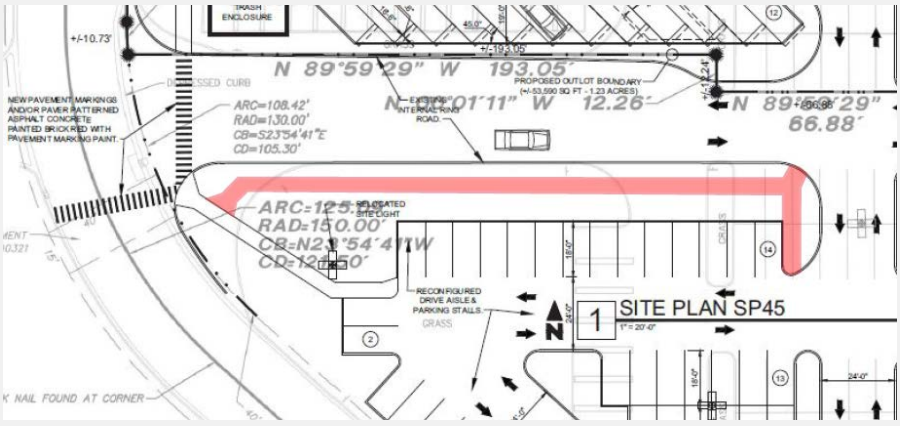
    a) **Amendment to PUD Ordinance #90-014 to modify the approved development plan to allow construction of two outlot buildings.**
    b) **Special Use Permit approval for a 2,385 square foot restaurant with a drive-through, and Conceptual Special Use Permit for a 4,419 square foot future restaurant with a drive through.**
    c) **Variation to Section 10.7, to waive the requirement for one 10' x 35' loading berth on the subject property. Staff is supportive of this variation, provided a response illustrating compliance with the four criteria for variation approval is provided.**

39. The response to comment #8 is noted. A liquor license will be required for the new Chipotle location and the sale of alcohol in the drive-through shall not be allowed.

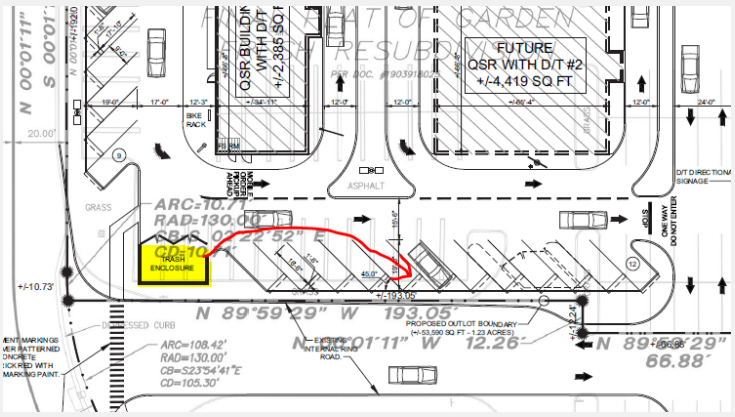
40. The response to comment #9 is noted. At time of building permit submittal, an Outdoor Eating Café application shall be required.

41. The response to comment #10 is noted. The Plat of Survey did not appear to be complete and was not stamped/signed by a licensed surveyor. Please provide a stamped and signed Plat.

42. The response to comment #21 is noted. An additional walkway should be provided, as shown approximately below, for enhanced pedestrian connectivity. Crosswalks shall be decorate/stamped concrete; pavement paint only will not be acceptable.



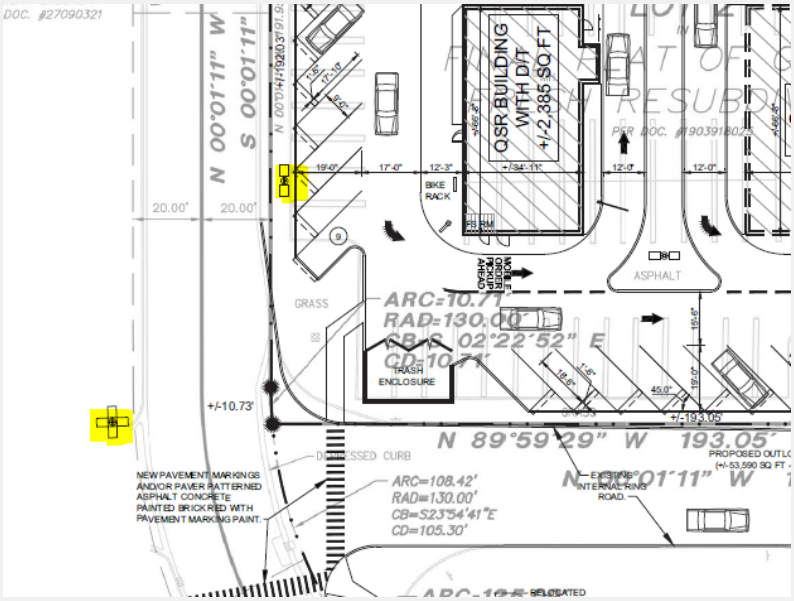
43. The response to comment #24 is noted. The dumpster enclosure must be moved to a more central location to allow use by both tenants (see below) and shall be expanded in size to accommodate for the dumpsters of the future building. It is recommended that the enclosure also include space for the transformer.



44. The response to comment #25 is noted. Any future ground mounted mechanical equipment that is not currently shown on the plans must be appropriately sited and screened from view.

45. The response to comment #26 is noted. However, all light poles must be located in a landscape island. There is one light pole proposed in the triangle parking area that must be relocated to a landscape island. Please be cognizant of the 120' separation requirement when relocating this 40' tall light pole.

46. The response to comment #27 is noted. However, the proposed light pole shown below appears to fall within the 120' required area of separation from the existing four-light pole located across the Ring Rd.



47. The response to comment #29 noted that the revised KLOA study included information on the Westmont Chipotle, however, no updated information was found within the KLOA study. Please provide a response to this comment.

48. The responses to comment #31a and #31b are acceptable. The response to comment #31c is noted. Should a drive through lane be included within the future building, right turn exit movements will be prohibited and signage outlining such will be required.

49. The response to comments #32 and #36 is noted. Have the ***operators*** of both the Chili's and Olive Garden been made aware of the proposed changes and have they expressed any concerns? The KLOA study outlines several strategies for managing employee and customer overflow parking. Please provide a plan depicting the areas and number of parking stalls where customer overflow and employee parking would occur, as recommended on page 24 of the KLOA study.

50. The response to comment #34 did not directly answer the question: where will delivery vehicles park? It should be noted that one loading space is required for this development. Please clarify if a variation is requested, and if so, please provide the necessary justification for said variation as per the four hardship criteria:
    - 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.

51. The response to comment #35 is noted. Based on the build-out plans for Chipotle, a total of 4 bike parking spaces are required for this development (2 for the Chipotle building and 2 for the future building). The plans shall be modified to note the number of bike parking spaces in each rack, and one of the racks must be moved to be adjacent to the future building.

52. The traffic study recommended changes to the striping on the Ring Road, which needs further analysis. Please provide an overall striping/traffic control signage plan for this development.

53. How will the 4.82 ac. ft. of stormwater volume be accommodated? The existing detention basin was built to accommodate approximately 5 ac. ft. of volume (it currently has only approximately 3.5 ac. ft. of volume). It does not appear feasible to approximately double the capacity of the basin without requiring substantial changes to either the size or depth, and the impacts of this will need to be understood prior to moving forward at the Plan Commission. The details on how the site will accommodate this volume must be further developed.

Prepared by: 

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-018
Petitioner: Richard Silverman
MJK Real Estate Holding Company, LLC

Owner: 600 Rand Rd, LLC an Illinois limited liability company

Contact Person: Richard Silverman
Address: 1622 Willow Road, Suite 201
Northfield, IL 60093
Phone #: 847-919-4804
Fax #:
E-Mail: rs@usanfsc.com

P.I.N.# 32-20-200-007-0000
Location: 600 E Rand Road
Rezoning: ____ Current: B-3 Proposed: N/A
Subdivision: ____
# of Lots: 1 Current: N/A Proposed: N/A
PUD: ✓ For: Amendment
Special Use: ✓ For: D/T - Restaurant
Land Use Variation: ____ For: ____
Land Use: ____ Current: Parking Field
Proposed: Retail Building
Site Gross Area: +/-53,590 SQ FT
# of Units Total: 1
1BR: 2BR: 3BR: 4BR:

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

LANDSCAPE & TREE PRESERVATION:

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

Comments:

No COMMENTS

RECEIVED
AUG 30 2021
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Coordinator 11/10/21 Date

ASOOSOCIATES

Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
847-368-5223
shubbard@vah.com
December 3, 2021

RE: MJK Southpoint Chipotle Outlot Development (PC 21-018, Round 2)
Staff & Department Comments
600 E. Rand Road
Arlington Heights, IL 60004
Soos Project Number: 21-047 MJ

Please note this letter corresponds to Staff & Department Comments sent and received on November 22, 2021.

Building & Fire Safety Review – Nusrat Jahan

1. The Applicant has acknowledged and agreed to review Building and Life Safety 1st round comments.

   There are no additional comments.

   Response: Acknowledged.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

ENGINEERING – Michael Pagones, P.E., Village Engineer

29. The petitioner's response to comment nos. 11, 12, 14, 16, 18, 19, 22, 23, 25, 26 and 28 are acceptable.

    Response: Acknowledged.

30. The petitioner's response to comment no. 13 is not acceptable. There are significant changes from the Round 1 to Round 2 preliminary report showing an increase in the areas disturbed from 5.11 acres to 10.08 acres, and an increase in additional detention required from 2 ac-ft to 4.82 ac-ft. A detailed drainage report shall be submitted including the following:
    a) The existing detention basin is deficient. Provide additional information to show how the pond will be modified to provide the deficient storage as well as the additional detention volume required by the development. If additional facilities are necessary to meet the required volume, such as an underground detention system, this shall be identified in the report and on the plan.

    Response: Additional information for the detention layout and calculations have been added to the drawing set and preliminary drainage report. Please refer to updated Civil Drawings.

    b) If an underground detention storage system under the pavement us needed, it must be designed to AASHTO HS-25 loading standard.

    Response: Underground detention is not expected to be needed. Please refer to updated Civil Drawings.

    c) Provide additional information for the volume control facilities.

    Response: Volume control information has been added to the drawing set and preliminary drainage report. Please refer to updated Civil Drawings.

    d) The existing system includes 0.76 ac-ft of parking lot detention. The location of this parking lot detention shall be shown on the plans. Indicate in the report and on the plan if any of this parking lot detention will be impacted by the proposed development of site one and/or site two.

    Response: The parking lot detention is shown on Exhibit C - Drainage Exhibit. This area will not be disturbed since it is outside the project limits. Please refer to updated Civil Drawings.

    e) The Preliminary Engineering shall be revised to show the modification to the existing detention facility, volume control, and any other detention facilities that may be required.

    Response: Additional information for the detention layout and calculations and volume control have been added to the plan set and preliminary drainage report. Please refer to updated Civil Drawings.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

31. The petitioner's response to comment no. 17 items a), b), c) and d) are acceptable, and the petitioner's response to comment e) is noted. The petitioner shall acknowledge that additional modification may impact the detention requirements.

    Response: Acknowledged.

32. The petitioner's response to comment no. 20 is not acceptable. No fire turning movement exhibit was included for the credit union site. Additional modifications to the site may be needed to accommodate the fire truck, and these modifications may impact the detention requirements.

    Response: The incoming credit union has provided a Fire Truck exhibit. Please refer to attachments.

33. The petitioner's response to comment no. 21 is noted. The fire lane is labeled as heavy-duty pavement; however, the cross section is not provided. This can be addressed at permit.

    Response: Refer to updated Civil Drawings.

Public Works:

34. The petitioner's response to comment no. 24 is noted. The second water service needs to be tapped within 5 ft of the last fire hydrant on the water main. This can be addressed at permit.

    Response: Refer to updated Civil Drawings.

Traffic:

35. The petitioner's response to comment no. 27 is noted. Once QSR 1 (Chipotle) is operational, the queuing of vehicles will be monitored to determine is stacking of vehicles is a concern.

    Response: Acknowledged.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Arlington Heights Fire Department – LT. Mark Aleckson

1. The Fire Department Connection shall be located at the main front entrances of each building. It shall be fully visible, accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

   Response: The Fire Department Connection has been located as outlined. Please refer to updated drawings.

2. A Knox Box shall be located at the main front entrance of each building.

   Response: The Knox Box has been located as outlined. Please refer to updated drawings.

3. Install a fully operational annunciator panel or alarm panel at the main front entrance.

   Response: Acknowledged. The FA Annunciator Panel will be located as outlined. Please refer to updated drawings.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Arlington Heights Police Department – Alexandra Ovington

1. **Character of use:**
   Nothing further

   Response: Acknowledged.

2. **Are lighting requirements adequate?**
   Nothing further.

   Response: Acknowledged.

3. **Present traffic problems?**
   Nothing further.

   Response: Acknowledged.

4. **Traffic accidents at particular location?**
   Nothing further.

   Response: Acknowledged.

5. **Traffic problems that may be created by the development.**
   Nothing further.

   Response: Acknowledged.

6. **General comments:**
   Nothing further.

   Response: Acknowledged.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

HEALTH SERVICES DEPARTMENT- Sean Freres & James McCalister

See attached accessibility comments.

Response: Acknowledged.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Plan Review – David Robb, Disability Services Coordinator

Sheet A-06
Provide accessible pedestrian routes:

1. From the public sidewalk to the “Future QSR with D/T #2 Building”

   Response: Pedestrian routes have been provided. Please refer to updated drawings.

2. Connecting QSR Building with Future QSR Building #2

Per Illinois Accessibility Code Section 206.2.2

Response: Pedestrian routes have been provided. Please refer to updated drawings.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Planning & Community Development Dept. Review- Sam Hubbard

General:

37. The response to comment #11 - #16, #17, #18 - #20, #22, #23, #27, #28 and #30 are acceptable.

    Response: Acknowledged.

38. The response to comment #7 is noted. Based on a review of the revised plans, the Plan Commission must review the following zoning actions:

    a) Amendment to PUD Ordinance #90-014 to modify the approved development plan to allow construction of two outlot buildings.

    Response: Acknowledged.

    b) Special Use Permit approval for a 2,385 square foot restaurant wit ha drive-through, and Conceptual Special Use Permit for a 4,419 square foot restaurant with a drive through.

    Response: Acknowledged.

    c) Variation to Section 10.7, to waive the requirement for on 10' x 35' loading berth on the subject property. Staff is supportive of this variation, provided a response illustrating compliance with the four criteria for variation approval is provided.

    Response: A Loading Stall for this development has been provided. Please refer to updated drawings. Additionally, all delivery and garbage pickup times will be off-hours as to not interfere with restaurant operations.

39. The response to comment #8 is noted. A liquor license will be required for the new Chipotle location and the sale of alcohol in the drive-through shall not be allowed.

    Response: Acknowledged.

40. The response to comment #9 is noted. At the time of building permit submittal, an Outdoor Eating Café application shall be required.

    Response: Acknowledged.

41. The response to comment 10 is noted. The Plat of Survey did not appear to be complete and was not stamped/sealed by a licensed surveyor. Please provide a stamped and signed Plat.

    Response: A finalized Survey has been provided. Please refer to attachments.

42. The response to comment #21 is noted. An additional walkway should be provided, as shown approximately below, for enhanced pedestrian connectivity. Crosswalks shall be decorate/stamped concrete; pavement paint only will not be acceptable.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Response: The requested walkway has been added. Please refer to attachments.

43. The response to comment #24 is noted. The dumpster enclosure must be moved to a more central location to allow use by both tenants (see below) and shall be expanded in size to accommodate for the dumpsters of the future building. It is recommended that the enclosure also include space for the transformer.

    Response: The Trash Enclosure has been consolidated & shifted west.

44. The response to comment #25 is noted. Any future ground mounted mechanical equipment that is not currently shown on the plans must be appropriately sited and screened from view.

    Response: Acknowledged.

45. The response to comment #26 is noted. However, all light poles must be located in a landscape island. There is one light pole proposed in the triangle parking area that must be relocated to a landscape island. Please be cognizant of the 120' separation requirement when locating this 40' tall light pole.

    Response: Site lighting poles have been relocated to comply with identified requirements. Please refer to attachments.

46. The response to comment #27 is noted. However, the proposed light pole shown below appears to fall with the 120' required are of separation from the existing four-light pole across the Ring Rd.

    Response: Site lighting poles have been relocated to comply with identified requirement. Please refer to attachments.

47. The response to comment #29 noted that the revised KLOA study included information on the Westmont Chipotle, however, no updated information was found within the KLOA study. Please provide a response to this comment.

    Response: The Westmont Chipotle survey data is included in the Appendix of the revised traffic and parking impact study.

48. The responses to comment #31a and #31b are acceptable. The response to comment #31c is noted. Should a drive through lane be included within the future building, right turn exit movements will be prohibited and signage outlining such as required.

    Response: Acknowledged.

49. The response to comments #32 and #36 is noted. Have the ***operators*** of both the Chili's and Olive Garden been made aware of the proposed changes and have they expressed any concerns? The KLOA study outlines several strategies for managing employee and customer overflow parking. Please provide a plan depicting the areas and number of parking stalls where customer overflow and employee parking would occur, as recommended on page 24 of the KLOA study.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
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Response: Chili's and Olive Garden have been notified of the proposed alterations to the parking lot. Both have reacted positively to the changes and expressed that the modifications will help alleviate heavy parking demands during peak times. Please refer to attachments for requested employee & customer parking information.

50. The response to comment #4 did not directly answer the questions: where will delivery vehicles park? Please clarify if a variation is requested, and if so, please provide the necessary justification for said variation as per the four hardship criteria:
    - 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 the Chapter.
    - The variance requested is the minimum necessary to allow reasonable use of the property.

    Response: The parking stalls and Trash Enclosure along the south row of diagonal parking have been revised to accommodate the required Loading Space for this development. Please refer to attachments.

51. The response to comment #35 is noted. Based on the build-out plans for Chipotle, a total of 4 bike parking spaces are required for this development (2 for the Chipotle and 2 for the future building). The plans shall be modified to note the number of bike parking spaces in each rack, and one of the racks must be moved to be adjacent to the future building.

    Response: A two Bike Rack has been located at the Chipotle building and a future two bike rack has been located at the future building. Please refer to attachments.

52. The traffic study recommended changes to the striping on the Ring Road, which needs further analysis. Please provide an overall stripping/traffic control signage plan for this development.

    Response: Requested traffic control pavement markings/signage have been provided. Please refer to traffic study and attachments.

53. How will the 4.82 ac. Ft. of stormwater volume be accounted? The existing detention basin was built to accommodate approximately 5 ac. ft. of volume (it currently has only approximately 3.5 ac. ft. of volume). It does not appear feasible to approximately double the capacity of the basin without substantial changes to either the size or depth, and the impacts of this will need to be understood prior to moving forward at the Plan Commission. The details on how the site will accommodate this volume must be further developed.

    Response: Please refer to updated Site Engineering Drawings and attachments for comprehensive Stormwater analysis/design.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Landscape Comments

Please note, Landscape Design has been modified to account for the latest round of parking lot updates. Please refer to attachments.

1. Complies with tree Preservation Ordinance.

   Response: Acknowledged.

2. Complies with Landscape Plan Ordinance.

   Response: Acknowledged.

3. Parkway Tree Fee Required
   (See below.)

   Response: Acknowledged.

Comments:

No Comments.

Please contact me directly with any additional comments or questions.

Thank you,

Orlando Vivacqua
Soos & Associates, Inc.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

PLAN COMMISSION PC #21-018
Southpoint Outlot PUD Amendment
600 E Rand Rd
Round 3

36. The petitioner's response to comment nos. 29, 31, 33 and 35 is acceptable.

37. The petitioner's response to comment no. 30 is noted. The Preliminary Drainage Report and plan of action is acceptable. The Final Drainage Report, MWRD permit submittal and volume control for Outlot No. 2 for the Consumer's Credit Union can be addressed at permit.

38. The petitioner's response to comment no. 32 is noted. The fire turning movement exhibit included for the credit union site show limited clearance for the drive aisle parallel to Rand Road and in the vicinity of the south median located before the drive through. The site modifications to better accommodate the fire truck turning movements can be addressed at permit.

Public Works:

39. The petitioner's response to comment no. 34 is noted. The plans have not been updated to show the second water service needs to be tapped within 5 ft of the last fire hydrant on the water main. This can be addressed at permit.

12-21-21

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

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NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

CC: James McCalister, Health & Human Services Director

Date: December 14, 2021

Re: PC# 21-018, Southpoint PUD Amendment, Round 3

No comments at this time.

Planning & Community Development Dept. Review

December 21, 2021

REVIEW ROUND 3

Project: Southpoint PUD Amendment - Chipotle
600 E. Rand Rd.

Case Number: PC 21-018

37. The response to comments #37, #39 - #41, #43 - #46, and #48 - #51 are acceptable.

38. The response to comment #38 is noted. Based on a review of the revised plans, the Plan Commission must review the following zoning actions:
    a) **Amendment to PUD Ordinance #90-014 to modify the approved development plan to allow construction of two outlot buildings.**
    b) **Special Use Permit approval for a 2,385 square foot restaurant with a drive-through, and Conceptual Special Use Permit for a 4,419 square foot future restaurant with a drive through.**
    c) **Variation to Section 6.15-1.2.b, to waive the requirement for a landscape island including a shade at the end of one row of parking where code requires landscape islands including a shade tree at the ends of all parking rows.**

Please provide a response to the applicable Variation criteria for the required landscape island (#see 38c. above) and reach out with any questions.

39. The response to comment #42 is noted. However, engineering Sheet 6 did not call out decorative/stamped concrete for the crosswalks and architectural Sheet A-05 still references "and/or" relative to decorative crosswalks vs. pavement markings. Decorative/stamped concrete shall be required.

40. The response to comment #52 is noted. However, no striping was shown within the 3-lane "existing internal Ring Road". Please show proposed striping in this area. Furthermore, at the northbound approach of the intersection of the Southpoint western access drive and Palatine Road, the existing configuration has always included two lanes of egress (a left/thru lane and right turn only lane). Further analysis is needed within the traffic study to analyze and justify this change. Is the volume of left hand turns into the "existing internal Ring Road" significant enough to require the dedicated left turn lane? If so, can the proposed left turn lane be shortened allowing preservation of the majority of the existing left/thru lane? Further analysis and justification is needed prior to making the proposed lane changes. Please address and make modifications to the striping on the plans as requested.

Prepared by: Sam Hubbard

Southpoint Outlot
PC #21-018
December 16, 2021

Landscape Comments

1. On sheet L-2, provide a four-inch caliper shade tree (Chapter 28, Section 6.15) in the southeast corner within the landscape island where the tree is absent. In addition, on sheet L-1, provide a shade tree in the northwest corner along the front elevation at the end of the parking row or seek a variance from the code requirement.

ASOOSOCIATES

Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
847-368-5223
shubbard@vah.com
December 23, 2021

RE: MJK Southpoint Chipotle Outlot Development (PC 21-018, Round 3)
Staff & Department Comments
600 E. Rand Road
Arlington Heights, IL 60004
Soos Project Number: 21-047 MJ

Please note this letter corresponds to Staff & Department Comments sent and received on December 21, 2021.

ENGINEERING – Michael Pagones, P.E., Village Engineer

36. The petitioner's response to comment nos. 29, 31, 33 and 35 is acceptable.

    Response: Acknowledged.

37. The petitioner's response to comment no. 30 is noted. The Preliminary Drainage Report and plan of action of action is acceptable. The Final Drainage Report, MERD permit submittal and volume control for Outlot No. 2 for the Consumer's Credit Union can be addressed at permit.

    Response: Acknowledged.

38. The petitioner's response to comment no. 32 is noted. The fire truck turning movement exhibit included for the credit union site show limited clearance for the drive aisle parallel to Rand Road and in the vicinity of the south median located before the drive through. The site modifications to better accommodate the fire truck turning movements can be addressed at permit.

    Response: Acknowledged.

Public Works:

39. The petitioner's response to comment no. 34 is noted. The plans have not been updated to show the second water service needs to be tapped within 5 ft of the last fire hydrant on the water main. This can be addressed at permit.

    Response: Acknowledged.

Arlington Heights Fire Department – LT. Mark Aleckson

The Fire Department has no additional comments at this time.

Response: Acknowledged.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

HEALTH SERVICES DEPARTMENT- Sean Freres & James McCalister

No comments at this time.

Response: Acknowledged.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Planning & Community Development Dept. Review- Sam Hubbard

General:

37. The response to comment #37 - #39 #42, #43 - #46, and #51 are acceptable.

Response: Acknowledged.

38. The response to comment #38 is noted. Based on a review of the revised plans, the Plan Commission must review the following zoning actions:

a) Amendment to PUD Ordinance #90-014 to modify the approved development plan to allow construction of two outlot buildings.

Response: Acknowledged.

b) Special Use Permit approval for a 2,385 square foot restaurant with a drive-through, and Conceptual Special Use Permit for a 4,419 square foot restaurant with a drive through.

Response: Acknowledged.

c) Variation to Section 6.15-1.2.b, to waive the requirement for a landscape island including a shade at the end of one row of parking where code requires landscape islands including a shade tree at the ends of all parking rows.

Response: A one tree Variation is being requested for the shade tree in the northwest corner along the front elevation at the end of the parking row. Please refer to attachments for Variance Criteria.

39. The response to comment #42 is noted. However, engineering Sheet 6 did not call out decorative/stamped concrete for the crosswalks and architectural Sheet A-05 still references "and/or" relative to decorative crosswalks vs. pavement markings. Decorative/stamped concrete shall be required.

Response: Civil Drawings and Architectural Drawings have been coordinated to include decorative pedestrian connections to the west.

40. The response to comment #52 is noted. However, no striping was shown within the 3-lane "existing internal Ring Road". Please show proposed striping in this area. Furthermore, at the northbound approach of the intersection of the Southpoint western access drive and Palatine Road, the existing configuration has always included two lanes of egress (a left/thru land and right turn only lane). Further analysis is needed within the traffic study to analyze and justify this change. Is the volume of left hand turns into the "existing internal Ring Road" significant enough to require the dedicated left turn lane? If so, can the proposed left turn lane be shortened allowing preservation of the majority of the existing left/thru lane? Further analysis and justification is needed prior to making the proposed changes. Please address and make modification to the striping on the plans as requested.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Response: The pavement striping within the existing Internal Ring Road has been added.
The western access drive and Palatine Road's pavement striping has been reconfigured to reflect existing conditions; a left/thru and a right turn lane only. The previously identified striping was a drafting typo.
Please refer to updated KLOA Striping Exhibit.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Landscape Comments

1. On sheet L-2, provide a four-inch caliper shade tee (Chapter 28, Section 6.15) in the southeast corner within the landscape island where the tree is absent. In addition, on sheet L-1, provide a shade tree in the northwest corner along the front elevation at the end of the parking row or seek a variance from the code requirement.

   Response: A Shade tree in the southeast corner landscape island has been added. Please refer to updated Landscape Drawing. Additionally, we're requesting for a one tree Variance for the required shade tree along the front elevation of the Chipotle building so that the patio area can be accommodated.

Please contact me directly with any additional comments or questions.

Thank you,

Orlando Vivacqua
Soos & Associates, Inc.

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Dear VAH Plan Commission,

I received a Notice of Public Hearing for the Southpoint Out-lot, property 711-715, that will take place this week on Wednesday, January 12th.

My name is Lindsey Frank and I live on Palatine Rd. and N. Pinetree Dr. and have been a resident for almost nine years with my husband, Royce Frank. I was hoping to attend this hearing, but may not be able to due to a meeting I have prior that may run late. However, I wanted to submit a write-in with a public concern for consideration (as there was not a contact listed for the Village for write-ins, and I hope this message is received).

Although the hearing is asking specifically about an amendment to the parking island Municipal Code, I have a different concern that I would like to be considered. I have concerns about the change in the amount of traffic to this location that can have a negative impact on the traffic flow, specifically with the "passthrough" intersection at N. Eastwood and Palatine Road. There are a large number of accidents at this "passthrough" intersection and I worry with the new restaurant (especially as a drive-through) would increase the number of accidents, especially with increasing the number of families and children passengers who are not familiar with the area and how to drive on Palatine Road--which is a skill of itself because it is not like other roads in our area.

I would like to request that there be an analysis of the accidents to this location's passthrough intersection at Eastwood and that a consideration of redirecting traffic flow from that driveway entrance/exit from the shopping center to reduce the number of drivers who go straight to the passthrough, which essentially are a total of 6.5 lanes of traffic. Purpose: To protect the customers, families, children, surrounding neighbors, and our community from harm due to accidents.

Example considerations:

- Place a sign at the passthrough stating "do not enter" facing the shopping center driveway
- Place a sign at the shopping center driveway that says "right turn only"
- Close the passthrough
- Add a light
- Etc.

The number of injuries and frequency of accidents at this passthrough intersection is already alarming, the amount of "close calls" of vehicles getting T-boned and ending up on home properties are alarming.

So in protection and love of future customers, families, and neighbors, please take this into consideration. You can contact me at [redacted]

Please confirm that you have received this email and let me know how I need to go about this concern to make sure it is heard and considered on behalf of our Arlington Heights community.

Thank you for your time and consideration.

With Gratitude,

Lindsey J. Frank, M.Ed., RYT200, RCYT
Learning Behavior Specialist
Climate & Social Emotional Learning Coach
COSEM Local Chapter Facilitator & Regional Director

PLAN COMMISSION PROJECT TIMELINE

Project Name: Southpoint PUD Amendment – Chipotle Outlot
PC Number: 21-018
Location: 1650 S. Arlington Heights Road

Requested Action:

1. Amendment to PUD Ordinance #90-014 to modify the approved Southpoint development plan and allow construction of two buildings on an outlot approved in 2019.
2. Special Use Permit approval for a 2,385 square foot restaurant with a drive-through.
3. Conceptual approval for a 4,419 square foot future restaurant with a drive-through.
4. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2.b, to waive the requirement for a landscape island including a shade at the end of one row of parking where code requires landscape islands including a shade tree at the ends of all parking rows.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	04/09/19	
Conceptual Plan Review Meeting (CPRC)	05/08/19	21
Awaiting Petitioner PC Application	08/30/21	2 years and 67 business days
PC Application Submittal Date	08/30/21	-
1st Round Department Comments	09/22/21	16
Petitioner's Response – 1st Round	11/08/21	33
2nd Round Department Comments	11/22/21	9
Petitioner's Response – 2nd Round	12/10/21	12
3rd Round Department Comments	12/21/21	7
Petitioner's Response – 3rd Round	12/29/21	4
PC Hearing	01/12/22	90 days from application date
Village Board	02/07/22	17
Potential Village Board Ord. Adoption	02/23/22	10

Village Board
2/7/2022

Item: Arlington Town Square-Office Entry Signage - 21 S Evergreen Ave / Sign Variation - DC#21-085

Department: Planning & Community Development

Requested Action

Office Center Blade Sign:
1. A variation from Chapter 30, section 30-201.h.6.b to allow a blade sign at 27'-7 3/4" above the pedestrian thoroughfare, where 15 feet is the maximum allowed.

2. A variation from Chapter 30, section 30-201.h.6.e to allow a 39.1 sf blade sign, where 6 square feet is the maximum allowed.

3. A variation from Chapter 30, section 30-201.h.6.g to allow an internally illuminated blade sign where only external illumination is allowed.

Office Center Directory Sign:
4. A variation from Chapter 30, section 30-201.h.3.a, to allow a 66.5 sf directory wall sign, where 30 sf is the maximum allowed.

RECOMMENDATION

A public meeting was held by the Design Commission on January 11, 2022 where Commissioner Eckhardt moved and Commissioner Fitzgerald seconded:

A motion to recommend to the Village Board of Trustees, approval of the following sign variations for Arlington Town Square at 21 S. Evergreen Avenue:

Office Center Blade Sign:
1. A variation from Chapter 30, section 30-201.h.6.b to allow a blade sign at 27'-7 3/4" above the pedestrian thoroughfare, where 15 feet is the maximum allowed.

2. A variation from Chapter 30, section 30-201.h.6.e to allow a 39.1 sf blade sign, where 6 square feet is the maximum allowed.

3. A variation from Chapter 30, section 30-201.h.6.g to allow an internally illuminated blade sign where only external illumination is allowed.

Office Center Directory Sign:
4. A variation from Chapter 30, section 30-201.h.3.a, to allow a 66.5 sf directory wall sign, where 30 sf is the maximum allowed.

This recommendation is subject to compliance with the plans received 12/6/21, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Repeal the previously approved 2018 office center canopy sign variations.

2. A suggestion to add a small canopy without signage above the office entry door, to be reviewed by Staff or brought back to this commission for review.

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, 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.

Roll Call Vote: Commissioners Eckhardt, Kingsley, Fitzgerald and Chair Kubow voted in favor. The motion carried.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
DC Minutes 1/11/22	Minutes
Exhibits	Exhibits
2018 Approved Signs	Exhibits
DC Timeline Tracker	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Arlington Town Square	**DC Number:**	21-085
Project Address:	21 S. Arlington Heights Road	**Petitioner Name:**	Nicholas Sahm
Prepared By:	Steve Hautzinger	**Petitioner Address:**	OKW Architects 600 W Jackson Blvd, Suite 250 Chicago, IL 60661
Date Prepared:	December 30, 2021	**Meeting Date:**	January 11, 2021

Requested Action(s):

Office Center Blade Sign:

1. A variation from Chapter 30, section 30-201.h.6.b to allow a blade sign at 27'-7 3/4" above the pedestrian thoroughfare, where 15 feet is the maximum allowed.
2. A variation from Chapter 30, section 30-201.h.6.e to allow a 39.1 sf blade sign, where 6 square feet is the maximum allowed.
3. A variation from Chapter 30, section 30-201.h.6.g to allow an internally illuminated blade sign where only external illumination is allowed.

Office Center Directory Sign:

4. A variation from Chapter 30, section 30-201.h.3.a, to allow a 66.5 sf directory wall sign, where 30 sf is the maximum allowed.

ANALYSIS:

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

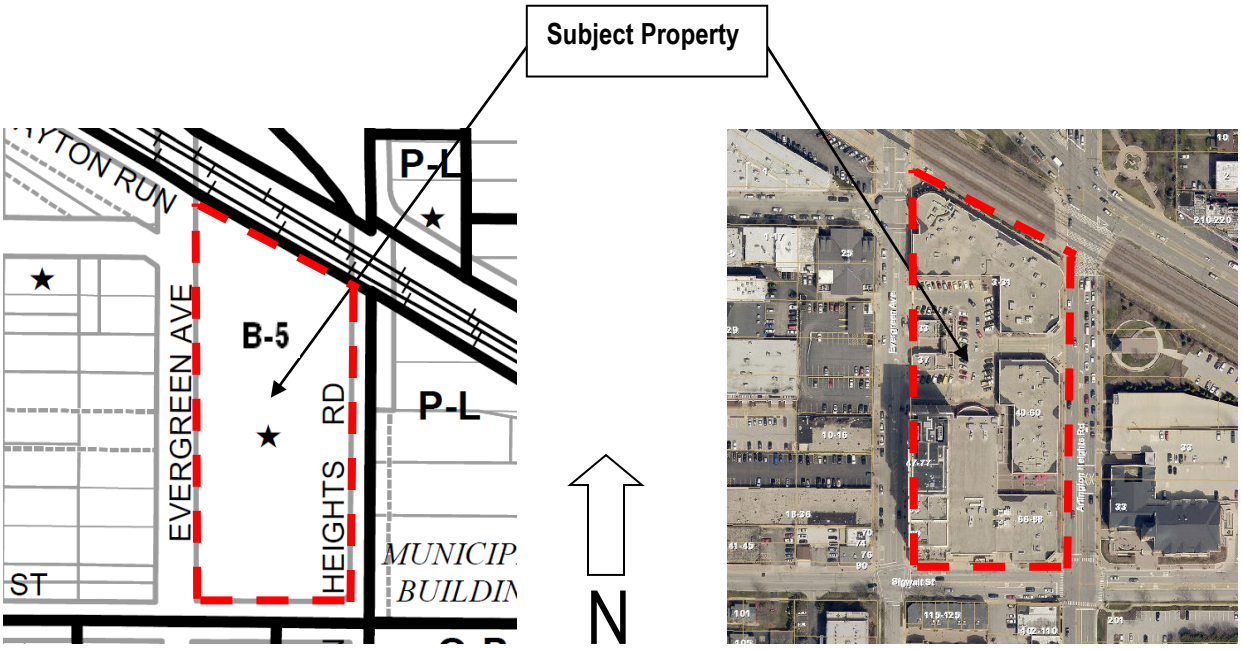
Arlington Town Square is an existing multi-tenant shopping center in the Downtown which has approximately 66,000 sf of retail space on the ground level, and an additional 34,000 sf of office space on the second floor. The petitioner is proposing a new "Office Center" blade sign and directory wall sign to help identify the entrance location to the second floor offices as well as to identify the names of the second floor tenants. In addition to the new signs, the petitioner is proposing to stain the existing orange brick at the office entry area with a dark red color to match the existing dark red brick within Arlington Town Square.

Previously Approved Signs and Sign Variations:

In 2018, this property received approvals for numerous sign variations for multiple new signs throughout the shopping center to improve their branding and exposure, as well as to improve wayfinding. As part of that package, the following sign variations were approved for a new "Office Center" entrance canopy:

1. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
2. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

To date, none of the 2018 approved signs have been installed. The current proposal for new "Office Center" signage will take the place of the previous canopy, so the previously approved canopy sign variations should be repealed as part of this review.



Zoning Map of Property **Aerial of Property**

Table 1: Blade Sign Code Summary

CODE REQUIREMENT	PROPOSED	REMARKS
Number. One blade sign allowed per street frontage.	One blade sign proposed.	Complies with code.
Location. 8' minimum clearance above pedestrian thoroughfare. 15' maximum height to top of sign.	10'-10 3/4" clearance to bottom. 27'-7 3/4" to top of sign.	Complies with code. **Variation required for height.**
Projection. 40-inch maximum projection from wall.	37-inch projection proposed	Complies with code.
Square Footage. 6 sf maximum	39.1 sf proposed	**Variation required for size.**
Illumination. External illumination is permitted. Internal illumination is not allowed.	Internal illumination proposed.	**Variation required for internal illumination.**

Table 2: Directory Wall Sign Code Summary

CODE REQUIREMENT	PROPOSED	REMARKS
Size. One square foot of sign area is allowed for each linear foot of storefront. The office entry storefront is 30 linear feet, allowing a 30 sf wall sign.	The proposed directory wall sign is 66.5 sf.	**Variation required for size.**

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 sets out the standards for granting a sign variation.

a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
d. *That the variation will not alter the essential character of the locality;*
e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter stating the need for the proposed signage to provide adequate visibility and wayfinding for the second floor tenants, and that the existing lack of signage has caused hardships for leasing.

Staff agrees that improved visibility and wayfinding signage for the second floor office entrance is needed. The proposed blade sign and wall directory are very nicely designed and scaled to fit with the existing character of Arlington Town Square.

In regards to staining the brick color, Staff agrees that this would enhance the office entry area, however there is concern about the finished appearance of the stained brick matching the existing dark red brick walls which have a red tinted mortar and slight color variations among the individual bricks. The Design Commission should evaluate the details of the proposed brick staining technique.

Staff is also concerned at the lack of a canopy above the office entry door. It is recommended that a nice metal canopy be added to highlight the entry location and provide protection above the door. The canopy should be designed to match/complement the proposed blade sign.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Arlington Town Square* at 21 S. Arlington Heights Road:

Office Center Blade Sign:

1. A variation from Chapter 30, section 30-201.h.6.b to allow a blade sign at 27'-7 3/4" above the pedestrian thoroughfare, where 15 feet is the maximum allowed.
2. A variation from Chapter 30, section 30-201.h.6.e to allow a 39.1 sf blade sign, where 6 square feet is the maximum allowed.
3. A variation from Chapter 30, section 30-201.h.6.g to allow an internally illuminated blade sign where only external illumination is allowed.

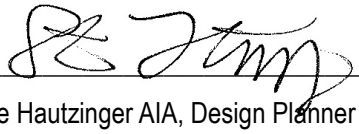
Office Center Directory Sign:

4. A variation from Chapter 30, section 30-201.h.3.a, to allow a 66.5 sf directory wall sign, where 30 sf is the maximum allowed.

This recommendation is subject to compliance with the plans received 12/6/21, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Repeal the previously approved 2018 office center canopy sign variations.
2. Evaluate the details of the proposed brick staining technique to ensure a good match to the existing red brick walls and tinted mortar.
3. A recommendation to add a metal canopy above the office entry door, designed to match/complement the new blade sign.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.



December 30, 2021

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 21-085

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 11, 2022

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Kirsten Kingsley John Fitzgerald
Members Absent:	Scott Seyer
Also Present:	Nicholas Sahm, OKW Architects for *Arlington Town Square* Crystal Holowell, Shive-Hattery for *Consumers Credit Union* Richard Silverman, MJK Real Estate for *Consumers Credit Union* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR DECEMBER 14, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF DECEMBER 14, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SIGN VARIATION REVIEW

DC#21-085 – Arlington Town Square – 21 S. Evergreen Ave.

Nicholas Sahm, representing *OKW Architects*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. Arlington Town Square is an existing multi-tenant shopping center in the Downtown which has approximately 66,000 sf of retail space on the ground level, and an additional 34,000 sf of office space on the second floor. The petitioner is proposing a new "Office Center" blade sign and directory wall sign to help identify the entrance location to the second floor offices as well as to identify the names of the second floor tenants. In addition to the new signs, the petitioner is proposing to stain the existing orange brick at the office entry area with a dark red color to match the existing dark red brick within Arlington Town Square.

The following sign variations are required:

Office Center Blade Sign:

1. A variation from Chapter 30, section 30-201.h.6.b to allow a blade sign at 27'-7 3/4" above the pedestrian thoroughfare, where 15 feet is the maximum allowed.
2. A variation from Chapter 30, section 30-201.h.6.e to allow a 39.1 sf blade sign, where 6 square feet is the maximum allowed.
3. A variation from Chapter 30, section 30-201.h.6.g to allow an internally illuminated blade sign where only external illumination is allowed.

Office Center Directory Sign:

4. A variation from Chapter 30, section 30-201.h.3.a, to allow a 66.5 sf directory wall sign, where 30 sf is the maximum allowed.

In 2018, this property received approvals for numerous sign variations for multiple new signs throughout the shopping center to improve their branding and exposure, as well as to improve wayfinding. As part of that package, the following sign variations were approved for a new "Office Center" entrance canopy:

1. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
2. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

To date, none of the 2018 approved signs have been installed. The current proposal for new "Office Center" signage will take the place of the previous canopy, so the previously approved canopy sign variations should be repealed as part of this review.

The petitioner has submitted a letter stating the need for the proposed signage to provide adequate visibility and wayfinding for the second floor tenants, and that the existing lack of signage has caused hardships for leasing. Staff agrees that improved visibility and wayfinding signage for the second floor office entrance is needed. The proposed blade sign and wall directory are very nicely designed and scaled to fit with the existing character of Arlington Town Square. Staff is in support of the sign variation requests.

With regards to staining the brick color, Staff agrees that this would enhance the office entry area, however there is concern about the finished appearance of the stained brick matching the existing dark red brick walls which have a red tinted mortar and slight color variations among the individual bricks. The Design Commission should evaluate the details of the proposed brick staining technique.

Staff is also concerned at the lack of a canopy above the office entry door. It is recommended that a nice metal canopy be added to highlight the entry location and provide protection above the door. The canopy should be designed to match/complement the proposed blade sign.

Overall, Staff recommends approval of the sign variations, with a condition to repeal the previously approved 2018 office center canopy sign variations, evaluate the brick staining technique, and a recommendation to add a metal canopy.

Chair Kubow asked if the petitioner had any comments at this time. Mr. Sahm thanked Steve for his presentation. With regards to staining the brick, he said that in a project such as this, the typical application they use is a Nawkaw stain with a pre-treat and manufacturer's specification cleaner. Those will be custom matched and stained to match the adjacent tenant at the corner, field matched, and then submitted and approved at the location.

Mr. Hautzinger asked if each brick would be stained individually and what the mortar color would be. Mr. Sahm said each brick is stained individually and the mortar color is typically the same tinting as the brick.

The commissioners summarized their comments. Commissioner Eckhardt said that when he first looked at this project, he felt it was a very needed element to improve visibility and let people know there is office space upstairs; he was surprised it did not happen sooner. He liked the idea of a blade sign so it can be seen, because the entrance to the second-floor is buried in the corner, and highlighting the corner with a stained masonry is a great idea. The existing white panels above the entrance door and window, as well as on other elevations, will really pop when the brick at the office entry area is stained the dark red color, and he suggested adding an address or something to the panel. He had no issues with the method of staining the brick, which he is familiar with and is a very successful way of colorizing brick. He was in favor of the sign variations that will be a great improvement for visibility and hopefully help with leasing of the second-floor space.

Commissioner Kingsley agreed with Commissioner Eckhardt's comments, specifically that the existing limestone panels will benefit from the dark red stain color. She asked if the existing darker brick on the façade will remain and Mr. Sahm said yes. Commissioner Kingsley also asked for clarification of the location of the tenant board sign; it is shown below the accent in the rendering and above the accent in the drawing. She preferred it below the accent as shown in the rendering. Mr. Sahm said it should be as shown in the rendering. Mr. Hautzinger said that there appears to be a drafting error, but it is a good observation that the placement of the tenant board sign should be coordinated with the existing brick banding. Commissioner Kingsley also said that because the end of the blade sign will be lit, Staff should review the intensity of that light, and she pointed out that the rendering shows some new wall sconce light fixtures, which Mr. Sahm said will be provided as shown. Commissioner Kingsley also referred to the 2018 sign variation approval that eliminated the limestone ball on top, and Mr. Sahm replied that they intend to keep the limestone ball element that occurs at other locations throughout the site; there is no plan to remove those limestone balls at this time.

Commissioner Fitzgerald agreed with the comments made so far. He was open to something being added on the limestone panel above the entry door, which he felt was the purpose of the panel, and he agreed with Staff's suggestion to add a canopy. As much as this area can be beefed up, the better. He also asked how the office tenant signage will look like if just one tenant leases the entire space, or if there are vacancies. Mr. Sahm said the intent is that the top of the multi-tenant sign will be internally illuminated, and the remaining tenant panels will have specific letter sets (6-inches). According to ownership, if the entire upper level is leased by one tenant, that tenant would only maintain the first tenant panel with the 6-inch letter set height, and the remaining panels would be blank until such time as future tenants change. Commissioner Fitzgerald said this was unusual and asked if there is a way to solve that situation if it occurred. Mr. Sahm said each panel is replaceable and will be designed as additional tenants are leased or the leasing changes. If a single tenant leases the entire space, having one tenant panel on the entire sign could be addressed at that time. To this point, ownership has requested that it stay within the 6-inch letter set just to maintain visibility throughout the site. Commissioner Fitzgerald stated for the record that if that ever happened, he would open to the tenant name and a small logo on the sign; he would rather see something like that versus an all blank sign.

Chair Kubow agreed with the commissioners' comments; this will be a vast improvement on a development that we want to stay occupied and want to stay healthy. He was excited to see how the mural looks, which will be a nice feature. He was in support of the project as proposed.

Chair Kubow asked if there were any public comments on the project and there was no response from those in the audience.

Chair Kubow asked if the commissioners had any further comments at this time. Commissioner Eckhardt asked the other commissioners how they felt about the suggestion to add a canopy above the office entry door, because he was inclined to make a motion that will allow a canopy, such as a thin, rectilinear shape similar to the blade sign, that will be able to shield water above the door, maybe project from the building about 2-1/2-feet. He also supported Commissioner Fitzgerald's comments about the office center directory sign and the possibility of one tenant leasing the entire second-floor and wanting to fill the entire directory sign with their signage. He felt the petitioner should let ownership know that the commission is open to allowing more tenant signage on the directory sign, if there is one tenant for the entire second-floor. Mr. Sahm appreciated that and agreed that any tenant who leases the entire space would love the extra signage. Mr. Hautzinger clarified that some of the existing second-floor tenants already have wall signage that is shown on the photos submitted. Commissioner Fitzgerald said that he never noticed those second floor signs.

Commissioner Kingsley said she was in favor of some type of simple canopy above the office entry door, which could be reviewed by Staff because it would be different from the canopy that was approved in 2018. Commissioner Fitzgerald was in favor of that as well.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *ARLINGTON TOWN SQUARE* LOCATED AT 27 S. EVERGREEN AVENUE:

OFFICE CENTER BLADE SIGN:

1. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.B TO ALLOW A BLADE SIGN AT 27'-7 3/4" ABOVE THE PEDESTRIAN THOROUGHFARE, WHERE 15 FEET IS THE MAXIMUM ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.E TO ALLOW A 39.1 SF BLADE SIGN, WHERE 6 SQUARE FEET IS THE MAXIMUM ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.G TO ALLOW AN INTERNALLY ILLUMINATED BLADE SIGN WHERE ONLY EXTERNAL ILLUMINATION IS ALLOWED.

OFFICE CENTER DIRECTORY SIGN:

4. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.3.A, TO ALLOW A 66.5 SF DIRECTORY WALL SIGN, WHERE 30 SF IS THE MAXIMUM ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 12/6/21, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. REPEAL THE PREVIOUSLY APPROVED 2018 OFFICE CENTER CANOPY SIGN VARIATIONS.
2. A SUGGESTION TO ADD A SMALL CANOPY WITHOUT SIGNAGE ABOVE THE OFFICE ENTRY DOOR, TO BE REVIEWED BY STAFF OR BROUGHT BACK TO THIS COMMISSION FOR REVIEW.
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 RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

Mr. Hautzinger commented that sign variations required Village Board review and approval.

A resident who lives at Sigwalt & Evergreen arrived at the meeting. She said she received public notification for this meeting but it did not indicate which meeting room it was being held in Village Hall, and she just spent 15 minutes trying to find this meeting room. She wanted to know what the variations are for and Mr. Hautzinger provided a brief overview. The resident was okay with the request.

SIGNAGE VARIATION REQUEST
NOVEMBER 12, 2021

ARLINGTON TOWN SQUARE – OFFICE CENTER ENTRANCE
31 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

SECTION 30-902 STANDARDS:

a. THE PARTICULAR DIFFICULTY OR PECULIAR HARDSHIP IS NOT SELF-CREATED BY THE PETITIONER.

DUE TO THE UNIFORMITY OF THE EXISTING OFFICE CENTER ENTRANCE WITH THE ADJACENT STOREFRONTS, USERS OF THE SECOND FLOOR TENANT SPACES HAVE DIFFICULTY NAVIGATING THE SITE, LEAVING THE SECOND FLOOR TENANT SPACES UNDESIRABLE FOR LEASING.

b. THE GRANTING OF THE VARIATION SHALL NOT CREATE A TRAFFIC HAZARD, A DEPRECIATION OF NEARBY PROPERTY VALUES, OR OTHERWISE BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE.

THE AREA OF THE PROPOSED NEW SIGNAGE WILL UTILIZE UNUSED STOREFRONT, SPECIFIC TO THE SECOND FLOOR TENANTS. FIRST FLOOR TENANT'S SIGNAGE AREAS WILL BE MAINTAINED AND UNAFFECTED BY THIS PROPOSED SIGNAGE. ADDITIONALLY, DUE TO THE LOCATION OF THE EXISTING OFFICE CENTER ENTRANCE ON THE INTERIOR OF THE SITE, THE PROPOSED NEW SIGNAGE WILL HAVE LIMITED VISIBILITY FROM TRAFFICED EVERGREEN AVENUE.

c. THE VARIATION WILL SERVE TO RELIEVE THE APPLICANT FROM THE DIFFICULTY ATTRIBUTABLE TO THE LOCATION, TOPOGRAPHY, CIRCUMSTANCES ON NEARBY PROPERTIES OR OTHER PECULIAR HARDSHIP; AND NOT MERELY SERVE TO PROVIDE THE APPLICANT WITH A COMPETITIVE ADVANTAGE OVER SIMILAR BUSINESSES.

SIMILAR TO THE WAY ALL THE FIRST FLOOR TENANT'S HAVE A GROUND FLOOR ENTRANCE WITH THEIR ASSOCIATED SIGNAGE, THE PROPOSED NEW SIGNAGE AFFORDS THE SECOND FLOOR TENANTS THE SAME ADVANTAGE FOR USERS TO NAVIGATE TO THEIR SPACES FROM THE GROUND.

d. THE VARIATION WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY

THE PROPOSED NEW SIGNAGE MATCHES THE RELATIVE SCALE OF THE SURROUNDING SITE SIGNAGE AND THE CHARACTER OF PREVIOUSLY APPROVED SIGN VARIATIONS.

e. THE APPLICANT'S BUSINESS CANNOT REASONABLY FUNCTION UNDER THE STANDARDS OF THIS CHAPTER.

THOUGH SECOND FLOOR TENANT'S ARE AFFORDED A PORTION OF THE FAÇADE FOR THEIR OWN SIGNAGE, ADDITIONAL WAYFINDING SIGNAGE IS REQUIRED TO HELP USER'S OF THE SITE NAVIGATE TO THE SECOND FLOOR FROM THE GROUND.

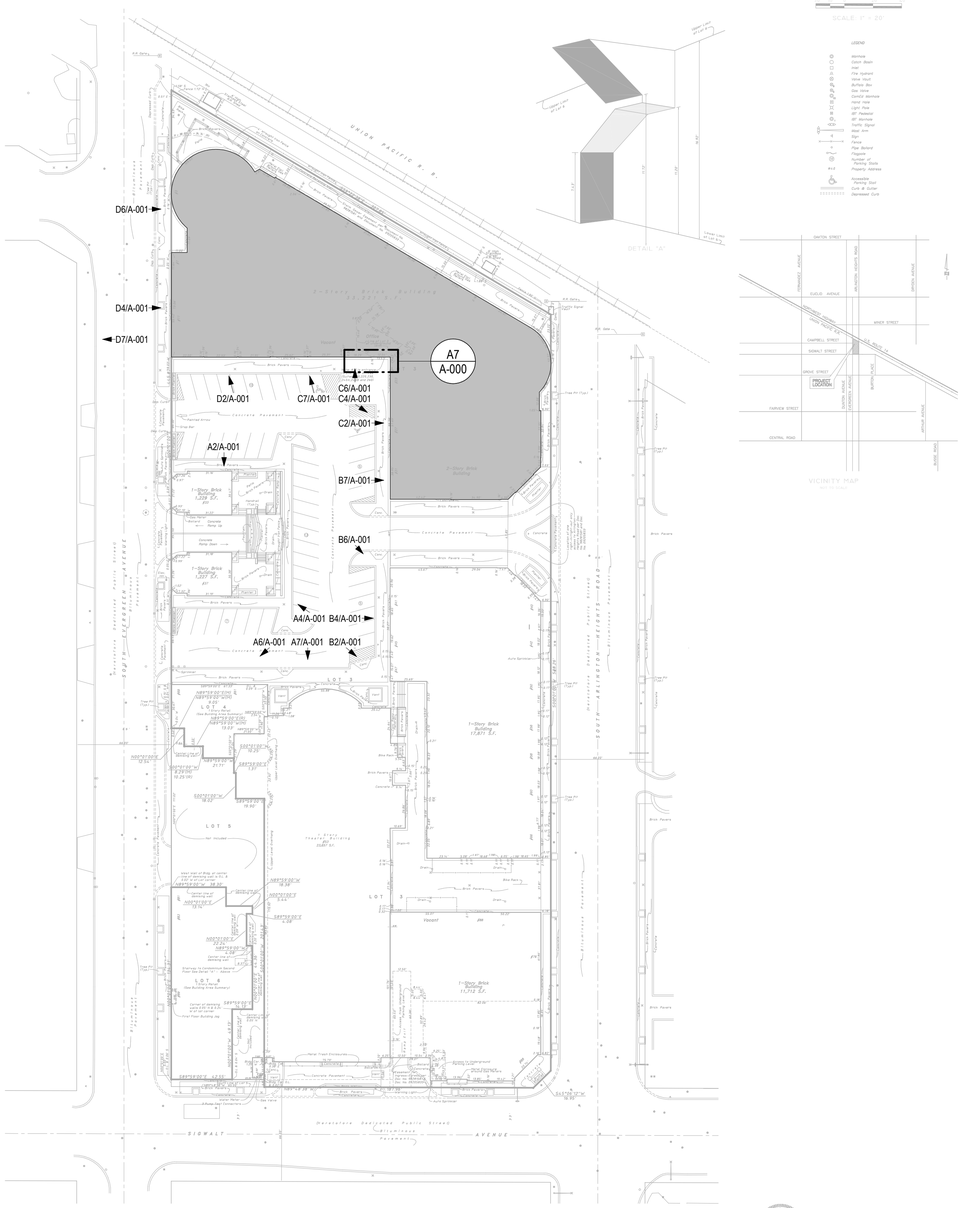
OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com



A7 / A-000 SCOPE OF WORK ENLARGED PLAN

SCALE: 1/4" = 1'-0"



A5 / A-000 SITE PLAN

SCALE: 1" = 50'-0"

HAEGER ENGINEERING
land surveyors
consulting engineers

NO.:	ISSUED FOR:	DATE

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ARLINGTON TOWN SQUARE - OFFICE CENTER

21 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

SITE PLAN & ENLARGED FLOOR PLAN

DRAWN BY: _____ CHECKED: _____

DATE: 12-02-2021

SHEET NO.: A-000

PROJ. NO.: 20079

© 2021 OKW ARCHITECTS



E7 - WEST OF SITE



E6 - WEST OF SCOPE OF WORK



E4 -WEST OF SCOPE OF WORK



E2 - WEST OF SCOPE OF WORK



C7 - WEST OF SCOPE OF WORK



C6 - SCOPE OF WORK



C4 - SOUTH EAST OF SCOPE OF WORK



C2 - SOUTH EAST OF SCOPE OF WORK



B7 - SOUTH EAST OF SCOPE OF WORK



B6 - SOUTH EAST OF SCOPE OF WORK



B4 - SOUTH EAST OF SCOPE OF WORK



B2 - SOUTH OF SCOPE OF WORK



A7 - SOUTH OF SCOPE OF WORK



A6 - SOUTH OF SCOPE OF WORK



A4 - SOUTH OF SCOPE OF WORK



A2 - SOUTH OF SCOPE OF WORK

NO.:	ISSUED FOR:	DATE

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ARLINGTON TOWN
SQUARE - OFFICE CENTER

21 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

SITE PHOTOS

DRAWN BY: Author CHECKED: Checker

DATE: 12-02-2021

SHEET NO.: A-001

PROJ. NO.: **20079**

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OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

EXISTING CONDITIONS

NEW OFFICE ENTRY STUDY
21 S Evergreen Ave . Arlington, IL
September 10, 2021 Project #: 20079



PROPOSED OFFICE ENTRY

NO.:	ISSUED FOR:	DATE

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ARLINGTON TOWN
SQUARE - OFFICE CENTER

21 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

PROJECT RENDERING

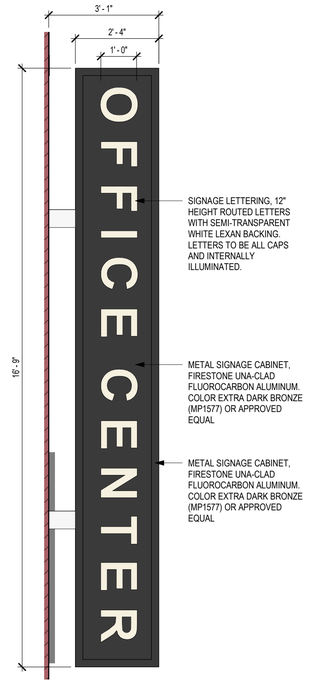
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DATE: 12-02-2021

SHEET NO.: A-002

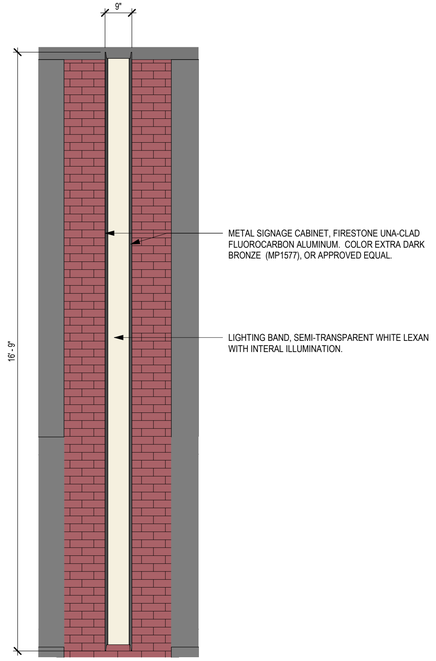
PROJ. NO.: 20079

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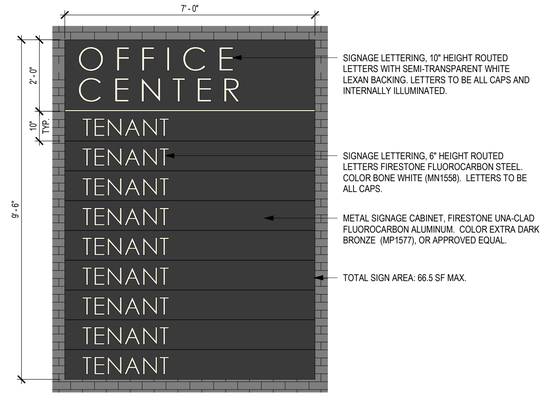
D7 A-200 PROPOSED BLADE SIGN ELEVATION

SCALE: 1/2" = 1'-0"



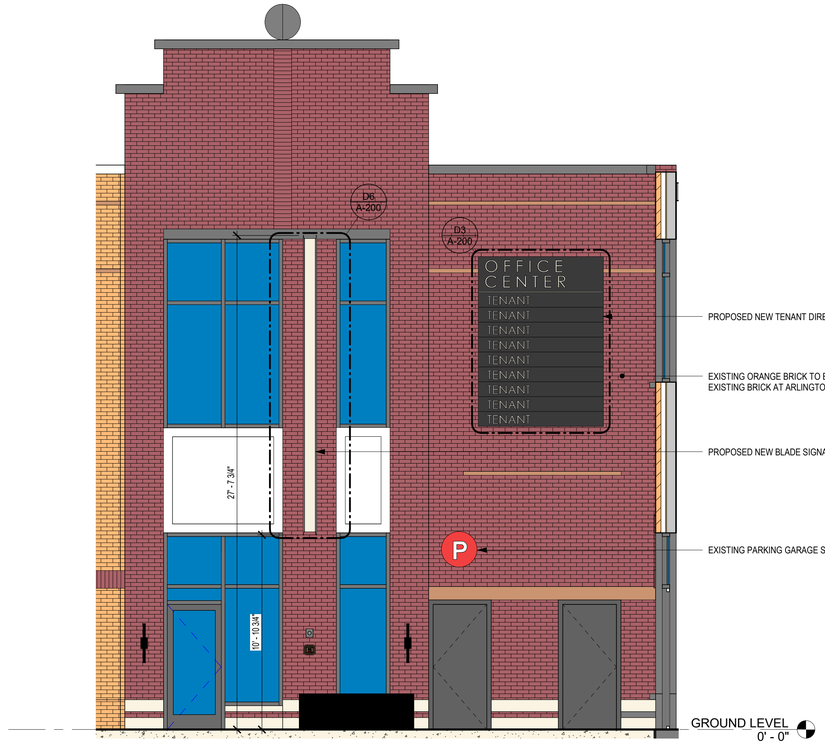
D6 A-200 PROPOSED BLADE SIGN SIDE ELEVATION

SCALE: 1/2" = 1'-0"



D3 A-200 PROPOSED TENANT DIRECTORY SIGNAGE

SCALE: 1/2" = 1'-0"



A7 A-200 PROPOSED SOUTH OFFICE ENTRY

SCALE: 1/4" = 1'-0"



A3 A-200 EXISTING SOUTH OFFICE ENTRY

SCALE: 1/4" = 1'-0"

NO.:	ISSUED FOR:	DATE

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ARLINGTON TOWN SQUARE - OFFICE CENTER

21 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

BUILDING ELEVATIONS & SIGNAGE DETAILS

DRAWN BY: Author CHECKED: Checker

DATE: 12-02-2021

SHEET NO.: A-200

PROJ. NO.: 20079

© 2021 OKW ARCHITECTS

MATERIAL LIST

1. PETITIONER NAME: OKW ARCHITECTS
2. DATE: NOVEMBER 12, 2021
3. PROJECT: ARLINGTON TOWN SQUARE – OFFICE CENTER
4. LOCATION: 21 S. EVERGREEN AVE., ARLINGTON HEIGHTS, IL 60005

OFFICE CENTER ENTRANCE SIGNAGE:

TENANT DIRECTORY SIGN

NON-ILLUMINATED LETTERING:	FIRESTONE BUILDING PRODUCTS, FLUOROCARBON STEEL "BONE WHITE" #MP1558
METAL CABINET:	FIRESTONE BUILDING PRODUCTS, FLUORCARBON ALUMINUM "EXTRA DARK BRONZE" #MP1577
ILLUMINATED LETTERING:	SEMI-TRANSPARENT WHITE LEXAN

BLADE SIGN

SIDE LIGHTING BAND:	SEMI-TRANSPARENT WHITE LEXAN
METAL CABINET:	FIRESTONE BUILDING PRODUCTS, FLUORCARBON ALUMINUM "EXTRA DARK BRONZE" #MP1577
ILLUMINATED LETTERING:	SEMI-TRANSPARENT WHITE LEXAN

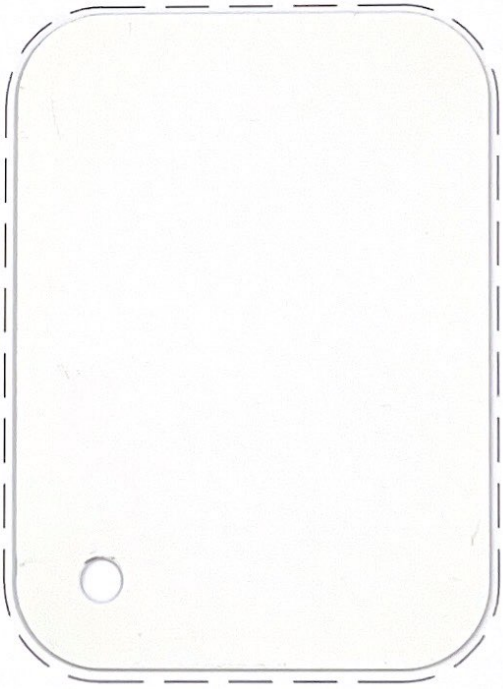
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FIRESTONE
KYNAR 500 / HYLAR 5000
FLOUROCARBON
ALUMINUM
EXTRA DARK BRONZE (MP1577)

FIRESTONE
KYNAR 500 / HYLAR 5000
FLOUROCARBON
ALUMINUM
BONE WHITE (MP1558)



MATERIAL BOARD

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

HUTENSKY CAPITAL PARTNERS

ARLINGTON TOWN SQUARE
OFFICE ENTRY - SIGN VARIATION
31S EVERGREEN AVE, ARLINGTON HEIGHTS, IL 60005

NOVEMBER 12, 2021 Project #: 20079

EX-01

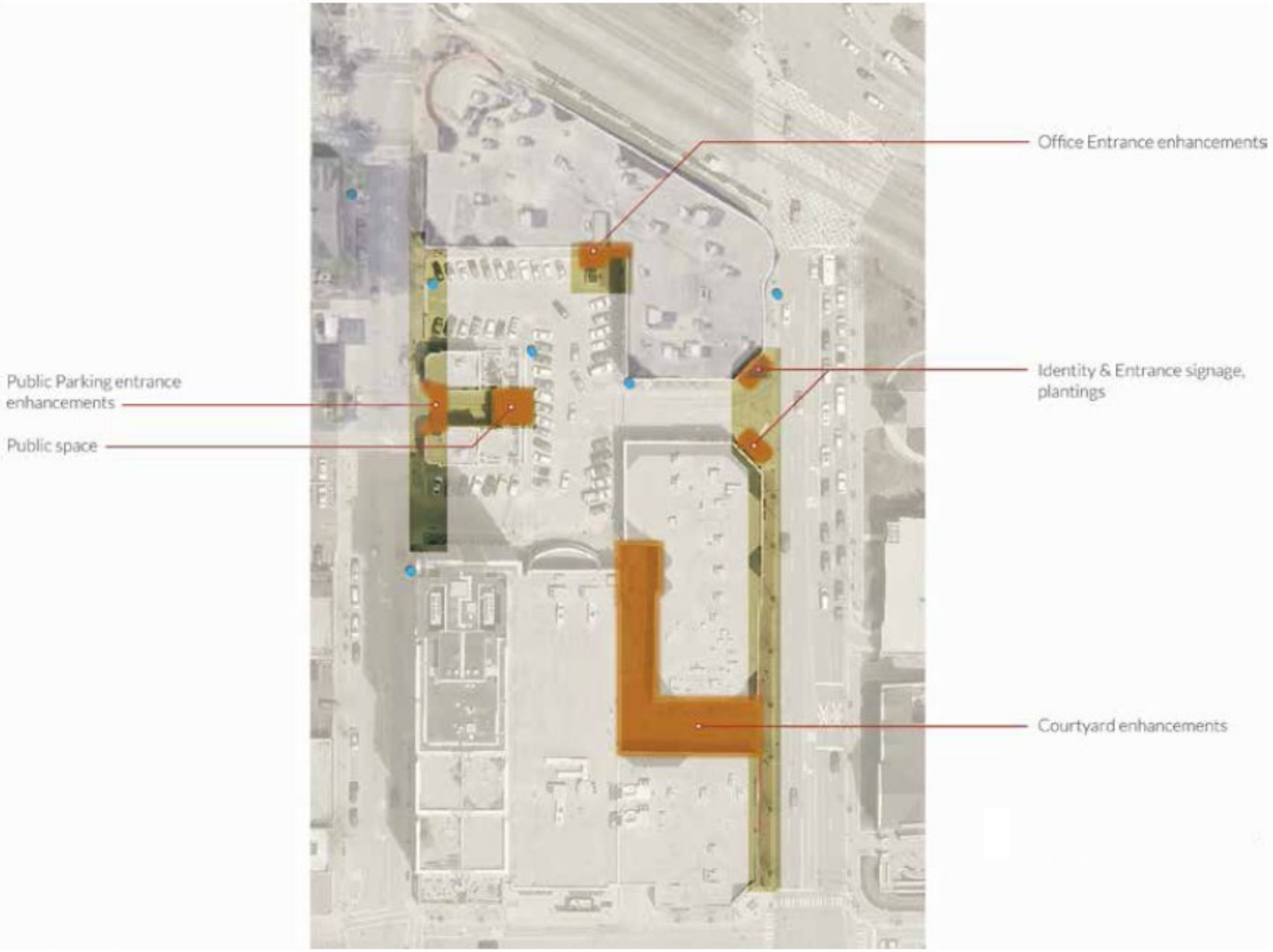
Arlington Town Square

2018 Approved Signage and Sign Variations

Site and Surrounding Properties



Signage Locations



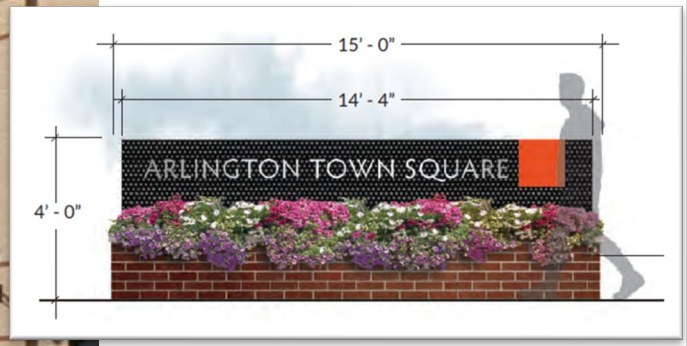
Development Identification Canopy Sign at Evergreen Avenue

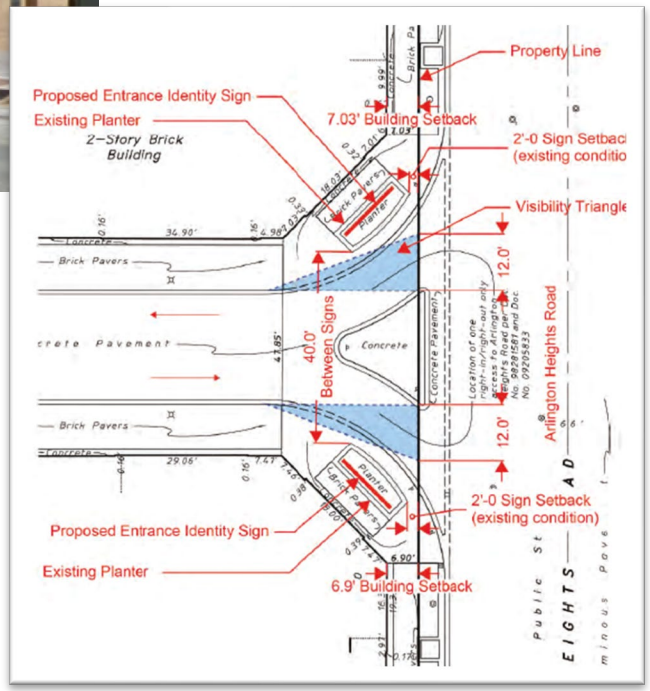


- "ARLINGTON TOWN SQUARE" sign complies with 20% allowed for canopies.
- "PUBLIC PARKING" and small red parking blade signs are exempt as non-advertising signs designed for public safety and convenience.
- Variations not required.

Entrance Identity Signage on Arlington Heights Road







APPROVED VARIATIONS:

- Two ground signs, where only one is allowed.
- 40 foot separation, where 800 feet is required.

Town Square Fountain Signage



Proposed

Existing



APPROVED VARIATION:

To allow a 45 sf development identification sign, where no development identification sign is allowed.

Office Center Signage



Existing



Proposed

APPROVED VARIATIONS:

- Signage on top of the canopy, where not allowed to project above
- 30 sf sign, where 4.4 sf is maximum allowed (20%)

Courtyard Shops and Directory Signage



Existing



Proposed

New "COURTYARD SHOPS" sign:
Substantially compliant with existing 2004 sign variation.

Directory Sign:
Amended 2004 sign variation from 13 sf to 67 sf.

Courtyard Artwork Installation



- Will not be used for advertising.
- Final artwork design will be submitted for review.
- Variations are not required

2018 Sign Package Summary

SIGN TYPE	FRONTAGE	SIZE	REMARKS
"Public Parking" Canopy and Blade Signs	Evergreen Ave.	37 sf "Public Parking" 9 sf "P" blade signs 16 sf "Arlington Town Square"	Exempt (non-advertising for public convenience) Complies with Code.
Ground Sign 1	Arlington Heights Road	10 sf	Complies with Code.
Ground Sign 2	Arlington Heights Road	10 sf	Variations Required for Number and Separation Distance.
Courtyard Sign	Internal Drive Aisle	33 sf	Complies with 2004 Variation.
Courtyard Directory	Internal Drive Aisle	67 sf	Amendment to 2004 Variation is required.
Art Piece	Courtyard / Arlington Heights Road	500 sf	Shall not be used as Signage. Final design requires Design Commission approval.
Fountain Sign	Internal Drive Aisle	45 sf	Variation required to allow the sign.
"Office Center" Canopy	Internal Drive Aisle	30 sf	Variations required for Size and Signage located on Top of Canopy.

Summary of 2018 Approved Sign Variations

Entrance Identity Signage on Arlington Heights Road:

1. A variation from Chapter 30, section 30-302 Number, to allow two ground signs, where only one ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302 Number, to allow ground signs with a separation distance of 40 feet, where 800 feet of separation is required.

Courtyard Shops Directory Signage:

3. A variation from Chapter 30, section 30-201.h.3.a, to amend a previous variation to allow an increase in size for a directory sign from 13 sf to 67 sf.

Town Square Fountain:

4. A variation from Chapter 30, section 30-201, to allow a 45 sf development identification sign, where no development identification sign is allowed.

Office Center Signage:

5. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
6. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

2018 Design Commission Motion

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, OF THE FOLLOWING SIGN VARIATION REQUEST FOR *ARLINGTON TOWN SQUARE* LOCATED AT 70 S. ARLINGTON HEIGHTS ROAD:

THIS RECOMMENDATION IS BASED ON THE PLANS DATED 11/28/18 AND RECEIVED 12/3/18, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT THAT THE TWO GROUND SIGNS BEING ADDED TO THE EXISTING RAISED PLANTERS FACING ARLINGTON HEIGHTS ROAD BE ILLUMINATED WITH PREFERABLY LED LIGHT TO BE MOUNTED TO THE TOP OF THE FRAME OF THE SIGN THAT WILL NOT RESULT IN GLARE TO PEDESTRIANS OR CARS. STAFF SHOULD REVIEW THE LED COLOR TEMPERATURE OF THE LIGHT.
2. A REQUIREMENT THAT A SMALL MOCK-UP BE DONE TO ASSURE THE WORKABILITY OF THE SIGNAGE ON THE BLACK PERFORATED METAL PANEL MOUNTED OVER THE EXISTING DECORATIVE SIGN STRUCTURE.
3. A REQUIREMENT THAT THE DESIGN OF THE COURTYARD ARTWORK BE SUBMITTED TO STAFF FOR REVIEW, AND IF DETERMINED NECESSARY, COME BACK TO THE DESIGN COMMISSION FOR REVIEW, WITH AN UNDERSTANDING THAT THE ARTWORK WILL NOT BE USED FOR ADVERTISING.

DESIGN COMMISSION PROJECT TIMELINE

Project Name: Arlington Town Square – Office Entry
DC Number: DC:21-085
Location: 21 S. Evergreen Avenue
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	11/15/21	
Waiting for corrections	12/6/21	15
Design Commission Meeting	1/11/22	26
Village Board Meeting	2/7/22	19

Notification Requirements:

- Sign Posting, not less than 15 days prior to the date of the Design Commission meeting.
- Written Notice, not less than 7 days and not more than 30 days prior to the date of the Design Commission meeting.

Village Board
2/7/2022

Item: Closed Session

Department: Village Managers Office

Request for Closed Session per ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

-and-

5 ILCS120/2(c)(11) litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent